



GRAYSTONE ESTATES CONCEPTUAL SCHEME



Bylaw C-5438-2001, Adopted November 6, 2001

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Development

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

Jack and Dorothy Gray / Bauland Inc.

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Appendix 2 - Confirmation from the Rocky View Water Co-op of a Potable Water Supply

Appendix 3 – Proposed Tentative Plan of Subdivision

LIST OF SUPPORTING REPORTS
(Submitted under separate cover)

1. Preliminary Soil Percolation Testing, McIntosh Lalani Engineering Ltd., August 29, 2000.
2. Stormwater Management Study, Jubilee Engineering Consultants Ltd., March 2001.
3. Historical Resources Impact Assessment, Bison Historical Services Ltd., September 5th, 2000.
4. Assessment of Potential Impact on Neighbouring Properties Proposed Subdivision: Gray Property NE-01-26-03-W5M, Groundwater Exploration & Research Ltd., July 2000.
5. Traffic Impact Assessment (Revised), Eagle Engineering Corp., October 4, 2000.

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1.0 Introduction

The Graystone Estates Conceptual Scheme (Graystone Estates CS) was prepared at the request of the M.D. of Rocky View No. 44 and applies to the NE ¼ Sec. 01-26-03-W5M.

Preparation of the Graystone Estates CS has been guided by the Bearspaw Area Structure Plan (Bearspaw ASP), Bylaw C-4129-93, adopted by the Municipality on January 18th, 1994 and M.D. of Rocky View No. 44 Procedure No. 301 dealing with the processing of concept plans.

1.1 Conceptual Scheme Purpose

The Graystone Estates CS provides supporting land use rationale for the redesignation and subdivision of the NE ¼ Sec. 01-26-03-W5M to accommodate residential subdivision and development. It provides a comprehensive policy framework intended to guide and evaluate redesignation, subdivision and development proposals within its Planning Area.

The individual policies of the Graystone Estates CS address the land use issues identified by the Bearspaw ASP and provide specific direction to achieve the objectives of the Bearspaw ASP and the Graystone Estates CS.

2.0 Conceptual Scheme Objectives

The objectives of the Graystone Estates CS are:

- ❑ To establish the appropriateness of the NE¼ Sec. 01-26-03-W5M for the land uses proposed by the Graystone Estates Conceptual Scheme.
- ❑ To establish a conceptual scheme that addresses existing natural constraints and subdivision and development opportunities found on the NE¼ Sec. 01-26-03-W5M while protecting and enhancing future subdivision and development opportunities for the NE ¼ Sec. 01-26-03-W5M and the adjacent community.
- ❑ To facilitate sustainable subdivision of the NE ¼ Sec. 01-26-03-W5M within the context of Bearspaw ASP and other municipal statutory plans, policies and procedures.
- ❑ To accommodate the phased subdivision and development of the NE ¼ Sec. 01-26-03-W5M.

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3.0 Conceptual Scheme Planning Area

The Graystone Estates CS applies to the NE ¼ Sec. 01-26-03-W5M. The Planning Area comprises a total area of 156.97 acres (63.53 hectares) contained under a single title. A current title search is contained as Appendix I.

The Planning Area is located within Division 8 of the M.D. of Rocky View No. 44, approximately 5.0 miles east of the Town of Cochrane and 2.5 miles west of the City of Calgary. The Planning Area is adjacent and west of Bearspaw Road, and approximately 2.0 miles north of Highway #1A. Exhibit 1 - Municipal Location identifies the municipal location of the Planning Area.

Exhibit 2 - Planning Area identifies the Graystone Estates CS Planning Area.

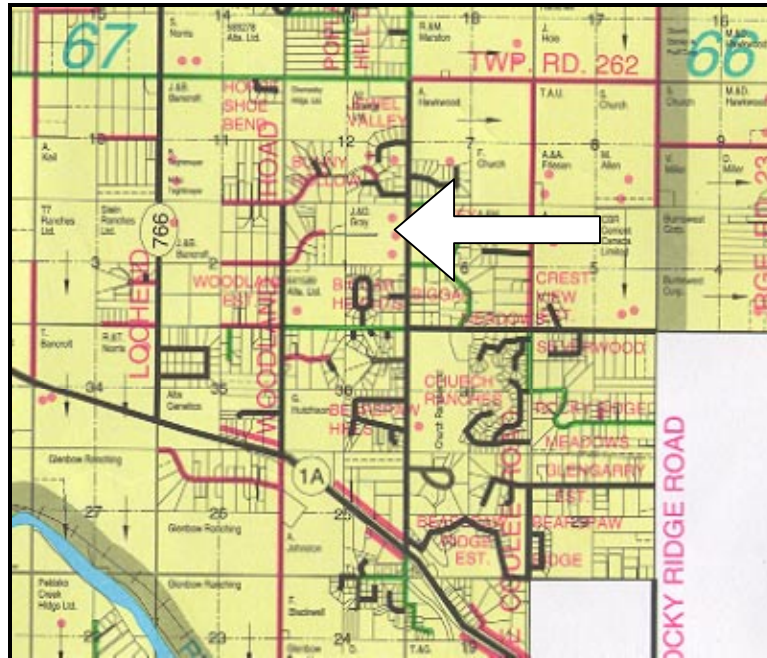


Exhibit: 1 - Municipal Location

Source: M.D. of Rocky View Municipal Map, 1998

Conceptual Scheme Policy – Planning Area

Policy 3.1 Policies contained in the Graystone Estates Conceptual Scheme shall apply to lands identified in Exhibit 2 - Planning Area.

Graystone Estates Conceptual Scheme

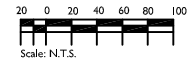
Exhibit 2 - Planning Area

N.E. 1/4 Sec. 01-26-03-W5M

Area proposed for subdivision comprises
156.97 acres (63.53 ha) and is outlined
in red.

