

# **South Conrich Conceptual Scheme**

## **Appendix: Cell D**

Submitted  
to  
Rocky View County  
Planning Services

by  
Amar Developments Ltd  
and  
Duhra Financial Ltd

**11 April 2022**

BYLAW NO. C-xxxx-2022

## Table of Contents

<b>1.0</b>	<b>Introduction.....</b>	<b>4</b>
<b>2.0</b>	<b>Interpretation .....</b>	<b>5</b>
<b>3.0</b>	<b>Purpose and Objective .....</b>	<b>6</b>
<b>4.0</b>	<b>Planning Area – Cell D .....</b>	<b>8</b>
<b>5.0</b>	<b>Cell D Planning Area Assessment.....</b>	<b>11</b>
5.1	Soils.....	11
5.2	Terrain .....	14
5.3	Archeological and Historical Resources .....	14
5.4	Biophysical Impact Assessment.....	15
5.5	Wetland Assessment .....	15
5.6	Wetland Mitigation .....	16
<b>6.0</b>	<b>Current Land Use .....</b>	<b>19</b>
<b>7.0</b>	<b>Conceptual Land Use Plan .....</b>	<b>20</b>
7.1	Conrich Area Structure Plan – Land Use Strategy .....	20
7.2	South Conrich Conceptual Scheme .....	20
7.3	Conceptual Land Use Plan .....	21
7.4	Conceptual Land Use Plan – Future Land Use Designation .....	22
7.5	Conceptual Land Use Plan – Conceptual Design .....	22
	• Future Public Road .....	22
	• Future Public Utility Lot .....	23
	• Future Connective Open Space System.....	23
	• Future Municipal Reserve (MR) Dedication.....	23
	• Future Pedestrian Pathway System .....	24
	• Future Commercial Lots.....	26
	• Future Residential Lots .....	26
7.6	Conceptual Land Use Plan – Design and Site Development Requirements.....	27

7.7	Conceptual Land Use Plan – Adjacent Development Compatibility .....	28
7.8	Conceptual Land Use Plan – Adjacent Development Connectivity.....	28
<b>8.0</b>	<b>Transportation and Roadways.....</b>	<b>32</b>
8.1	Regional Transportation Network.....	32
8.2	Traffic Impact Assessment .....	32
<b>9.0</b>	<b>Servicing Infrastructure.....</b>	<b>34</b>
9.1	Sanitary Sewer.....	34
9.2	Potable Water .....	34
9.3	Stormwater Management.....	34
9.4	Solid Waste Management .....	35
<b>10.0</b>	<b>Public Consultation .....</b>	<b>36</b>
<b>11.0</b>	<b>Implementation.....</b>	<b>39</b>
<b>12.0</b>	<b>Policy Summary .....</b>	<b>41</b>
12.1	Policy Summary: Section 3.0 Purpose and Objective.....	41
12.2	Policy Summary: Section 4.0 Planning Area – Cell D.....	41
12.3	Policy Summary: Section 5.0 Planning Area Assessment.....	41
12.4	Policy Summary: Section 7.0 Conceptual Land Use Plan .....	42
12.5	Policy Summary: Section 8.0 Transportation and Roadways.....	44
12.6	Policy Summary: Section 9.0 Servicing Infrastructure .....	44
12.7	Policy Summary: Section 11.0 Implementation .....	45
<b>13.0</b>	<b>Supporting Information.....</b>	<b>46</b>

## Figures and Tables

Figure	Description	Page
1	Development Cells of the South Conrich Conceptual Scheme .....	8
2	Planning Area Context .....	9
3	Cell D Air Photo .....	11
4	Cell D Soil Types .....	13
5	Cell D Terrain.....	14
6	Cell D Wetlands.....	17
7	Land Use Districts and Community Context .....	19
8	Conceptual Land Use Plan .....	21
9	Proposed General Landscape Plan .....	25
10	Proposed Modified Road Cross-Sections.....	27
11	Stormwater Management .....	36

Table	Description	Page
1	Land Use Areas by Future Land Use .....	31

## **1.0 Introduction**

The South Conrich Conceptual Scheme Appendix: Cell D has been prepared for Rocky View County in conformity with the provisions of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007) and the Conrich Area Structure Plan (CASP) Bylaw C-7478 (approved December 8, 2015 and amended by **Municipal Government Board** Order 020/17).

The South Conrich Conceptual Scheme Appendix: Cell D is prepared for Council consideration and upon approval, this Appendix should be amended to the SCCS in accordance with the conceptual scheme policies.

## 2.0 Interpretation

In this Appendix, the following interpretation shall apply:

1. **SCCS** means the South Conrich Conceptual Scheme, Bylaw C-6401-2006 (adopted July 31, 2007).
2. **SCCS Plan Area** means the area shown on Figure 3 of the South Conrich Conceptual Scheme.
3. **CASP** means the Conrich Area Structure Plan, Bylaw C-7468-1015 (approved December 08, 2018 and amended by **Municipal Government Board** Order 020/17).
4. **Council** means the Council of Rocky View County.
5. **County** means the Administration and Council of Rocky View County.
6. **County Plan** means the Rocky View County County Plan as amended and as approved by Council.
7. **County** or **RVC** means Rocky View County.
8. **Developer** means the registered owner or any future landowner.
9. **Land Use Redesignation, Tentative Plan, Subdivision Stage** means the stage of the land development process that follows Council approval of the Conceptual Scheme. This stage is followed by a “Development Agreement” between the developer and the County.
10. **Qualified Professional** means a professional engineer, geologist, geophysicist, or environmental consultant licensed to practice in the Province of Alberta.
11. **Should** is an operative verb which means that in order to achieve certain goals and objectives, it is strongly advised that the action be taken.

### **3.0 Purpose and Objective**

#### **3.1 Purpose**

The purpose of the South Conrich Conceptual Scheme Appendix: Cell D is to:

1. Provide supporting land use rationale and policy framework for the redesignation, subdivision and development of Cell D;
2. Confirm to the policy framework of the Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (amended by MGB Order 020/17).
3. Conform to the policy framework of the South Conrich Conceptual Scheme (SCCS) Bylaw C-6401-2006 (adopted July 31, 2007);

#### **3.2 Objective**

The object of the South Conrich Conceptual Scheme Appendix: Cell D is:

1. To direct the orderly and sustainable development of Cell D within the policy context of the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS).

#### **3.3 Policy Objectives**

The policy objectives of the South Conrich Conceptual Scheme Appendix: Cell D are:

1. To establish and guide the development of complimentary and compatible future land uses within Cell D;
2. To establish planning and development guidelines for the orderly and sustainable future development of Cell D;
3. To mitigate and minimize potential impacts from the development of Cell D on water quality, stormwater flows, and development potential of properties adjacent to Cell D;
4. To guide the dedication of public roadways and municipal reserve parcels within Cell D;
5. To guide the provision of integrated parks and pathways within Cell D and to facilitate pathway linkages with adjacent lands;
6. To ensure policy alignment with the County Plan, the Conrich Area Structure Plan (CASP), and the South Conrich Conceptual Scheme (SCCS) policy framework;

7. To establish requirements for amendments to the SCCS.

*Policy – Purpose and Objective*

- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS), and this Appendix, as amended from time to time.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

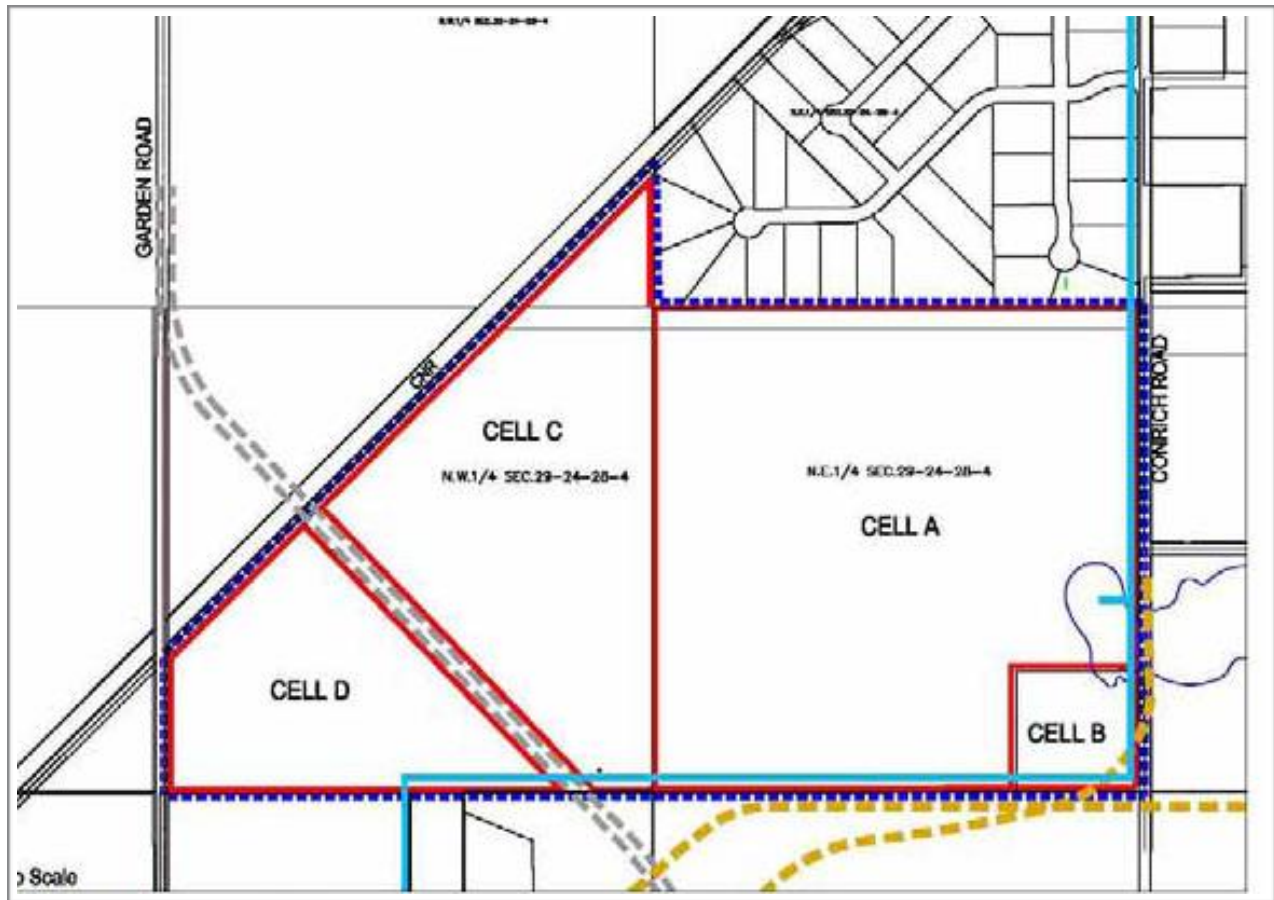


## 4.0 Planning Area – Cell D

This Appendix and its policies apply to lands identified in the SCCS as Cell D.