Drawing Notes:

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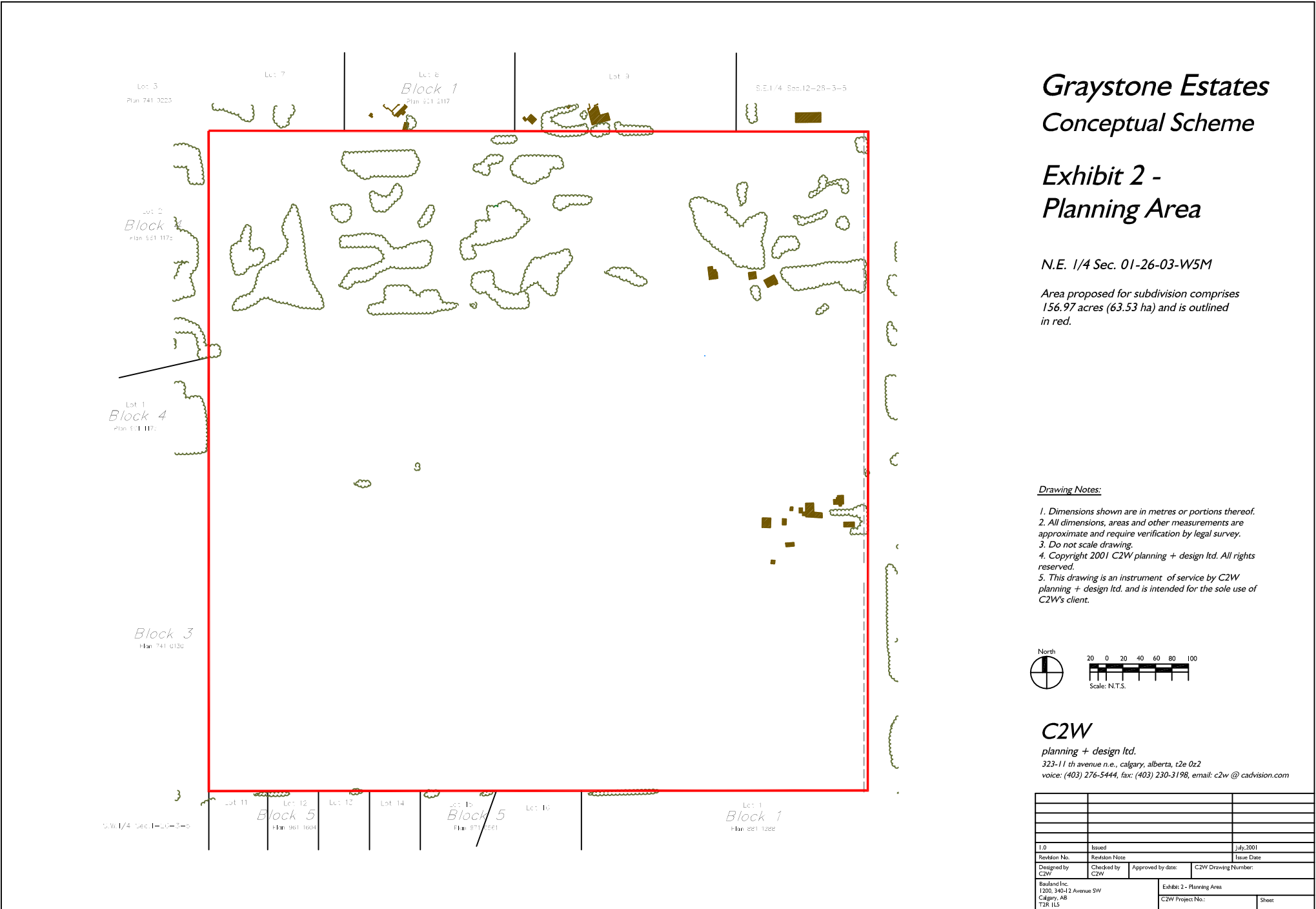


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| 1.0 | Issued | July 2001 | |
| Revision No. | Revision Note | Issue Date | |
| Designed by C2W | Checked by C2W | Approved by date: | C2W Drawing Number: |
| Bauland Inc. 1200, 340-12 Avenue SW Calgary, AB T2R 1L5 | | Exhibit 2 - Planning Area C2W Project No.: Sheet | |



GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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3.1 Community Context and Land Use

Country residential land use characterizes the community surrounding the Planning Area. Exhibit 3 - Current and Surrounding Land Use Districts illustrates the community context and land use districts within and in proximity to the Planning Area at the time of Conceptual Scheme preparation.

At the time of conceptual scheme preparation, the Planning Area was designated Ranch and Farm District (RF) under the M.D. of Rocky View No.44 Land Use Bylaw 1997. Adjacent lands were designated Residential One District (R-1) and Residential Two District (R-2).