*Figure 1 – Development Cells of the South Conrich Conceptual Scheme* identifies the SCCS development cells and community context of Cell D.

**Figure 1 – Development Cells of the South Conrich Conceptual Scheme**



Cell D comprises the entire planning area discussed in this Appendix and is legally described as the remainder of the NW 1/4 Sec. 29-24-28-W4M.

Cell D comprises 68.1 Acres / 27.505 Hectares and is contained under Title No. 171 069 813 +119.

Cell D is located within Division 5 of Rocky View County, approximately one-half (1/2) mile north of Highway #1 and one (1) mile east of the City of Calgary.

Cell D is bounded by the residential community of Cambridge Park Estates to the east, Garden Road (Range Road 285) to the west, country residential development to the south and the CNR right of way and future industrial lands to the north.

*Figure 2 – Cell D Area Context* identifies the regional context of Cell D.

**Figure 2 – Planning Area Context**



Policy – Planning Area – Cell D

4.0.1 The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:

- Lands identified as Cell D within the SCCS, and
- Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.

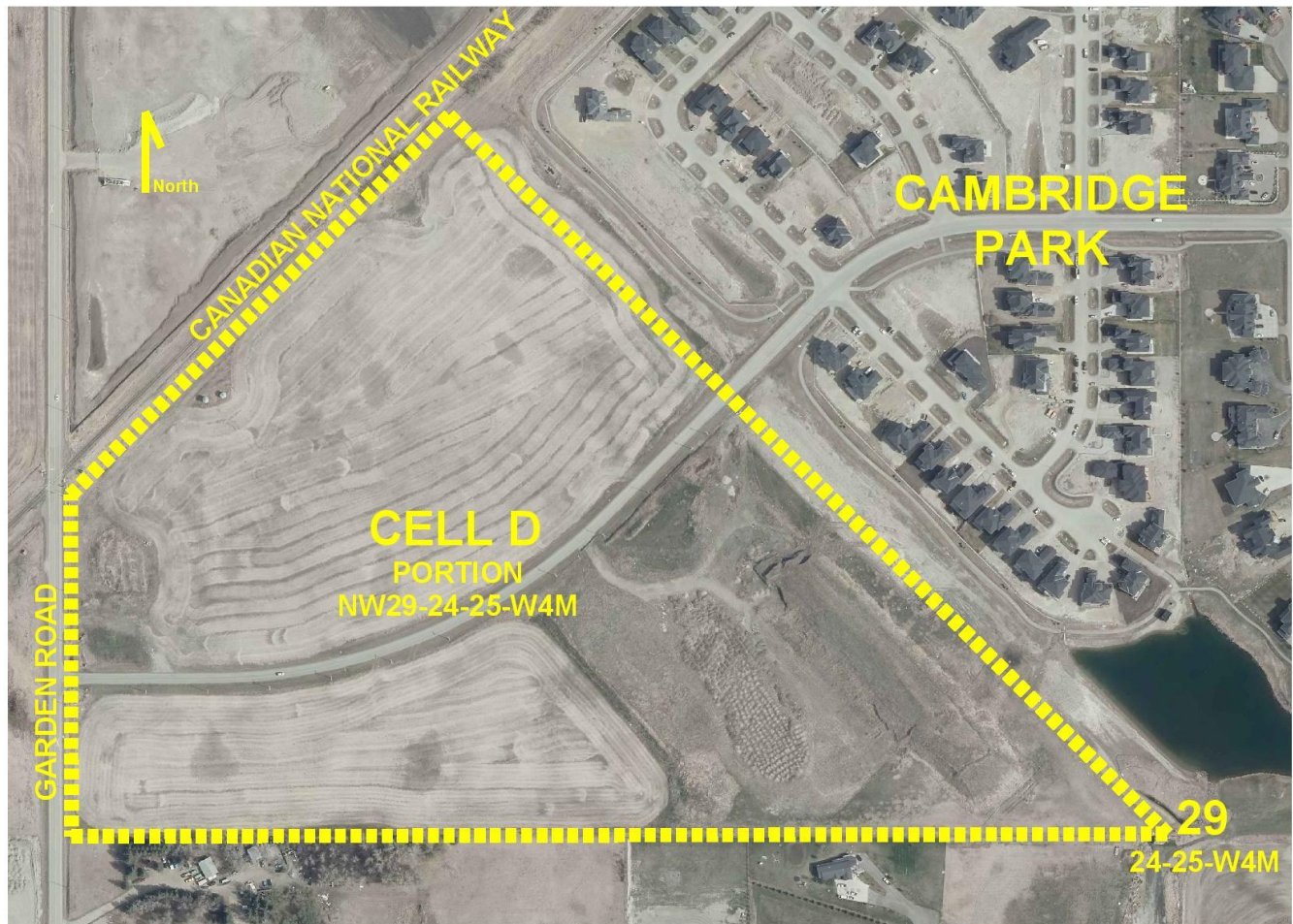
4.0.2 Cell D shall comprise the entire planning area discussed in this Appendix.



## 5.0 Cell D – Planning Area Assessment

Figure 3 – Cell D Air Photo provides an aerial perspective of Cell D.

**Figure 3 – Cell D Air Photo**



### 5.1 Soils

The Canada Land Inventory (CLI) rates most of the lands within Cell D as Soil Capability for Agriculture CLI Class 1, with no significant limitations in use for crops.

It is expected that soil quality may vary within Cell D in areas affected by water inundation, adverse soil salinity, and seasonal soil moisture levels.

The wetland assessment prepared for Cell D by Ecotone Environmental Ltd. Provides additional information respecting soil characteristics of the planning area:

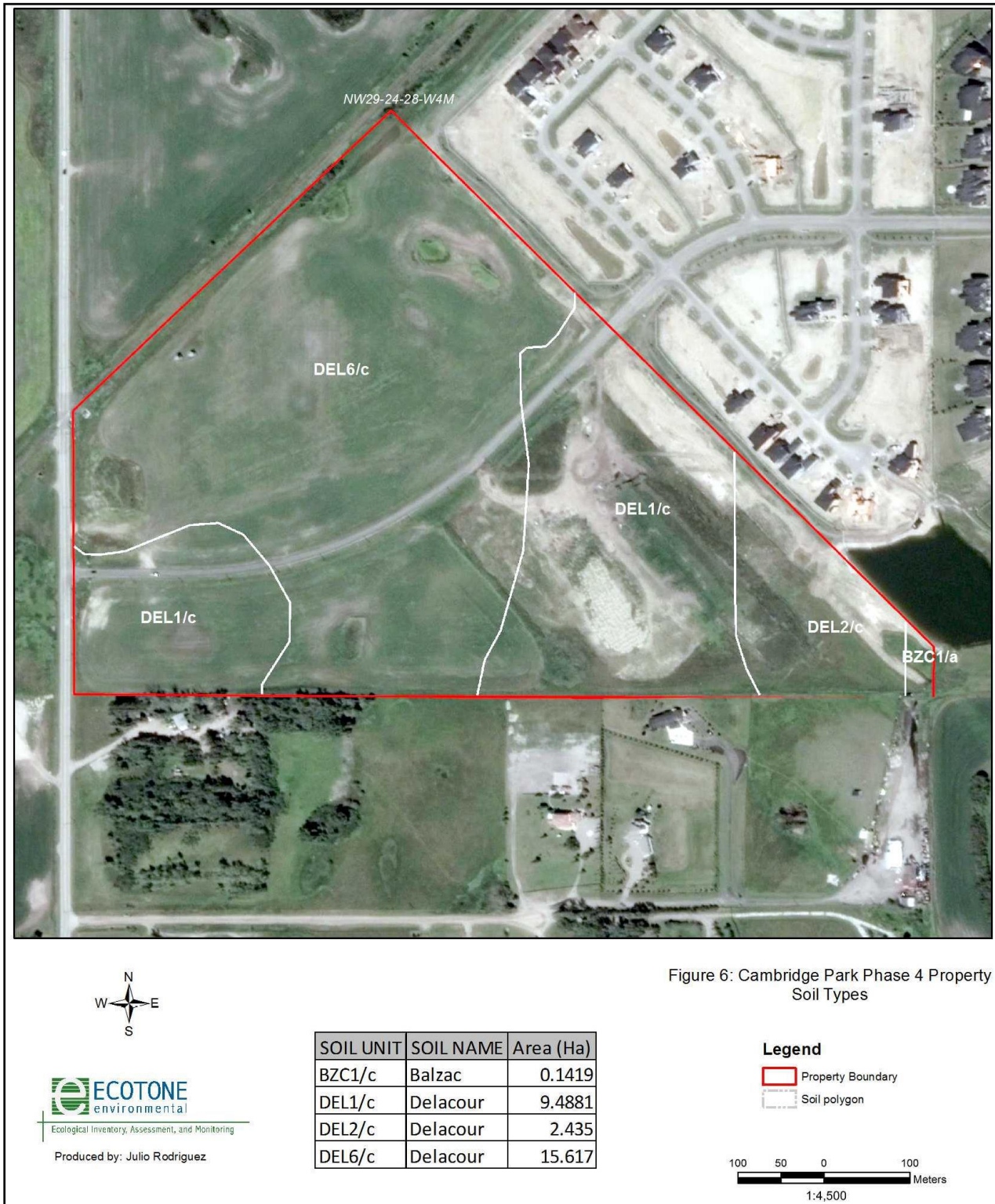
*“The Soil survey of the Calgary urban perimeter (MacMillan 1987) was reviewed. The property is covered by two soil types: Delacour (27.5-ha or 99.5% of the property) and Balzac (0.2-ha or 0.5% of the property) (Figure 6). Delacour soils on the property are represented by DEL1/c, DEL2/c and DEL6/c units. These soils are well drained Black Chernozems with different amounts of poorly drained saline patches of Humic Gleysols. Parent material is fine loamy till and the landform varies from level to hummocky.*

*Balzac soils are represented by BZC1/c unit. These soils are poorly drained saline Humic Gleysols on depressional to undulating landforms. Parental material is fine clayey recent lacustrine overlying till.”*



Figure 4 –Cell D Soils shows the distribution of soil types within Cell D.

**Figure 4 – Cell D Soil Types**



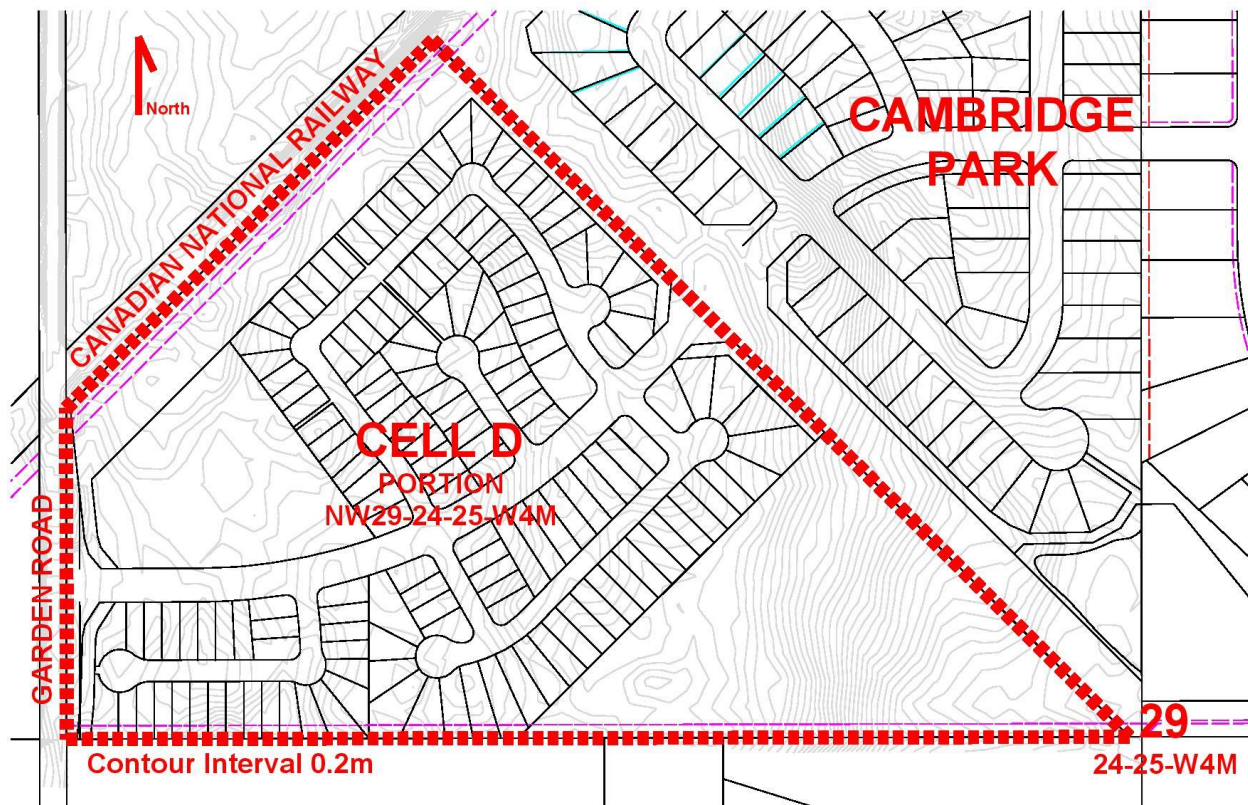
## 5.2 Terrain

Cell D has a southeast aspect with approximately a six (6) metre variance in elevation from its highest point within the northwest corner of the cell to its lowest in the southeast corner. Accordingly, Cell D surface drainage is generally flowing to the southeast corner of the cell.

With minor elevation variance within Cell D, development of the planning area is not expected to be impaired by hazardous terrain.

Figure 5 – Terrain shows the relief within Cell D in 0.2-metre contour intervals.

**Figure 5 – Cell D Terrain**



## 5.3 Archaeological and Historical Resources

The Heritage Resource Management Branch at Alberta Community Development has indicated that “there is little reason to expect the presence of intact archaeological site” within the SCCS. Following this reasoning, preparation of a Historical Resources Impact Assessment (HIA) is not considered necessary prior to development of Cell D.

Notwithstanding the above reasoning and pursuant to Section 31 of the *Historical Resources Act of Alberta*, the discovery of any archeological, historic period, or paleontological resources during the development of Cell D shall be reported immediately to Alberta Community Development.

#### 5.4 *Biophysical Impact Assessment*

A *Biophysical Impact Assessment* (BIA) was completed in March 2012 by HAB-TECH Environmental for the Cambridge Park Lands – Cells C and D.

The March 2012 BIA was updated in March 2014 to provide an assessment of current ecological attributes found in Cell C and its access road.

#### 5.5 *Wetland Assessment*

In September 2019, a wetland assessment and impact report was completed for Cell D by Ecotone Environmental Ltd.

The findings of the September 2019 Ecotone Environmental Ltd. report are summarized as follows:

- *This report provides a Wetland Assessment and Impact Report for nine wetlands located within the Cambridge Park Phase 4 property.*
- *Six wetlands are Temporary Marshes, (i.e. wetlands #1, #2, #6, #7, #8 and #9) and occupy a total of 0.70-ha, while three wetlands are Seasonal Marshes, (i.e. wetlands #3, #4 and #5) and occupy a total of 0.72-ha. All nine wetlands will be totally lost as a result of the proposed development.*
- *No rare plants, rare plant communities, bird, amphibian, reptile, or mammal species at risk were found on the property during intensive field surveys. It is recommended that no further mitigation is required to offset construction effects on these ecological components. At a regional scale, the property is not considered to be a potential wildlife corridor/route. Local and sub-regional fragmentation of corridor areas, specifically those linking the property to adjacent waterways and semi-native pastures has already significantly taken place due to historical land development.*
- *The Alberta Wetland Rapid Evaluation Tool-Actual (ABWRET-A) was used to evaluate the existing functionality of the nine wetlands. The Final Score for wetlands #1, #3, #4 and #5 was C. Final Score for wetlands #2, #6, #7, #8 and #9 was D.*



- *All nine wetlands were assessed and will be totally lost because of this development. A total of 1.4205-ha of wetland area will be removed (Figure 1 and Table 2).*
- *Impacts on the hydrological, biological/ecological, water quality, and socio-economic functions of those wetlands will be of high magnitude, 100% spatial extent (i.e. all wetland area will be lost), permanent and irreversible.*
- *During construction water will be managed according to the Erosion and Sediment Control Report and Plan, which will be submitted to the Rocky View County for approval prior to construction.*
- *Alienation of seasonally important bird habitat and direct mortality resulting from construction will be mitigated by limiting stripping activities to times outside of the peak breeding and nesting season (April 1 – August 20 inside of the wetlands and April 15 – August 20 within upland habitats). If stripping is required to be completed within these time periods, then a nest search will be completed prior to stripping. Nests will be avoided as per Fish and Wildlife Division iv requirements. These measures will fulfill protection regulations under the Migratory Bird Convention Act. The active nest of Red-tailed Hawk found near the southern boundary of the property (outside the property) will be surveyed before stripping and grading. If that nest or any other raptor nest is active, then an adequate buffer will be set until the next(s) are vacant to avoid any impact on this particular species.*

## 5.6 Wetland Mitigation

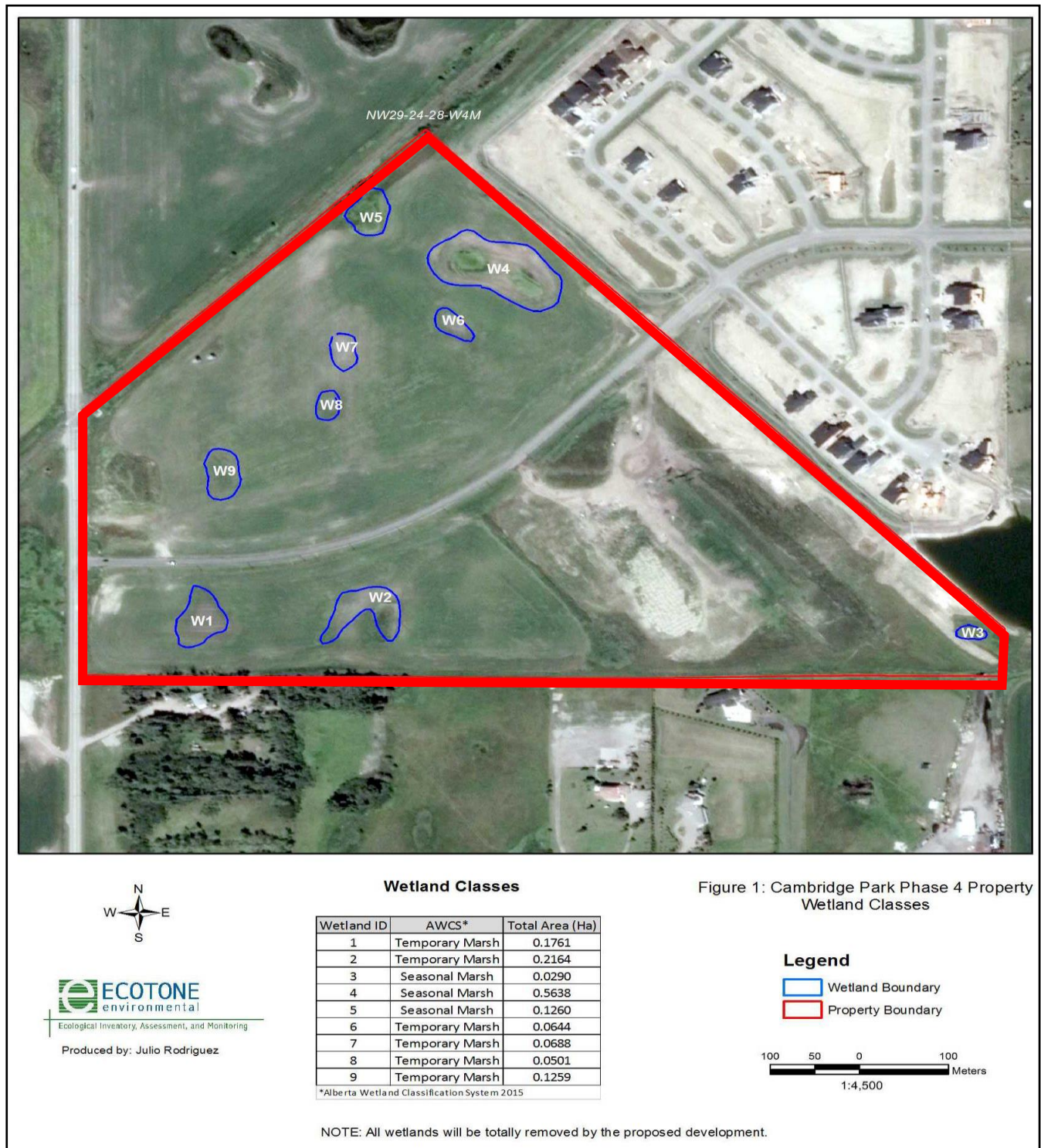
Ecotone Environmental Ltd. in its September 2019 report, examined wetland mitigation having regard to the *Alberta Wetland Mitigation Directive (Government of Alberta 2017b)* and three levels of mitigation:

1. Avoidance;
2. Minimization; and
3. Replacement

Ecotone found nine (9) wetlands within Cell D comprising 1.4205-ha and that all wetlands will be totally lost as a result of the proposed development of Cell D.