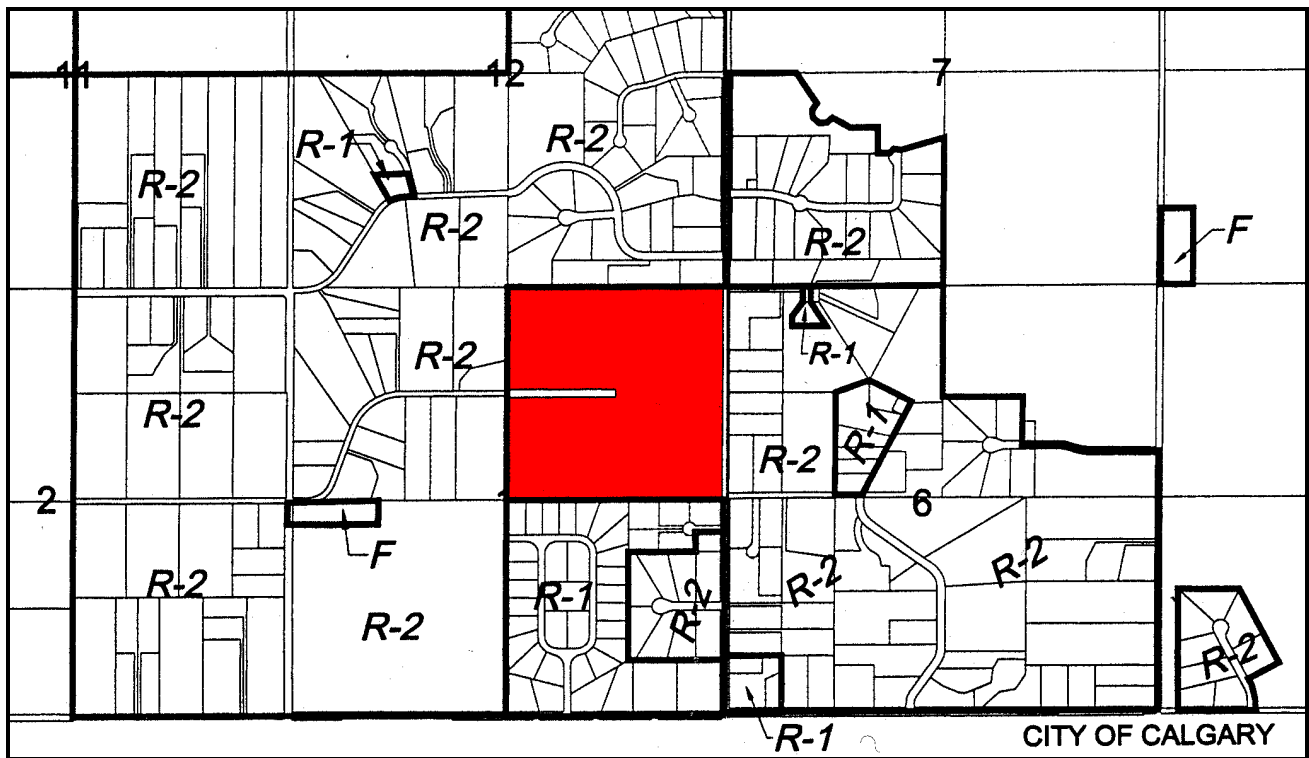


Exhibit 3 - Current and Surrounding Land Use Districts

(Graystone Estates Conceptual Scheme Planning Area is shown in red)

Source: M.D. of Rocky View Land Use Bylaw C-1725-84.

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3.2 Site Features

Exhibit 4 - Air Photo is an air photo of the Planning Area and adjacent lands showing prominent natural and built site features.

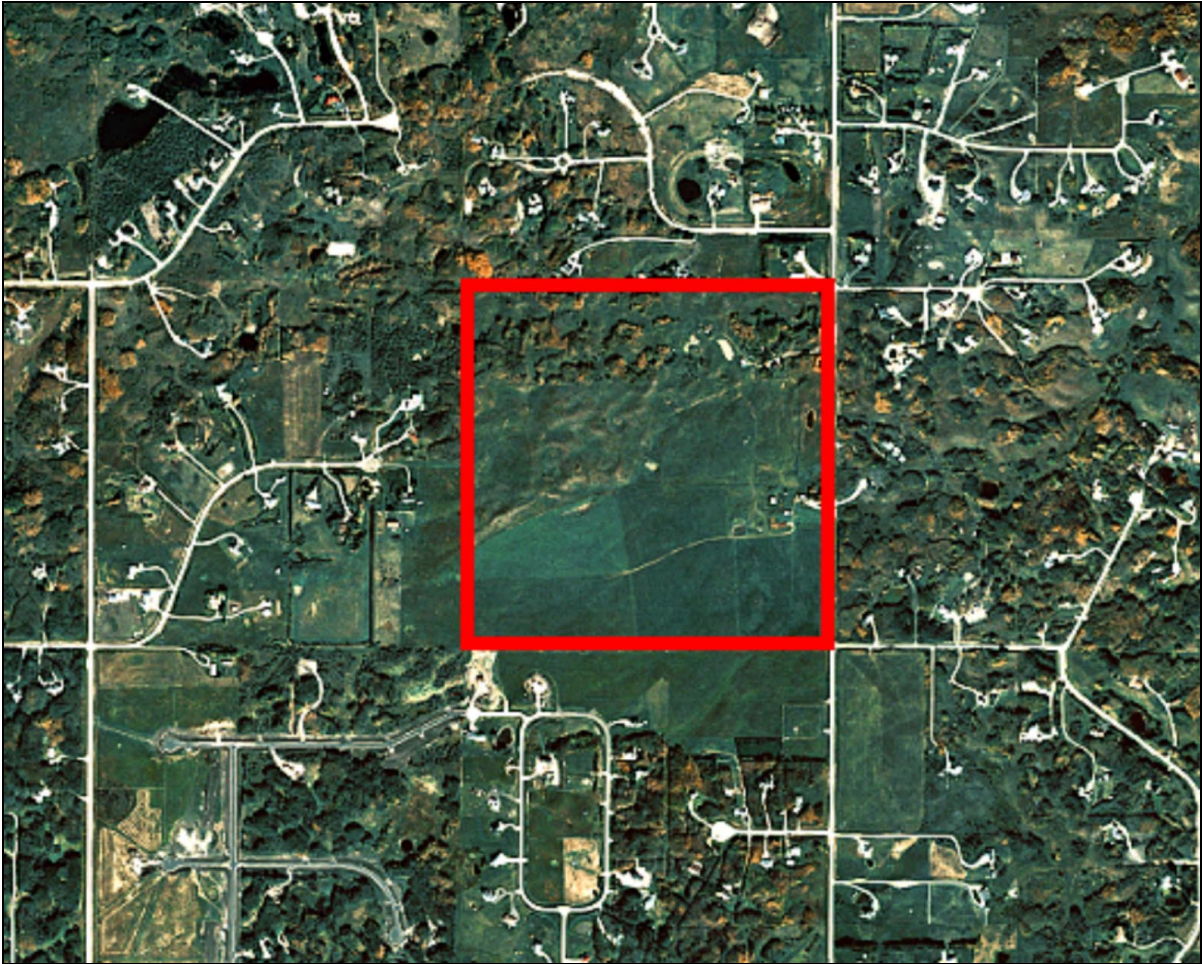


Exhibit 4 - Air Photo

Source: Orthoshop, Air photo Sept. 13 2000.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

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3.2.1 Soils

Soils found within the Planning Area are of the Dunvargan soil group (represented as the DVFS1 soil unit) and the Spy Hill soil group (represented by the SPY1 soil group).

DVFS1 soils are mapped on rough hummocky topography in which morainal and glaciolacustrine parent materials are completely mixed. A short frost-free season, scattered wet depressions and the erratic distribution of parent materials limit the use of these soils for agricultural production.

SPY soils are thin well-drained soils formed under mixed forest and grassland vegetation. Agricultural use of these soils is limited by irregular topography; steep slopes moderate permeability and stoniness.

With the limiting factor of soil and the irregular topography, the Planning Area is unsuitable for agricultural production.

Exhibit 5 - Soils identifies the Soil Mapping Units for the Planning Area.