Figure 6 – Cell D Wetland identifies Cell D wetlands as identified by Ecotone Environmental Ltd.

Figure 6 – Cell D Wetlands



Having regard to its findings, Ecotone Environmental Ltd. Concluded:

- The proponent will make a payment to the in-lieu program. Replacement fees are included in section 8.0 (Replacement Proposal).
- Table 11 shows the replacement fees following the Alberta Wetland Mitigation Directive (Government of Alberta 2017b). The proponent will make a payment to the in-lieu program for the direct loss of nine wetlands for a total of 1.4205-ha. The proponent will enter into a financial replacement cost of \$40,982.60.

*Policy – Planning Area Assessment*

- 5.0.1 All development within Cell C shall be supported by site assessments as required by the County*
- 5.0.2 All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*
- 5.0.3 The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. In its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*
- 5.0.4 During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or paleontological resources directly to Alberta Culture and Community Spirit.*

## 6.0 Current Land Use

The Rocky View Land Use Bylaw currently designates Cell D as *Business, Local Campus District* that allows for a mix of office and light industrial uses in a comprehensively planned campus setting, and Special, Public Service District that allows for the development of Institutional, Educational and Recreational uses, in this case, for a stormwater management facility.

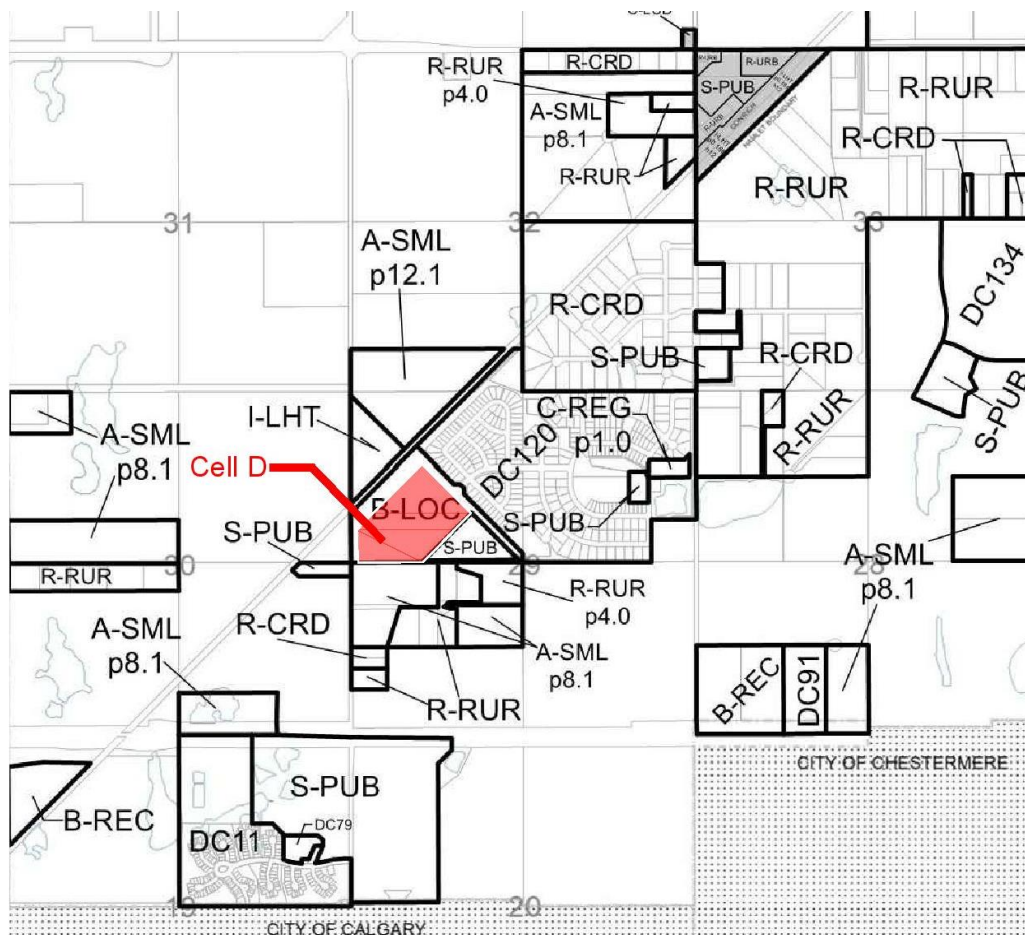
Cell D contains no permanent buildings.

Cell D is not under cultivation and does not contain active agricultural activities.

The lands surrounding Cell D comprise a mix of residential, country residential, agricultural and industrial land uses.

Figure 7 – *Land Use Districts and Community Context* illustrates the context surrounding Cell D and the land use districts in place at the time this Appendix was prepared.

**Figure 7 – Land Use Districts and Community Context**



Source: Rocky View County Land Use Bylaw Map 43

## **7.0 Conceptual Land Use Plan**

### **7.1 Conrich Area Structure Plan – Land Use Strategy**

The Conrich Area Structure Plan (CASP), Bylaw C-7478-2015 (approved December 08, 2015 and amended by MGB Order 020/17) is the current adopted statutory plan applicable to Cell D.

The land use strategy (Map 5) of the CASP, has identified Cell D for Highway Business use, and described as follows:

“Highway business developments are moderate to large in size and primarily serve the needs of the:

- *traveling public and tourists;*
- *regional population; and*
- *industrial and commercial employees from the region.*

*Uses may include a combination of grocery and retail stores, large format stores, shops, services to the public, offices, office parks, entertainment, and accommodation. Light industry may be considered if there are no nuisance factors outside of the enclosed building. Institutional uses are also appropriate in this area and may include schools, religious assemblies, campgrounds, medical treatment centres and recreational uses. Highway business areas are to be comprehensively planned, attractively designed, landscaped and include pedestrian-friendly parking areas. Where they are adjacent to existing or future residential areas, they must follow the non-residential/residential interface area policies (Section 14).”*

### **7.2 South Conrich Conceptual Scheme – Preferred Land Use**

The South Conrich Conceptual Scheme (SCCS) was adopted by the County in 2007 and anticipated “*higher residential densities, smaller dwelling units and more varied forms of housing*” however, development details and attendant policy framework expanding this comment were not provided. Future land use and an attendant policy framework was deferred to a future conceptual scheme amendment at the time of the adoption of the CASP as a statutory plan (2015), the older SCCS (2007) non-statutory document inconsistencies were never corrected.

In the fourteen years from the SCCS adoption to consideration of the current Appendix amendment, some factors have changed the land use direction: adoption of a statutory plan with a business land use strategy for Cell D; evolving servicing options; and changing land use patterns in the area.



Accordingly, this Appendix establishes a land use framework for Cell D that will facilitate its redesignation, subdivision and development aligned with the land use strategy identified in the CASP land use strategy for the commercial component, with an amendment to include a residential component.

### 7.3 Conceptual Land Use Plan

Figure 8 – Conceptual Land Use Plan provides a conceptual land use and subdivision for Cell D. Table 1 – Land Use Areas (Conceptual Land Use Plan) provides attendant areas of this concept.

**Figure 8 – Conceptual Land Use Plan**

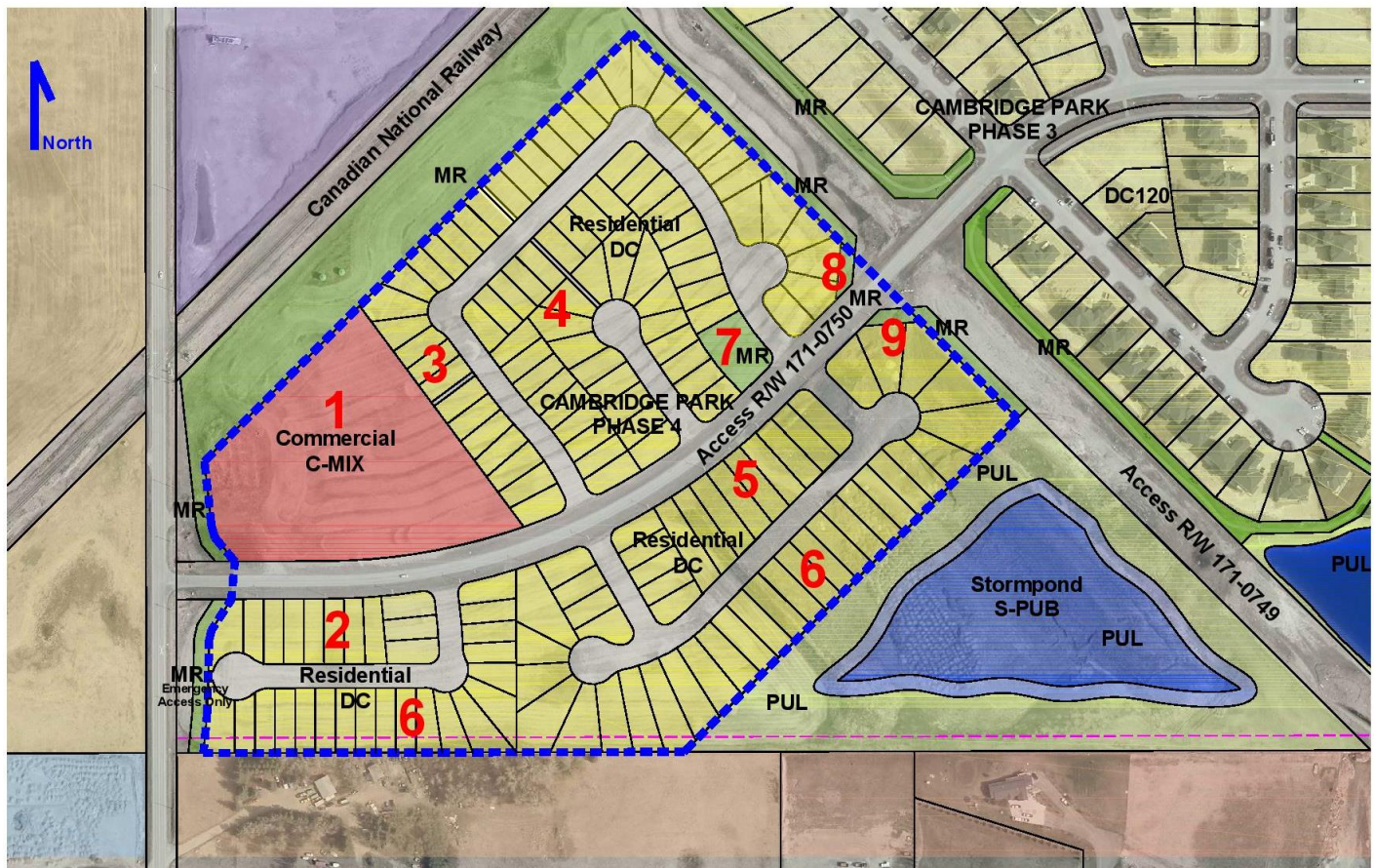


Figure 8 – Conceptual Land Use Plan contains the entire area of Cell D and is intended to facilitate the future development of comprehensive, local commercial, residential and open space uses. The commercial area is intended to cater to the local community for its weekly goods and services' needs. The residential area is intended to offer single and

semi-detached housing forms. The open space area is intended to offer passive and active recreational uses.

#### 7.4 *Conceptual Land Use Plan – Future Land Use Designation*

Redesignation of Cell D is required to accommodate commercial, residential and open space land uses, subdivision and development.

This Appendix (through its conceptual land use plan and attendant policies) supports a redesignation of a portion of Cell D from its current designation of *Business, Local Campus (B-LOC)* to *Commercial, Mixed Urban (C-MIX)* and *Direct Control (DC)*.

The stated purpose and intent of the Direct Control (DC) land use district is:

*“...To provide for small scale business needs in support of comprehensive communities, where mixed use building may accommodate a variety of business types and scale. Development is intended to serve small to moderate sized residential communities and provide opportunities for local employment. The district included high quality urban design standards. Vehicle oriented uses should be located so as to preserve and enhance the integrity of a pedestrian network.”*

The Permitted and Discretionary Uses of the Commercial, Mixed Urban (C-MIX), and the Direct Control (DC with R-SML and R-MID bases) land use districts, development proposals within Cell D should address the visual design consideration of the proposed development.

Stormwater management facilities will be designated *Special, Public Service (S-PUB)*.

#### 7.5 *Conceptual Land Use Plan – Conceptual Design*

It is important to note that the subdivision design, lot sizes and land use areas in *Figure 8 – Conceptual Land Use Plan* are conceptual only and will be refined at the subdivision approval stage. *Figure 8 – Conceptual Land Use Plan* comprises the following subdivision design elements:

- ***Future Public Road***

Two (2) access right-of-way plans affect Cell D:

- Access R/W Plan 171-0749 is intended to accommodate future improvements to Highway 1 (interchange and associated connecting roads) when they are required.

- Access R/W Plan 171-0750 is intended to accommodate the future extension of Cambridge Park Boulevard and its intersection with Garden Road (Range Road 285).

The total area of Cell D proposed for development as public road comprises 23.0 percent (15.22 Acres / 6.16 Hectares).

- ***Future Public Utility Lot***

*Figure 8 – Conceptual Land Use Plan* provides for the dedication of a future Public Utility Lot (PUL). The future PUL is planned to contain required stormwater management facilities. The size and location of the future PUL was determined by stormwater management modelling and engineering requirements determined by Jubilee Engineering Consultants Ltd.

The area of the public utility parcel not supporting active stormwater management facilities will be landscaped at the time of its development. This parcel with attendant landscaping is anticipated to address the requirements of the CASP with respect to its Non-Residential/Residential Interface provisions.

Total area of Cell D proposed for dedication and development of a future Public Utility Lot (PUL) comprising 19.53 percent (12.92 Acres / 5.23 Hectares) of Cell D.

- ***Future Connective Open Space System***

The SCCS requires that a connective open space system be established within each Development Cell.

The SCCS requirement for the establishment of an open space system within Cell D will occur at the subdivision approval stage and be provided through the dedication of Municipal Reserve and walkways.

- ***Future Municipal Reserve (MR) Dedication***

Registration of a plan of subdivision for Cell C created a remainder parcel that comprises the titled land within Cell D (the remainder of the NW 1/4 Sec. 29-24-28-W4M under Title No. 171 069 813 +119).

At the time of subdivision approval for Cell C, it was determined that consideration of municipal reserve disposition for the remainder parcel should be deferred to a future subdivision approval. Accordingly, a deferred reserve caveat (Instrument 171 069 816) expressing an interest in 6.6318 acres (2.6848 ha) was registered by the County against the remainder parcel.



*Figure 8 – Conceptual Land Use Plan* provides a concept design for the future dedication of three (3) MR lots comprising 0.57 Acres / 0.23 Hectares and referenced 7, 8, and 9 on *Figure 8 – Conceptual Land Use Plan*. An additional 6.25 Acres / 2.53 Hectares of land is provided outside the concept plan area and within Cell D, as shown on *Figure 8 – Conceptual Land Use Plan*. A total of 6.82 Acres / 2.76 Hectares or 10.31% of Cell D is proposed to be dedicated as MR.

Proposed MR dedication for all of South Conrich Conceptual Scheme is 11.95% of the gross developable area (272.73 Acres / 110.37 Hectares).

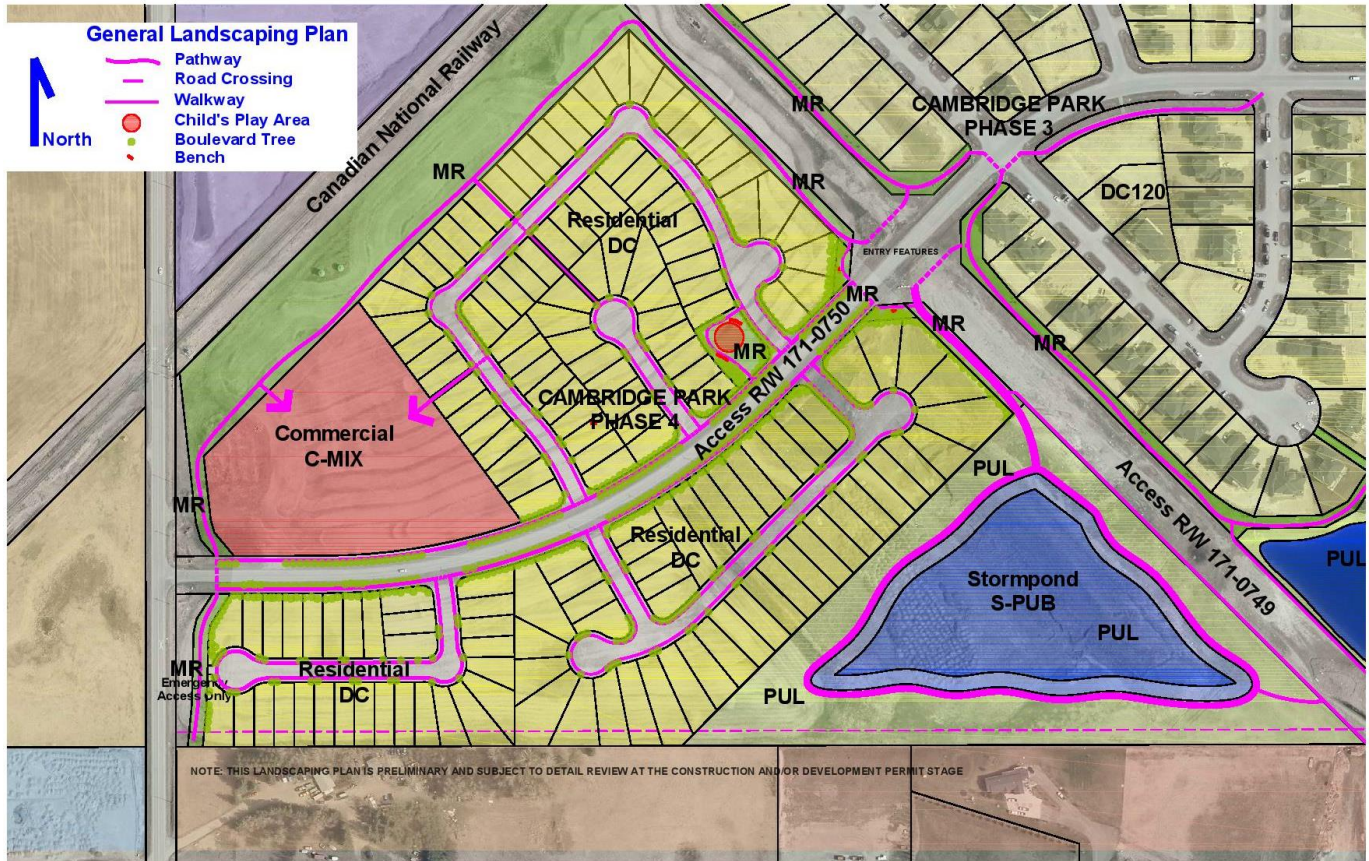
Future MR lots are intended to be used for recreation, to contain children's play area, benches, pedestrian pathways, or a s buffers between land uses. All future MR parcels are proposed to be irrigated with stormwater from the stormwater management system implemented for Cell D.

Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.

- ***Future Pedestrian Pathway System***

A pedestrian pathway system is proposed within MR lots ensuring that all public lands will be accessible to the public. Refer to *Figure 9: Proposed General Landscape Plan* for details.

**Figure 9 – Proposed General Landscape Plan**



The proposed pedestrian pathway system within Cell D should expand and strengthen regional recreational opportunities by connecting to existing pedestrian networks on surrounding lands.

The design of the pedestrian pathway system within MR lots shall be considered at the subdivision approval stage and constructed in accordance with County standards.

Walks and street trees on both sides of the pavement of all public residential and industrial / commercial roads will be provided as part of revised road cross-sections (see *Figure 10: Proposed Modified Road Cross-Sections*).

Maintenance of MR lots within Cell D including implementation of a weed management plan should be the responsibility of a Landowner's Association to be established as a requirement of subdivision approval.

- ***Future Commercial Lots***

*Figure 8 – Conceptual Land Use Plan* provides for the creation of two separate parcels, comprising approximately 2.14 Hectares (5.29 Acres) or 8.0% of Cell D. This parcel will form part of a comprehensively designed local commercial precinct.