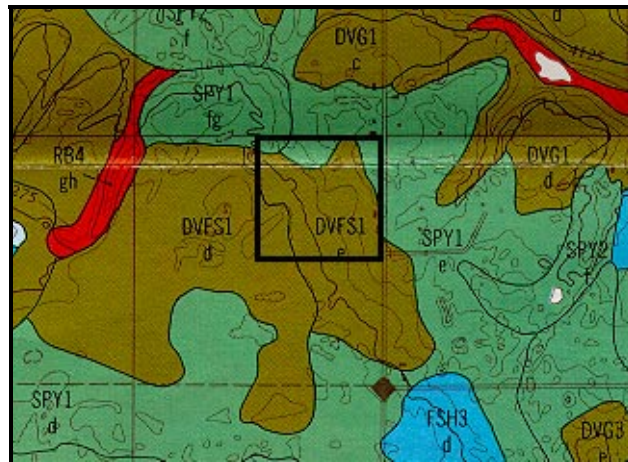


Exhibit 5 - Soils

Source: Soil Survey of the Calgary Urban Perimeter, R.A. MacMillan, Alberta Energy, 1987.

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3.2.2 Terrain

The terrain found within the Planning Area offers a range of development opportunities for country residential land use but its irregular relief limits its potential for agricultural production.

Exhibit 6 - Terrain shows the Planning Area with contours at one (1) metre and five (5) metre intervals.

Conceptual Scheme Policy – Terrain

Policy 3.2.2.1 Alterations in the existing terrain of the Planning Area should proceed in accordance with an attendant grading plan and a stormwater management plan, to the satisfaction of the M.D. of Rocky View and Alberta Environment.

3.2.3 Vegetation

The plant community found within the Planning Area is typical parkland vegetation that is dominated by native and non-native grasses and periodic aspen forest cover. The forested areas consist of aspen poplar, willow, balsam poplar and white spruce. Some vegetation can be seen on Exhibit 3 - Air Photo and is notionally illustrated on Exhibit 2 - Planning Area.

The Planning Area has been disturbed by human activity and contains no known environmentally significant animal or plant communities that require avoidance or mitigation measures prior to the development of residential land uses.

3.2.4 Existing Development

The Planning Area contains two (2) residences and a number of accessory farm buildings. The principal residence of the Registered Owner is located in the northeast portion of the Planning Area.

The buildings are notionally illustrated on Exhibit 2 – Planning Area.

Graystone Estates Conceptual Scheme

Exhibit 6 - Terrain

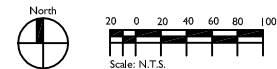
N.E. 1/4 Sec. 01-26-03-W5M

Area proposed for subdivision comprises
156.97 acres (63.53 ha).

Contour Intervals:
Major contour intervals - 5 metres
Minor contour intervals - 1 metre

Drawing Notes:

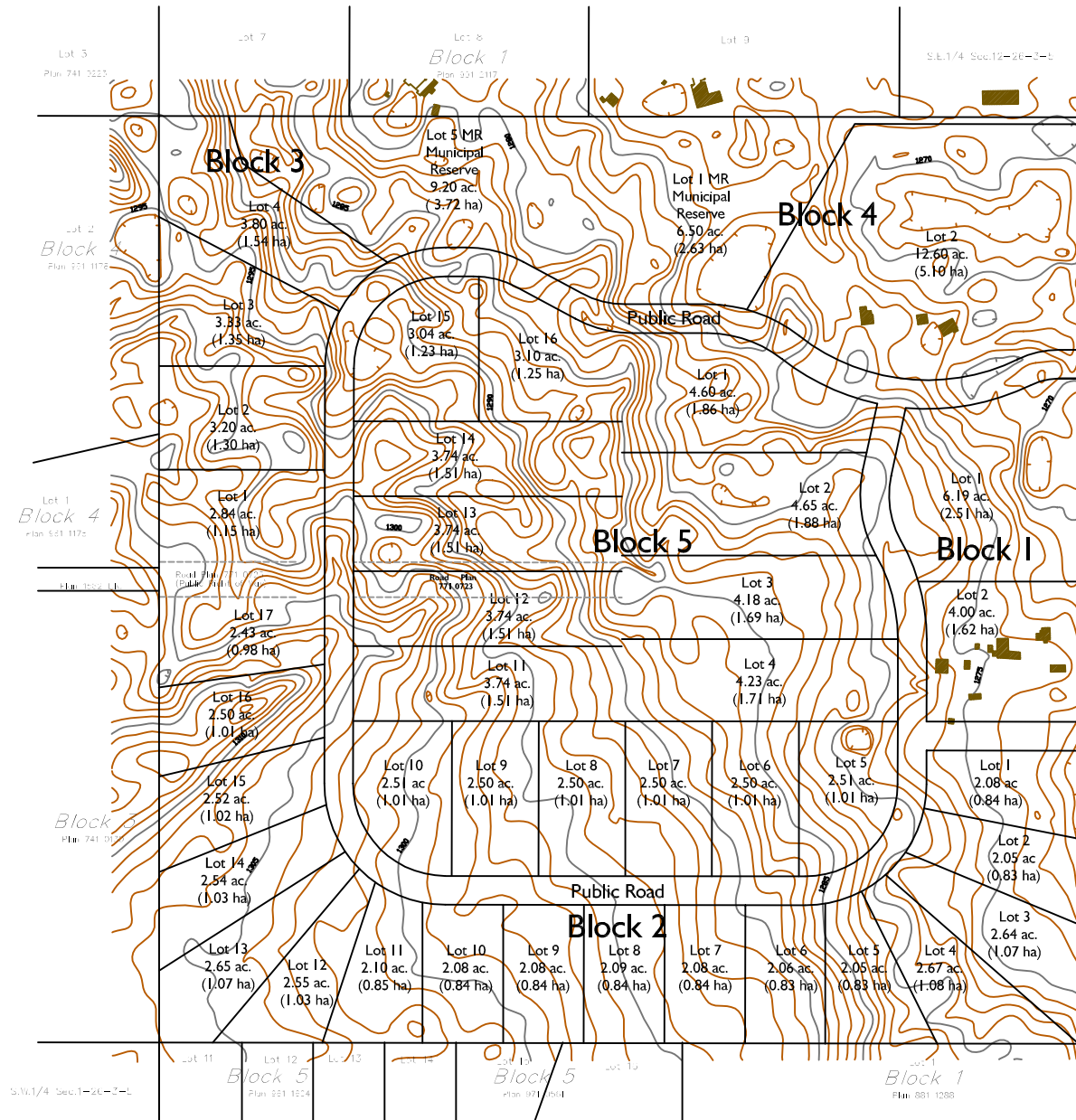
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| Designed by | Checked by | Approved by | | | | | |
| C2W | C2W | C2W | | | | | |
| Baskland Inc. | | | | | | Exhibit 6-Terrain | |
| 1200, 340-12 Avenue SW | | | | | | C2W Project No.: | |
| Calgary, AB | | | | | | Sheet | |
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GRAYSTONE ESTATES CONCEPTUAL SCHEME

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4.0 Planning Area – Future Land Use

Proposals for the redesignation of the Planning Area from its current land use designation of Ranch and Farm District (RF) to land use districts permitting country residential land use is consistent with residential land uses found on lands throughout the Bearspaw community. A discussion of the appropriateness of residential land uses within the Planning Area is contained under Section 6.1 of this conceptual scheme.