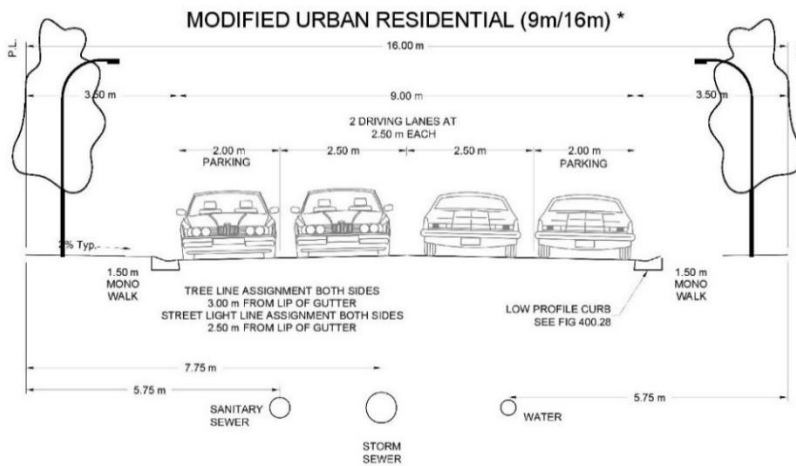
- ***Future Residential Lots***

The overarching intent of this land use in Cell D is to offer another housing form within the general Conrich area, that of a smaller single detached and semi-detached forms. *Figure 8 – Conceptual Land Use Plan* provides for the creation of a total of approximately 193 residential units, comprising 10.49 Hectares (25.92 Acres) or 39.2% of Cell D. There are two distinct residential cells:

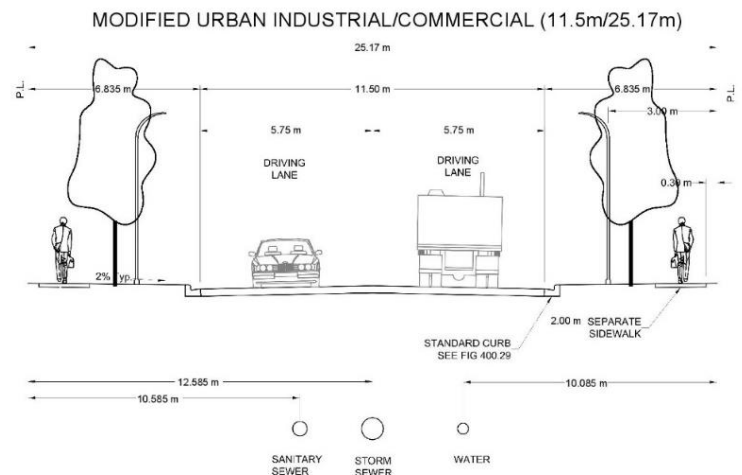
References 2, 3, 4, 5 and 6 on *Figure 8 – Conceptual Land Use Plan*

Intended for the creation of approximately 140 single detached residential lots, to be accommodated in a fee simple land ownership, with a minimum parcel width of 13.41 metres (44.0 feet), a minimum lot area of 0.045 Hectare (0.11 Acre), and a maximum lot area of 0.061 Hectare (0.15 Acre), except of irregularly shaped parcels, then it will be 0.15 Hectare (0.37 Acre).

**Figure 10 – Proposed Modified Road Cross-Sections**



\* Cross-section is City of Calgary Cross Section Figure 39, File 454.1008.070, City of Calgary Design Guidelines for Subdivision Servicing (2020)



## 7.6 Conceptual Land Use Plan – Design and Site Development Requirements

A comprehensive development design scenario is required by the proposed land use district to be implemented at the development approval stage.

A comprehensive development design scenario should comprise a framework of architectural design and site development requirements intended to:

1. Facilitate comprehensive development of Cell D and ensure contextual land use compatibility;
2. Provide design guidelines and principles that will result in an attractive, cohesive and recognizable built form for commercial landscapes in Cell D;

3. Conform to the design principles established by Commercial, Office and Industrial Design Guidelines in Rocky View County.

#### 7.7 *Conceptual Land Use Plan – Adjacent Development Compatibility*

During the development of Cell D, it is important to consider development compatibility and transitional issues with adjacent land uses (particularly those residential in nature).

The following provides additional direction respecting development compatibility:

- Business activities that support on-site storage or generate negative impacts off-site are restricted from development in Cell D.
- Business and commercial uses that include high traffic uses such as car washes, service stations and convenience stores should be directed to parcels adjacent to Garden Road.

#### 7.8 *Conceptual Land Use Plan – Adjacent Development Connectivity*

Currently, a private roadway bisects Cell D and connects Cambridge Park Boulevard within Cambridge Park Estates to Garden Road. The private roadway was constructed as a condition of subdivision approval for Cell C and is located within an existing right of way (Access R/W Plan 171-0750). The private roadway was intended to facilitate emergency ingress and egress to Cambridge Park Estates.

It is anticipated that the subdivision of Cell D in accordance with *Figure 8 – Conceptual Land Use Plan* will require that the private road be replaced with a public road to be developed within the existing utility right-of-way. This public road identified in *Figure 8 – Conceptual Land Use Plan* is proposed to be modified to include a curb and gutter (urban) format to accommodate a more attractive environment with boulevard trees and separate walks on both sides of the pavement. See *Figure 10 – Road Cross-Sections*. This proposed public road will enhance the County's transportation system by establishing road connectivity between developments and facilitating inter-community traffic movements and emergency access.

At such time as this public road is constructed, traffic calming measures intended to manage vehicular speeds should be considered. Traffic calming measures may include a stop sign at the intersection of Access R/W Plan 171-0749 and Access R/W Plan 171-0750.

Additional public roads to serve the residential area will be generally configured in accordance with *Figure 8 – Conceptual Land Use Plan*.

The pedestrian pathway system proposed for Cell D shall integrate with the existing Cambridge Park Estates pedestrian pathway systems promoting walkability within Cell D and to the greater community. Refer to *Figure 9 – General Landscape Plan*.

Policy – Conceptual Land Use Plan

*Land Use Designation*

*7.0.1 All lands within Cell D should be designated: Special, Public Service (S-PUB) to accommodate a stormwater facility; Direct Control (DC) to facilitate residential areas for either single or semi-detached housing, or Commercial, Mixed Urban (C-MIX) to facilitate local goods and services' uses.*

*Future Subdivision*

*7.0.2 Subdivision of land within Cell D should generally be in accordance with Figure 8 – Conceptual Land Use Plan herein.*

*7.0.3 The following items shall apply for all residential parcels shown as 2, 3, 4, 5 and 6 on Figure 8 – Conceptual Land Use Plan:*

- All residential lots shall be single detached in nature.*
- The minimum residential lot width shall be 13.41 Metres (44 Feet).*
- The minimum residential lot area shall be 0.045 Hectare (0.11 Acre).*
- The maximum residential lot area shall be 0.076 Hectare (0.18 Acre), except for irregular-shaped parcels, then it shall be 0.15 Hectare (0.37 Acre).*

*7.0.5 All open spaces shall be developed within Cell D in general conformity with the provisions of Figure 8 – Conceptual Land Use Plan.*

*7.0.6 All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.*

*7.0.7 All open spaces and pathways within Cell D shall be maintained by a Landowners' Association or Associations (LOA). Maintenance and operational obligations are committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance grounds and all site improvements located there within – including pathway.*

*7.0.8 Preparation and implementation of a weed management plan shall be the responsibility of a Landowners' Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive ground keeping*



*maintenance and operation program as specified in the terms of a formal license of occupation for County lands.*

*Municipal Reserve (MR)*

*7.0.9 Within Cell D, MR will be provided by full dedication of land.*

*7.0.10 Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.*

*7.0.11 Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.*

*7.0.12 In addition to construction, the Developer shall be responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates – in accordance with the terms of the applicable Development Agreement.*

*Residential Land Use and Development*

*7.0.13 All proposals for residential development shall provide architectural guidelines that will implement design elements to consider site planning, architectural styles, design details and landscaping.*

*Commercial Land Use and Development*

*7.0.14 All future development permit proposals for Commercial development shall address development compatibility and transitional issues with adjacent land uses in accordance with Section 14 Residential/Non-Residential Interface of the CASP.*

*7.0.15 All proposals for commercial development shall provide architectural guidelines and site development standards that will implement design elements to consider the following: development scale; architectural finishing; site lighting; land use context; berming; landscaping; and building and parking orientation impact mitigation (that may include site works such as screening and fencing).*

*7.0.16 Business activities that support on-site storage or generate negative impacts off-site shall not be permitted in Cell D.*

*7.0.17 Business and commercial uses that include high traffic uses such as car washes, service stations and convenience stores shall be directed to parcels adjacent to Garden Road.*

**Table 1 – Land Use Areas by Future Land Use**

Proposed Use	Parcel Ref	Area				Percent	
		Hectares	Subtotal	Acres	Subtotal	Amended Area	Cell D
<b>Commercial</b>	<b>1</b>	<b>2.14</b>		<b>5.29</b>			
Residential	2	0.64		1.58			
Residential	3	2.14		5.29			
Residential	4	2.33		5.76			
Residential	5	1.00		2.47			
Residential	6	<u>3.98</u>		<u>9.83</u>			
<b>Commercial/Residential Sub-Total</b>			<b>12.23</b>		<b>30.22</b>	<b>76.44%</b>	45.67%
Municipal Reserve (MR)	7	0.15		0.37			
Municipal Reserve (MR)	8	0.04		0.10			
Municipal Reserve (MR)	9	<u>0.04</u>		<u>0.10</u>			
<b>MR Sub-Total</b>			<b>0.23</b>		<b>0.57</b>	<b>1.44%</b>	0.86%
Public Roads		3.54	<u>3.54</u>	8.75	<u>8.75</u>	<u>22.13%</u>	13.22%
<b>TOTAL AMENDED AREA</b>			<b>16.00</b>		<b>39.54</b>	<b>100.00%</b>	
Access Right-of-Way Plan 171-0749		2.62		6.47			9.78%
Access Right-of-Way Plan 171-0750		0.15		0.37			0.56%
Garden Road Widening		0.25		0.62			0.93%
Storm Pond (PUL)		5.23		12.92			19.53%
Municipal Reserve Parcels (MR)		<u>2.53</u>		<u>6.25</u>			9.45%
			<u>10.78</u>		<u>26.64</u>		
<b>TOTAL CELL D</b>			<b>26.78</b>		<b>66.17</b>		<b>100.00%</b>

*Table Notes*

1. all areas are approximate and based on a conceptual plan  
(Figure 8 - Conceptual Land Use Plan in this document)
2. all areas will require verification by legal survey through subdivision
3. tabulations may vary due to rounding and area conversions



## 8.0 Transportation and Roadways

### 8.1 Regional Transportation Network

The City of Calgary, with involvement of City of Airdrie, City of Chestermere, Town of Cochrane and Rocky View County have conducted The North Calgary Regional Transportation Study, which identifies the need for an interchange at the Highway #1 and Range Road 285 Intersection by 2030. This interchange is in Alberta Transportation's long-term plans but is not planned in the near or immediate future. The Transportation Off-site Levy Special Area 2 is currently capturing funding for this interchange.

### 8.2 Traffic Impact Assessment

A Traffic Impact Assessment (TIA) was completed by Bunt and Associates.

The Bunt and Associates TIA considers the full build-out of lands contained within Cell D in accordance with the preferred future land use established by the SCCS and *Figure 8 – Conceptual Land Use Plan*. The TIA focused on intersections and roads directly affected by development in Cell D with consideration of background traffic conditions.

Alberta Transportation (AT) has proposed construction of an interchange to the south of the SCCS, on the Trans-Canada Highway at the Garden Road / Highway 1 intersection. This Appendix maintains future transportation road right-of-way requirements associated with the long-term planning of that interchange. The Bunt and Associates TIA provides comment and an update on the timeline for this improvement:

*"It is noted that AT plans to develop a grade separated interchange at the Garden Road/Highway 1 intersection at some point in the future, but this improvement is not currently funded nor is there an AT timeline identified for implantation. The North Calgary Regional Transportation Study that was recently completed in draft form by ISL Consulting for the City of Calgary, City of Airdrie, City of Chestermere, Town of Cochrane and Rocky View County identifies a need for this interchange prior to 2030, and Bunt and Associates concurs with that preliminary finding. However, in the absence of a confirmed and committed timeline for this improvement it is recommended that consideration be given by AT to allowing signalized side street delays to increase because of growth in both background traffic and development traffic so as to protect and maximize capacity for critical east/west through volumes on Highway 1."*

Figure 8 – Conceptual Land Use Plan provides for primary public road access to Cell D and Garden Road (Range Road 285) via an internal public road connecting Garden Road and Cambridge Park Boulevard constructed within Access R/W Plan 171-0750 and a portion

of Access R/W Plan 171-0749. All public roads located within the residential area are proposed with curb and gutter to offer walks and street trees on both sides of the pavement, thus providing greater pedestrian mobility and an attractive landscaping environment. A curb and gutter design with medium-sized residential lots provides a better landscape than with swales and culverts. The number of culverts along a streetscape with the size of lots proposed, would be less attractive and therefore, undesirable. Walks on both sides of the pavement are proposed to link to the future and existing pathways within the adjacent Municipal Reserve parcels. *Figure 10 – Modified Cross-Sections* provides a typical cross-section for this road type.

The Bunt and Associates TIA provides comment and a recommendation respecting upgrades at the intersection of Garden Road & Cambridge Park Boulevard that will be required as a result of Cell D development contemplated in the Appendix:

*“The intersection of Garden Road & Cambridge Park Boulevard is currently a Type I intersection. AT Turning Warrants were evaluate4d for each of the future horizons to determine any necessary intersection treatments.*

*The intersection will require a Type IV treatment by the 2040 After Development horizon with a northbound right turn lane. However, based on the Conrich ASP, Garden Rod will be terminated before the CN rail tracks and before Highway 1 to the south. This will reduce most of the through traffic and intersection improvements will not be necessary in the future. As the intersection is expected to operate with an LOS A and low delays, a Type IIIa intersection treatment is recommended.”*

#### Policy – Transportation and Roadways

- 8.0.1 *Vehicular access to all development within Cell D shall be provided from a public road linking Garden Rod (Range Road 285) and Cambridge Park Blvd. Refer to Figure 8 – Conceptual Land Use Plan.*
- 8.0.2 *All public roads within Cell D shall be developed in accordance with professional engineering practices and County Servicing Standards.*
- 8.0.3 *Intersection upgrades required because of the development of Cell D shall be considered at the subdivision approval stage and regarding the findings and recommendations of the Bunt and Associates TIA dated June 7, 2021.*
- 8.0.4 *Notwithstanding 8.0.2, any modifications proposed to public roads such as those shown in Figure 10 – Modified Road Cross-Sections, shall be considered by the County.*

## 9.0 Servicing Infrastructure

### 9.1 Sanitary Sewer

Cell D is within the service area of the East Rocky View Regional Wastewater service system. Accordingly, all development within Cell D shall be serviced by connection to the East Rocky View Regional Wastewater service system.

### 9.2 Potable Water

In accordance with Policies 23.9 and 23.15 of the CASP, all development within Cell D shall connect to the County's potable water system.

At the subdivision approval stage, a developer shall be required to enter into a Development Agreement for the connection of Cell D lots to the County's potable water system.

### 9.3 Stormwater Management

Jubilee Engineering Consultants Ltd. Has prepared a conceptual stormwater management study for Cell D. The Jubilee Engineering study describes the stormwater management system for Cell D as follows:

- *The analysis concludes that the ponds designed have sufficient capacity to manage the runoff generated by the Cambridge Estates Phase 3 and Cambridge Park Phase 4. The existing pond from Cambridge Estates Phase 3 and Cambridge Park Phase 4 will be connected and will act as one pond. The combined pond will be an evaporation with irrigating the municipal reserve areas on both phases.*
- *The combined evaporation/irrigation pond will be a zero-discharge facility to handle runoff from a 1:100-year storm event. The pump house on the existing Cambridge Estates Phase 3 will be utilized for both phases.*
- *The evaporation pond was designed for a 1:100-year storm event and has no minor system outlet. Through Water Balance the 1:100-year storm elevation in the pond is 56.25m which gives a freeboard of 0.95m. The SWMHYMO results for a 1:100 single event will give a freeboard of 1.45m.*
- *All details conform to the Rocky View County County Servicing Standards (2013) manual.*

*Figure 11 – Stormwater Management* illustrates the overall concept for stormwater management within Cell D.

The County will require that requisite Maintenance Vehicle Access Road (Section 706.5.3 Servicing Standards) surrounding the proposed evaporation/irrigation pond be incorporated directly into the pedestrian network (sidewalk and pathways). Design and configuration shall be undertaken by the Developer to the County's satisfaction within an applicable Development Agreement.

#### *9.4 Solid Waste Management*

Solid waste containment and disposal within Cell D will be the responsibility of individual landowners or collectively managed by a Landowner's Association. Recycling opportunities are encouraged to be implemented throughout the community.

##### *Policy – Servicing Infrastructure*

##### *Geotechnical*

*9.0.1 Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.*

##### *Sanitary Sewer and Potable Water*

*9.0.2 As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and wastewater system.*

*9.0.3 It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.*

*9.0.4 Development of Cell D shall implement water conservation measures such as native species vegetation.*

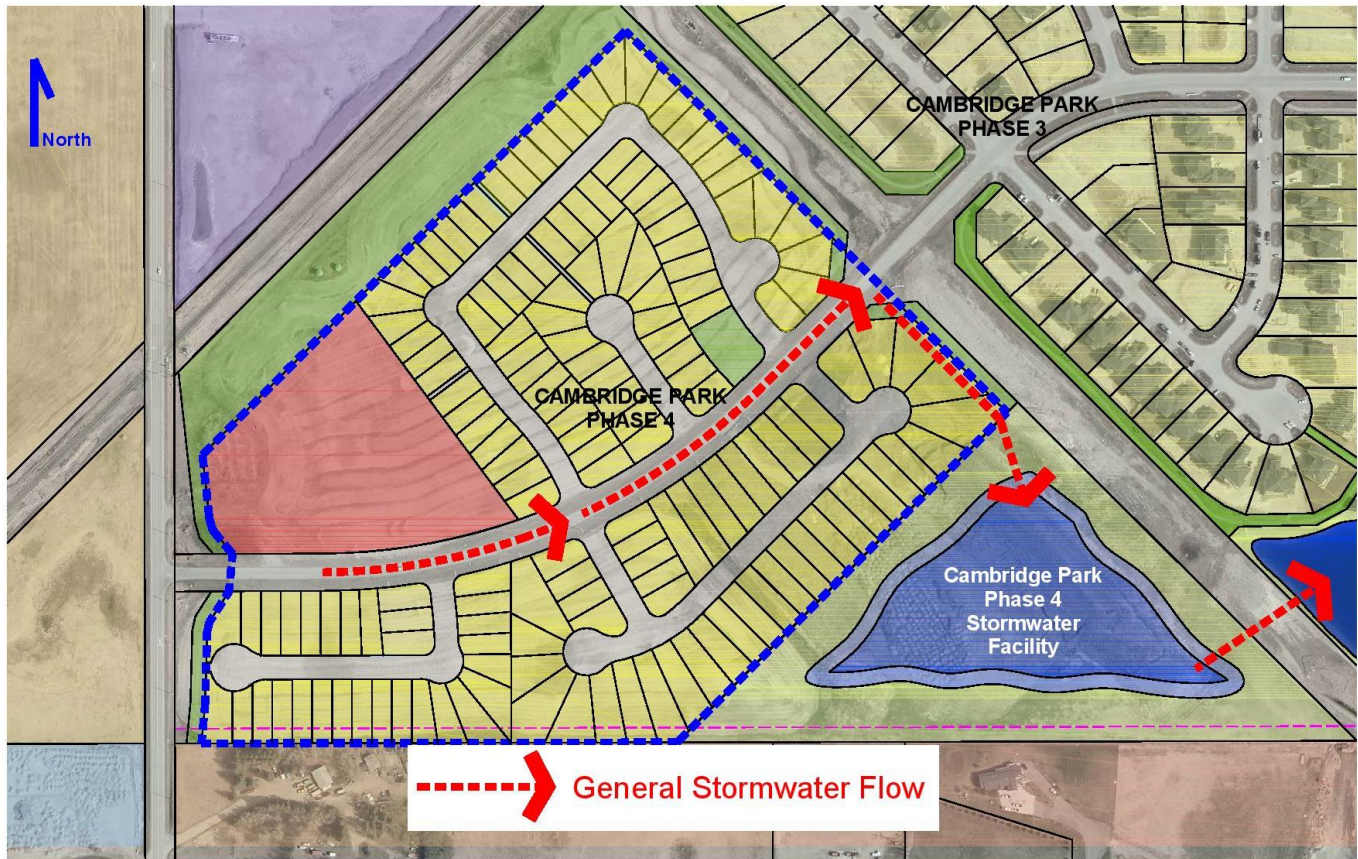
##### *Storm Management*

*9.0.5 Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.*

##### *Solid Waste Management*

*9.0.6 Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's and/or Homeowner's Association. Recycling opportunities shall be encouraged.*

**Figure 11 – Stormwater Management**



## **10.0 Public Consultation**

As required by Policy 9.1.3 of the SCCS, a public consultation process was implemented as follows:

- A public open house was held at Prince of Peace on November 28, 2019, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The open house was advertised by direct mail to over three hundred (300) affected Conrich area residents.

Approximately ten (10) people recorded attendance at the November 28, 2019 open house.

Key issues raised included:

- Future development of the private road within Cell D to a public road.
  - Potential for business traffic impacting adjacent residential area.
  - Range of land uses permitted and the potential for impact on the adjacent residential areas.
- A second open house was held at Prince of Peace on January 29, 2020, to discuss the proposed conceptual land use plan, proposed Conceptual Scheme amendment and the proposed redesignation for Cell D.

The second open house notification was provided directly to Cambridge Park Estates residents.

It is estimated that approximately fifty (50) people attended the second open house representing approximately twenty-five (25) to thirty-five (35) percent of residents of the two hundred and ten (210) Cambridge Park Estates residents notified. (Sign in sheets were removed by unknown parties impairing actual attendance recording).

Parties in attendance were opposed to business development of Cell D.

- On a number of occasions following the public open houses, the developer met individually and collectively with five (5) Cambridge Park Estates residents to discuss land use and development issues.