Exhibit 7 - Subdivision and Development Concept (discussed under Section 5.0) contemplates the subdivision and development of a residential community accommodating single family estate homes with no attendant agricultural land uses.

Conceptual Scheme Policy – Land Use

- Policy 4.1 Proposals for redesignation of land within the Planning Area to land use districts pursuant to the Land Use Bylaw shall be considered appropriate where such proposals will support subsequent subdivision and development which:
1. Recognizes and responds to the physical characteristics and attributes of the Planning Area;
 2. Will result in a sustainable residential community at a scale appropriate to the surrounding community;
 3. Accommodates the full potential of these lands for residential subdivision and development; and
 4. Conforms to the policies of the Graystone Estates CS, the Bearspaw ASP and other relevant policies and regulations of the M.D. of Rocky View No.44.

5.0 Planning Area – Future Subdivision

5.1 Subdivision and Development Concept

Exhibit 7 - Subdivision and Development Concept proposes a subdivision design that is in conformity with the Bears paw ASP and other relevant M.D. of Rocky View No.44 policies.

The Subdivision and Development Concept proposes a residential community (comprising 40 lots) that:

- ❑ Responds to the physical attributes of the Planning Area;
- ❑ Is sustainable;
- ❑ Offers a range of parcel sizes and development opportunities;
- ❑ Extends protection to important environmental areas within the Planning Area;
- ❑ Is compatible with existing and future development of adjacent lands; and
- ❑ Retains the established country residential character of the surrounding area.

A proposed Tentative Plan of Subdivision is contained as Appendix 3.

Land use statistics for Exhibit 7 -Subdivision and Development Concept are provided in Table: I

Conceptual Scheme Policy – Subdivision and Development Concept

Policy 5.1.1 Proposals for the subdivision of land within the Planning Area shall be generally in accordance with subdivision design of Exhibit 7 - Subdivision and Development Concept.

Policy 5.1.2 Lot layouts shown in Exhibit 7 - Subdivision and Development Concept are conceptual only and may not reflect the a final subdivision design, number or sizes of lots that may be proposed in future tentative plans of subdivision. The final size, configuration and design of individual parcels proposed through subdivision shall be determined at the tentative subdivision plan approval stage and conform to the provisions of the Bears paw ASP.

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Table: 1 - Land Use Statistics (Exhibit 7 - Subdivision and Development Concept)

| Land Use | Acres | Hectares | Lots | Percent of Planning Area (%) |
|-------------------|---------------|--------------|-----------|------------------------------|
| Residential | | | | |
| Block 1 | 10.19 | 4.12 | 2 | 6.49 |
| Block 2 | 39.17 | 15.85 | 17 | 24.95 |
| Block 3 | 13.17 | 5.33 | 4 | 8.39 |
| Block 4 | 12.60 | 5.10 | 1 | 8.03 |
| Block 5 | 53.77 | 21.76 | 16 | 34.25 |
| | | | | |
| Public Road | 12.37 | 5.01 | | 7.88 |
| | | | | |
| Municipal Reserve | 15.70 | 6.35 | 2 | 10.00 |
| | | | | |
| Total | 156.97 | 63.53 | 42 | 100.00 |

Table Notes:

-
1. Land Use Statistics are for Exhibit 7 - Subdivision and Development Concept.
 2. Totals may not equal due to rounding and metric conversion.
 3. All areas should be considered more or less.

Graystone Estates Conceptual Scheme

Exhibit 7 - Subdivision and Development Concept

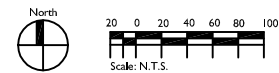
N.E. 1/4 Sec. 01-26-03-W5M

Area proposed for subdivision comprises
156.97 acres (63.53 ha).

| Land Use Statistics | | | | |
|---------------------|---------------|--------------|-----------|---------------|
| Land Use | Acres | Hectares | Lots | Percent |
| <i>Residential</i> | | | | |
| Block 1 | 10.19 | 4.12 | 2 | 6.49 |
| Block 2 | 39.17 | 15.85 | 17 | 24.95 |
| Block 3 | 13.17 | 5.33 | 4 | 8.39 |
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| Block 5 | 53.77 | 21.76 | 16 | 34.25 |
| Public Road | 12.37 | 5.01 | | 7.88 |
| Municipal Reserve | 15.70 | 6.35 | 2 | 10.00 |
| Total | 156.97 | 63.53 | 42 | 100.00 |