- Notwithstanding, there was no resolution to the five (5) Cambridge Park Estates residents in opposition to business land use within Cell D.
- In May 2021, since there were gathering restrictions imposed by the Alberta government due to the Covid pandemic, a newsletter was mailed to all Cambridge Park residents, seeking input for the proposed residential component of Cell D.
- In July 2021, an open house was held to solicit further comments from the residential (R-MID) and commercial (C-MIX), land use amendments to Cell D. Approximately fifty (50) residents attended with some concerns:
  - Traffic generation and short-cutting
  - Larger residential lots
  - No non-single detached dwelling
  - Lower building height
  - Architectural guidelines for the commercial area

Regardless of the above verbal concerns, general consensus of the plan was provided via email from the Cambridge Park Estates Homeowners' Association.

- In September 2021, a follow-up newsletter was mailed to all Cambridge Park residents to inform them of any changes made during the circulation period. The following general issues were addressed:
  - Architectural guidelines, included in policy, to be implemented for business and/or commercial developments
  - Minimum lot width and lot area and restricted to single detached housing form, included into policy
- In February 2022, an open house was held to present a proposed plan for all of Cell D, which intended to eliminate all B-LOC (Business, Local Campus District) land use designations and replace with R-MID (Residential, Mid-Density Urban District), DC (Direct Control) and C-MIX (Commercial, Mixed Urban District) land uses. Over 50 community members attended. Comments were received and generally supportive. Subsequent meetings were held later in February and March to address the Cambridge Park Estates Homeowners' Association (HOA) concerns. There were



addressed through changes made to the planning documents, namely the addition of a Direct Control (DC) district land use and the open space relocation.

- On several occasions following the public open house, through February, March, and April of 2022. the developer met individually and collectively with the HOA representatives to discuss land use and development issues.



## **11.0 Implementation**

This Appendix was prepared for adoption by the Council of Rocky View County as an amendment to the SCCS in conformance with SCCS policies.

The policy provisions of this Appendix are to be implemented through the approval by Council of conforming land use amendments and applications for subdivision approval.

### *Policy – Implementation*

- 11.0.1 *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.2 *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP*

## **12.0 Policy Summary**

This Appendix section provides a summary of the appendix policies guiding the redesignation and subdivision of Cell D:

### **12.1 Policy Summary: Section 3.0 Purpose and Objective**

- 3.0.1 *Cell D shall be developed in an orderly and sustainable manner consistent with the policies of the County Plan, the Conrich Area Structure Plan (CASP), the South Conrich Conceptual Scheme (SCCS), and this Appendix.*
- 3.0.2 *Notwithstanding the policies contained within the SCCS, where policies conflict or require interpretation, the policies of the Conrich Area Structure Plan (CASP) shall prevail.*

### **12.2 Policy Summary: Section 4.0 Planning Area – Cell D**

- 4.0.1 *The South Conrich Conceptual Scheme Appendix: Cell D shall apply to:*
- *Lands identified as Cell D within the SCCS, and*
  - *Described in this Appendix amendment as Cell D and shown in Figures 1 and 2 of this Appendix.*
- 4.0.2 *Cell D shall comprise the entire planning area discussed in this Appendix.*

### **12.3 Policy Summary: Section 5.0 Planning Area Assessment**

- 5.0.1 *All development within Cell C shall be supported by site assessments as required by the County*
- 5.0.2 *All development within Cell D shall be developed in accordance with the recommendations of the site assessments prepared in support of this Appendix.*
- 5.0.3 *The developer will be required to make a payment to the in-lieu program for the loss of the nine (9) wetlands identified by Ecotone Environmental Ltd. In its September 2019 Wetland assessment report. The developer will enter into a financial replacement agreement with Alberta Environment and Parks and pay a replacement cost of \$40,982.60.*
- 5.0.4 *During development of Cell D, it is the responsibility of the developer to report the discovery of any archaeological, historic period, or paleontological resources directly to Alberta Culture and Community Spirit.*

## **12.4 Policy Summary: Section 7.0 Conceptual Land Plan**

### *Land Use Designation*

7.0.1 *All lands within Cell D should be designated: Special, Public Service (S-PUB) to accommodate a stormwater facility; Direct Control (DC) to facilitate residential areas for either single or semi-detached housing, or Commercial, Mixed Urban (C-MIX) to facilitate local goods and services' uses.*

### *Future Subdivision*

7.0.2 *Subdivision of land within Cell D should generally be in accordance with Figure 8 – Conceptual Land Use Plan herein.*

7.0.3 *The following items shall apply for all residential parcels shown as 2, 3, 4, 5 and 6 on Figure 8 – Conceptual Land Use Plan:*

- All residential lots shall be single detached in nature.*
- The minimum residential lot width shall be 13.41 Metres (44 Feet).*
- The minimum residential lot area shall be 0.045 Hectare (0.11 Acre).*
- The maximum residential lot area shall be 0.076 Hectare (0.18 Acre), except for irregular-shaped parcels, then it shall be 0.15 Hectare (0.37 Acre).*

7.0.4 *All open spaces shall be developed within Cell D in general conformity with the provisions of Figure 8 – Conceptual Land Use Plan.*

7.0.5 *All open spaces and pathways within Cell D shall be constructed by the Developer in accordance with a landscaping plan to be submitted at the subdivision approval stage.*

7.0.6 *All open spaces and pathways within Cell D shall be maintained by a Landowners' Association or Associations (LOA). Maintenance and operational obligations are committed to be undertaken by the LOA via a license agreement with the County inclusive of maintenance grounds and all site improvements located there within – including pathway.*

7.0.7 *Preparation and implementation of a weed management plan shall be the responsibility of a Landowners' Association or Associations to be established at the time of subdivision registration. All noxious weeds are to be controlled in accordance to the terms identified in the Provincial Weed Act. Weed control occurring on Municipal Reserves is inclusive of a comprehensive ground keeping*

*maintenance and operation program as specified in the terms of a formal license of occupation for County lands.*

*Municipal Reserve (MR)*

- 7.0.8 Within Cell D, MR will be provided by full dedication of land.*
- 7.0.9 Dedication of Municipal Reserve shall be in accordance with the terms and conditions established by the Municipal Government Act.*
- 7.0.10 Fencing shall be required where MR and private lots intersect. All fencing shall be constructed on private lots regarding the design/style as deemed acceptable by architectural controls.*
- 7.0.11 In addition to construction, the Developer shall be responsible for all maintenance and operations of MR lands and improvements located there within until issuance of Final Acceptance Certificates – in accordance with the terms of the applicable Development Agreement.*

*Residential Land Use and Development*

- 7.0.12 All proposals for residential development shall provide architectural guidelines that will implement design elements to consider site planning, architectural styles, design details and landscaping.*

*Commercial Land Use and Development*

- 7.0.13 All future development permit proposals for Commercial development shall address development compatibility and transitional issues with adjacent land uses in accordance with Section 14 Residential/Non-Residential Interface of the CASP.*
- 7.0.14 All proposals for commercial development shall provide architectural guidelines and site development standards that will implement design elements to consider the following: development scale; architectural finishing; site lighting; land use context; berming; landscaping; and building and parking orientation impact mitigation (that may include site works such as screening and fencing).*
- 7.0.15 Business activities that support on-site storage or generate negative impacts off-site shall not be permitted in Cell D.*
- 7.0.16 Business and commercial uses that include high traffic uses such as car washes, service stations and convenience stores shall be directed to parcels adjacent to Garden Road.*

**12.5 Policy Summary: Section 8.0 Transportation and Roadways**

- 8.0.1 *Vehicular access to all development within Cell D shall be provided from a public road linking Garden Rod (Range Road 285) and Cambridge Park Blvd. Refer to Figure 8 – Conceptual Land Use Plan.*
- 8.0.2 *All public rods within Cell D shall be developed in accordance with professional engineering practices and County Servicing Standards.*
- 8.0.3 *Intersection upgrades required because of the development of Cell D shall be considered at the subdivision approval stage and regarding the findings and recommendations of the Bunt and Associates TIA dated June 7, 2021.*
- 8.0.4 *Notwithstanding 8.0.2, any modifications proposed to public roads such as those shown in Figure 10 – Modified Road Cross-Sections, shall be considered by the County.*

**12.6 Policy Summary: Section 9.0 Servicing Infrastructure**

*Geotechnical*

- 9.0.1 *Geotechnical evaluations prepared by a qualified geotechnical professional shall be required at the subdivision approval stage in order to establish geotechnical considerations and establish design and construction requirements.*

*Sanitary Sewer and Potable Water*

- 9.0.2 *As per Policies 23.9 and 23.15 of the Conrich ASP, sanitary sewer and potable water servicing within Cell D shall be provided by connection to the County's potable water and wastewater system.*
- 9.0.3 *It will be the responsibility of the developer to provide sanitary sewer and potable water servicing plans for all lands within Cell D at the subdivision approval stage and to the satisfaction of the County.*
- 9.0.4 *Development of Cell D shall implement water conservation measures such as native species vegetation.*

*Storm Management*

- 9.0.5 *Stormwater Management within Cell D shall be in accordance with the preliminary stormwater management concepts in this Appendix and finalized at the subdivision approval stage.*

*Solid Waste Management*

- 9.0.6 *Solid waste containment and disposal within Cell D shall be the responsibility of individual landowners or collectively managed by a Landowner's and/or Homeowner's Association. Recycling opportunities shall be encouraged.*

**12.7 Policy Summary: Section 11.0 Implementation**

- 11.0.3 *The policy provisions of this Appendix shall be implemented through the approval by Council of land use amendments and applications for subdivision approval conforming to the CASP.*
- 11.0.4 *Where SCCS content does not align with the land use strategy provisions of the CASP and this Appendix, the SCCS should be concurrently amended with adoption of the Appendix amendment to bring it into alignment with the CASP*

### 13.0 Supporting Information

The following studies and assessments are referenced herein and were submitted to Rocky View County in support of a South Conrich Conceptual Scheme Appendix: Cell D amendment:

1. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Final. Calgary, Alberta: Author, June 2019.
2. Ecotone Environmental Ltd., Wetland Assessment and Impact Report, Cambridge Park Phase 4 Property. Calgary, Alberta: Author, September 2019.
3. Hab-Tech Environmental, 2014 Update to Biophysical Impact Assessment (BIA) Cambridge Park. Calgary, Alberta: Author, December 2014.
4. Jubilee Engineering Consultants Ltd., Stormwater Management Report. Calgary, Alberta: Author, April 2019.
5. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Cell D Update. Calgary, Alberta: Author, May 2021
6. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Cell D Update. Calgary, Alberta: Author, January 2022
7. Bunt and Associates, Cambridge Park Phase 4, Traffic Impact Assessment, Cell D Update. Calgary, Alberta: Author, April 2022
8. Jubilee Engineering Consultants Ltd., Cambridge Park Phase 4 Redesign of B-LOC to C-MIX. Calgary, Alberta: Author, January 2022
9. Jubilee Engineering Consultants Ltd., Cambridge Park Phase 4 Redesign of B-LOC to C-MIX. Calgary, Alberta: Author, April 2022