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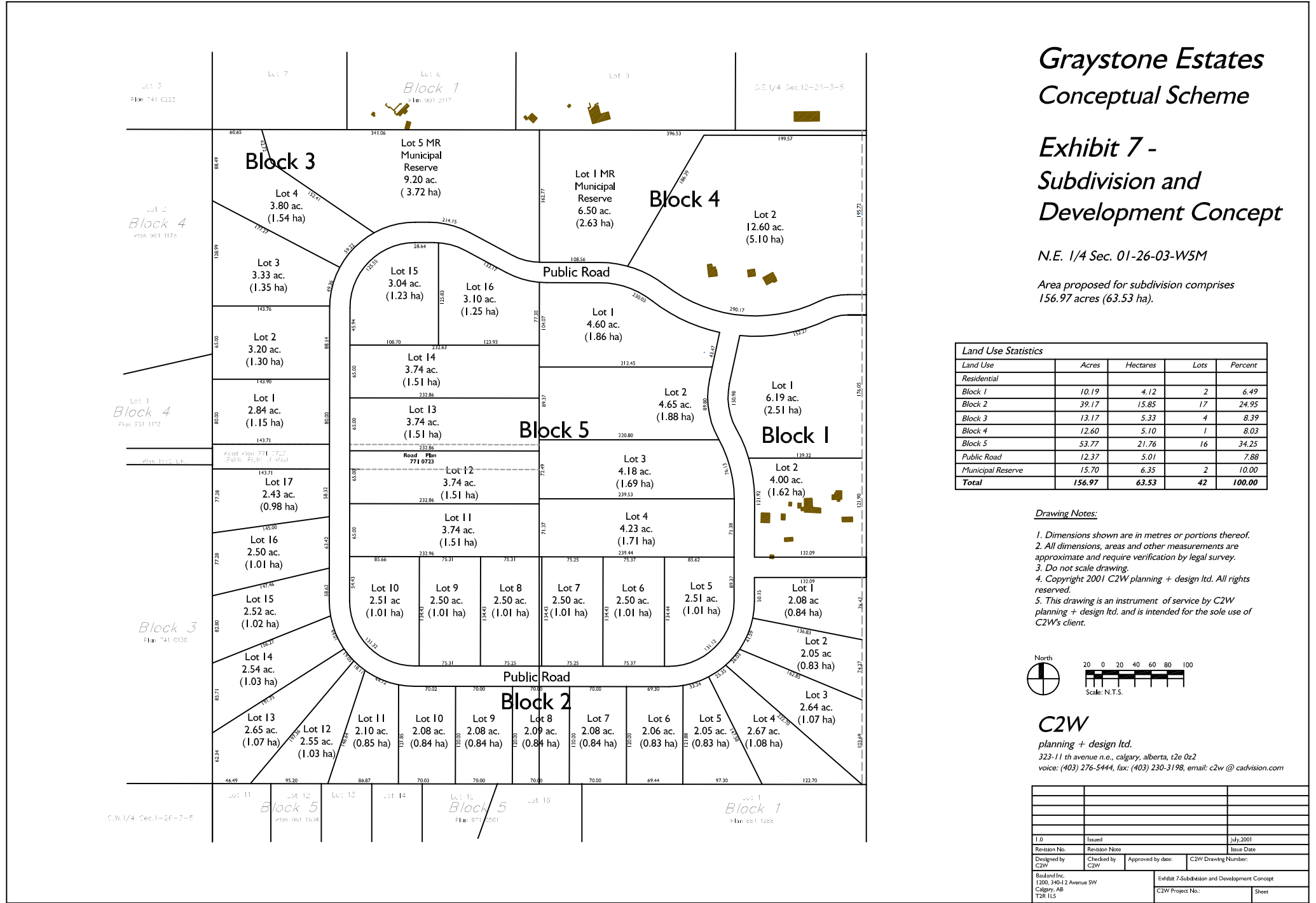
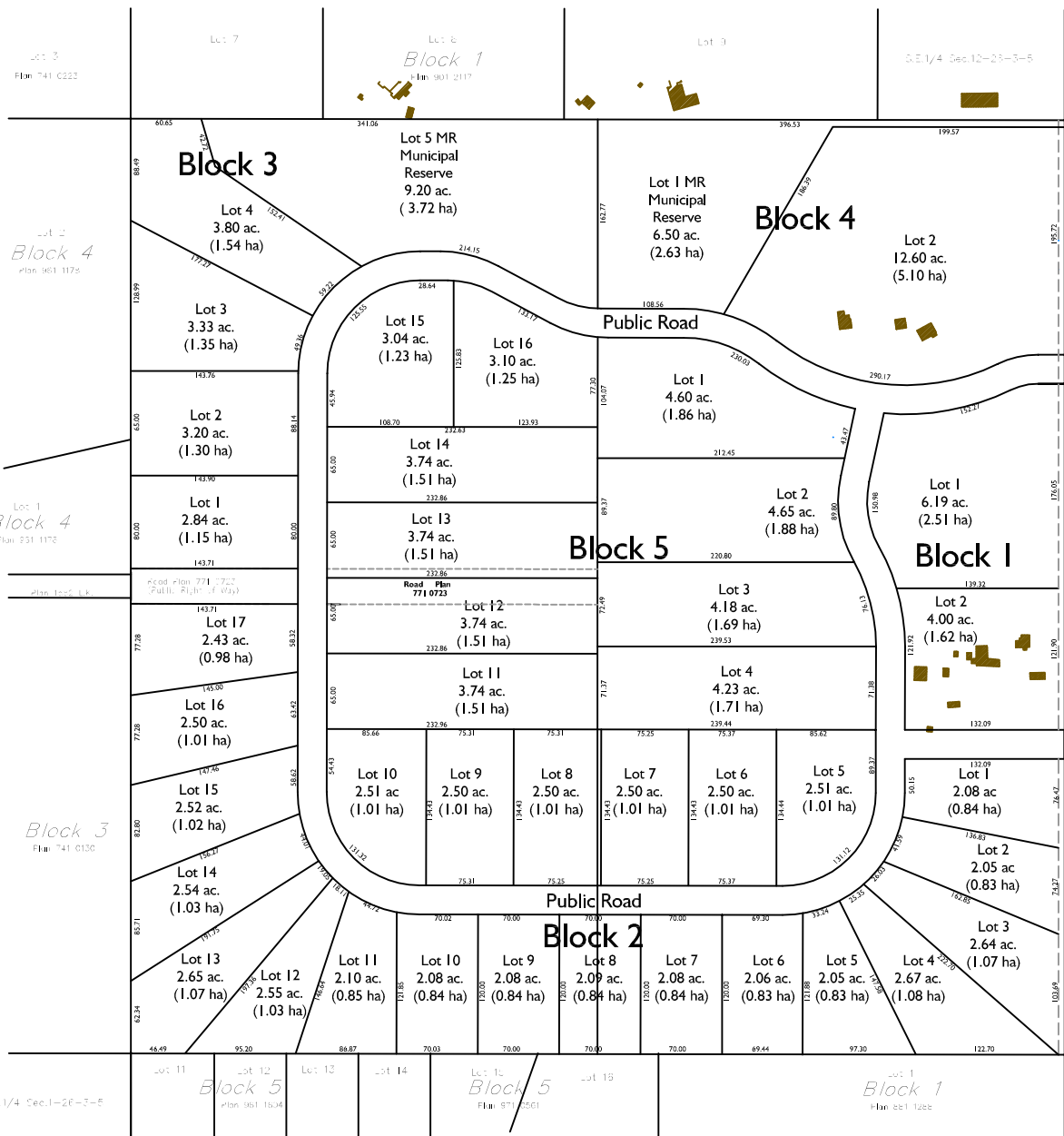


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6.0 Conformity to the Bearspaw Area Structure Plan

The Graystone Estates CS and Exhibit 7 - Subdivision and Development Concept have been prepared having consideration for the objectives of the Bearspaw ASP:

Relevant Excerpt from the Bearspaw ASP Policy (page 25):

- 6.1 To establish a future land use scenario for the Plan Area that in concert with sound land use planning principles will provide a future reference for the achievement of an efficient development pattern while balancing and protecting the character of the Bearspaw community.
 - 6.2 To guide growth and change within the Plan Area through the implementation of sound land use planning policies.
 - 6.3 To facilitate the review and evaluation of the feasibility and appropriateness of any redesignation, subdivision and/or development proposal within the Plan Area in accordance with an established framework of policies.
 - 6.4 To achieve the goals and objectives of the General Municipal Plan through the implementation of sound land use planning policies.
 - 6.5 To protect, conserve and/or enhance the unique natural features of the Plan Area by requiring proposals for redesignation, subdivision and/or development to consider these features and implement measures that will avoid or mitigate any resulting potentially negative impacts.
 - 6.6 To facilitate the provision of essential community services in accordance with the needs of current and future development within the Plan Area.
 - 6.7 To preserve the archaeological, historical and/or cultural heritage within the Plan Area.
-

GRAYSTONE ESTATES CONCEPTUAL SCHEME

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6.1 Appropriate Land Use

The land use and subdivision design as provided in Exhibit 7 - Subdivision and Development Concept is in accordance with the following Bearspaw ASP policies:

Relevant excerpt from the Bearspaw ASP Policy (page 29):

- 8.1.2 Figure 7 identifies areas within the Plan Area generally considered appropriate for country residential land uses.
-

Figure 7 - Future Land Use Scenario of the Bearspaw ASP identifies the subject lands as “**country residential**”.

Conceptual Scheme - Appropriate Land Use

- Policy 6.3.1 Development of the Planning Area for residential development is the preferred development form. Other uses may be considered appropriate where allowed as permitted and discretionary uses under the residential land use designations of the Land Use Bylaw.

6.2 Subdivision and Development Phasing

The land use and subdivision design as provided in Exhibit 7 - Subdivision and Development Concept is in conformity with the subdivision and development phasing established for the Bearspaw ASP plan area.

Relevant excerpt from the Bearspaw ASP Policy (page 30):

- 8.1.8 Country residential land uses as illustrated in Figure 7, should develop in accordance with the phasing sequence identified in Figure 8. Country residential development proposing to proceed out of phase shall be required to provide rationale for the proposal in accordance with the provisions of this Plan and as may be required by the Municipality.
-

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The Bears paw ASP (Figure 8 - Phasing) identifies the Planning Area as being within “**Development Priority Area I**”.

Appendix B of the Bears paw ASP identifies Priority Area I lands as:

- *Contains lands, either designated for uses other than agricultural and comprised of parcel sizes under 32 hectares (80 acres) or predominantly unsubdivided lands which are surrounded by subdivided / developed areas.*
- *Generally, these lands exhibit few constraints to development and may have resubdivision potential; however there may be some limited hazards to development, such as slopes and high water tables. Lands do not contain known environmentally significant natural landscapes, archaeological, historical and/or cultural features. Lands generally comprise Lower Capability Agricultural Land (CLI equivalent of Class 4,5,6 and 7).*

The subdivision and development of the Planning Area is in accordance with the development phasing of the Bears paw ASP.

Conceptual Scheme Policy – Bears paw ASP Subdivision and Development Phasing

- Policy 6.2.1 The Planning Area is considered to be appropriate for subdivision and development and no amendment to the Subdivision and Development Phasing provisions of Bears paw ASP is required prior to consideration of proposals for redesignation and subdivision of the Planning Area.

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6.3 Subdivision Design Considerations

Preparation of Exhibit 7 - Subdivision and Development Concept has been guided by the following Bears paw ASP policy considerations respecting the design of country residential subdivisions:

Relevant excerpt from the Bears paw ASP Policy (page 32):

- 8.1.19 When considering applications for subdivision approval, the Municipality should evaluate tentative plans of subdivision in terms of the following considerations:
- a) the natural condition of the lands proposed for subdivision and the manner in which these conditions (ie. topography, environmentally sensitive areas, etc.) have been integrated into the design of the tentative plan of subdivision;
 - b) the serviceability of the proposed parcels by private and public utilities;
 - c) the suitability of each of the proposed parcels to accommodate a building site of sufficient area to permit the development of a residential building and ancillary structures;
 - d) the context of the lands proposed for subdivision and the compatibility of the proposed design with adjacent lands including, but not limited to, site conditions, parcel sizes, visual impact, etc.;
 - e) the intensification potential of the tentative plan of subdivision and the flexibility of the proposed design to accommodate future subdivision;
 - f) the conformity of the tentative plan of subdivision with any Concept Plan prepared and/or adopted pursuant to the provisions of this Plan;
 - g) the design of the proposed road system having regard for Municipal Engineering Standards and integration with the Municipal and Provincial road hierarchy;
 - h) conformity to this Plan, which may necessitate an amendment to the Plan;
 - i) any other matter deemed appropriate by the Municipality.

The individual Bears paw ASP policy considerations and the corresponding design solutions presented in Exhibit 7 - Subdivision and Development Concept are discussed in the following sections.

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6.3.1 Bears paw ASP Consideration a) - Natural Conditions

Exhibit 7 - Subdivision and Development Concept provides a design concept comprising a variety of lot sizes and building options. Additional discussion of the suitability of the proposed lots to accommodate a building site is discussed under Bears paw ASP Consideration c).

6.3.2 Bears paw ASP Consideration b) - Serviceability

Serviceability relates to the ability of the existing and proposed service infrastructure to sustain and manage subdivision and development of the Planning Area in accordance with Exhibit 7 - Subdivision and Development Concept. The issues of serviceability relate to:

- ❑ the provision of Potable Water;
- ❑ the proposed method of Sewage Management;
- ❑ the provision of Shallow Utilities;
- ❑ the proposed method of Stormwater Management;

Potable Water

Potable water will be distributed to development within the Planning Area by connection to the Rocky View Water Co-op (a confirmation by the Rocky View Water Co-op to provide potable water to the Planning Area is attached as Appendix 2).

An assessment of the potential impact of future service systems supporting subdivision and development of the Planning Area on neighbouring properties was prepared.¹ Respecting the provision of potable water to the Planning Area, the assessment concluded:

“The country residential subdivision will be supplied water from a water line and therefore the impact on any existing wells still in operation in the neighbourhood is negligible.”

This is in accordance with the following Bears paw ASP policy:

Relevant excerpt from the Bears paw Area Structure Plan Policy (page 56):

- 8.9.1 The provision of water to subdivisions within the Plan Area shall be in accordance with policy established by Council and the guidelines established by Alberta Environmental Protection.

¹ Assessment of Potential Impact on Neighbouring Properties Proposed Subdivision: Gray Property NE-01-26-03-W5M, Groundwater Exploration & Research Ltd., July 2000.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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Conceptual Scheme Policy – Potable Water

Policy 6.3.1.1 The water supply and distribution system required to service subdivision within the Graystone Estates Conceptual Scheme Planning Area shall be via a piped water system constructed, licensed and permitted by Alberta Environmental Protection.

Sewage Management

Sewage management for development within the Planning Area will be facilitated through the use of private sewage disposal systems (comprising individual septic tanks and fields) located within each of the proposed lots in accordance with M.D. of Rocky View guidelines and the Alberta Private Sewage Systems Standard of Practice 1999.

Preliminary soil percolation testing within the Planning Area was completed in order to determine the suitability of the in situ soils to be used for future septic fields. Ten (10) percolation testholes and near surface groundwater wells were installed throughout the Planning Area. All monitoring wells were recorded to be dry and percolation rates ranged from 3.4 to 22.8 min/cm throughout the ten (10) testholes.

The preliminary soil percolation testing supported the use of sewage management by private sewage disposal systems comprising individual septic tanks and fields located within each of the proposed lots (See Preliminary Soil Percolation Testing, McIntosh Lalani Engineering Ltd., August 29, 2000 available under separate cover).

As noted above, an assessment of the potential impact of future service systems supporting subdivision and development of the Planning Area on neighbouring properties was prepared.² Respecting sewage management, this assessment concluded:

“Current guidelines dictate the separation distance between a water well and any septic field and septic tank. The location of the Moffat well significantly exceed any setback requirements with respect to any development on the Gray property.”

“There is sufficient thickness of overburden deposits to accommodate the disposal of sewage effluent via septic field design. Percolation tests for the suitability of subsoils has already been undertaken as part of the requirements of the development permit.”

This is in accordance with the following Bearspaw ASP policy:

² Assessment of Potential Impact on Neighbouring Properties Proposed Subdivision: Gray Property NE-01-26-03-W5M, Groundwater Exploration & Research Ltd., July 2000.

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Relevant excerpt from the Bearspaw ASP Policy (page 56):

- 8.9.2 Sewage disposal and/or treatment shall be handled on a site-specific basis in accordance with guidelines established by Alberta Labour and Alberta Environmental Protection.
-

Conceptual Scheme Policy – Sewage Management

Policy 6.3.1.2 Sewage treatment shall be by individual septic tanks and fields in accordance with M.D. of Rocky View Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended.

Policy 6.3.1.3 Percolation and near-surface water-table testing shall be required by the Municipality to verify the suitability of the soil to accommodate residential development. The Municipality may require this testing as a condition of subdivision approval, and it may also be required prior to approval of the final plan of subdivision.

Shallow Utilities

The Planning Area will be serviced by shallow utilities by the appropriate utility company providing service to the area. This is in accordance with the following ASP policy:

Excerpt from the Bearspaw ASP Policy (page 56):

- 8.9.3 Shallow utilities (telephone, natural gas, etc.) shall be provided by the appropriate public or private utility companies in the Plan Area.
-

Conceptual Scheme Policy – Shallow Utilities

Policy 6.3.1.4 Shallow utilities will be provided by the appropriate utility company providing service to the Planning Area at the sole expense of the developer.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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Stormwater Management

Exhibit 7 - Subdivision and Development Concept has been designed to compliment the natural drainage patterns found within the Planning Area (see Stormwater Management Study, Jubilee Engineering Consultants Ltd., March 2001 available under separate cover). Areas required for the management of stormwater will be accommodated within individual lots under separate easements. Municipal Reserve parcels may also contain areas, which retain stormwater from the Planning Area. The management of stormwater within the Planning Area will be in accordance with the M.D. of Rocky View's Servicing Standards Residential Subdivisions and Road Construction, which mandates the implementation of “best management practices” of post-development stormwater.

As noted above, an assessment of the potential impact of future service systems supporting subdivision and development of the Planning Area on neighbouring properties was prepared.³ Respecting stormwater management, this assessment concluded:

“The presence of cow parsnip in the “kettle” feature near the Lazaruk residence suggests the presence of a shallow groundwater flow system. Seepage is therefore likely to occur notwithstanding the proposed country residential subdivision or mitigative measures put in place to control surface runoff.”

“An effort should be made to re-direct surface run-off, through berming and the placement of catchment ponds. This has been addressed in the stormwater management plan. In addition, existing stands of trees should be maintained to encourage moisture uptake and reduce shallow groundwater flows.”

Conceptual Scheme Policy – Stormwater Management

Policy 6.3.1.5 Stormwater management within the Planning Area shall be designed and constructed to municipal standards in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended and to the satisfaction of the M.D. of Rocky View and Alberta Environment.

Policy 6.3.1.6 Where stormwater retention ponds and other stormwater management works are required within the Planning Area, the lots containing these works will be subject to a encumbrance which binds a Homeowner's Association (created at the time of subdivision approval) to the long-term responsibility for the preservation and maintenance of these works. Municipal Reserve parcels may also contain areas, which retain stormwater from the Planning Area.

³ Assessment of Potential Impact on Neighbouring Properties Proposed Subdivision: Gray Property NE-01-26-03-W5M, Groundwater Exploration & Research Ltd., July 2000.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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6.3.3 Bears paw ASP Consideration c) - Suitability to Accommodate a Building Site

Alberta Environmental Protection suggests that unserviced residential subdivisions should have a “Suitable Residential Development Area” of at least 1 acre (0.40 ha).

A “Suitable Residential Development Area” is defined as:

Suitable Residential Development Area - is an area within a proposed or existing lot:

- that has sufficient well-drained land with slopes not exceeding a grade of 15% for the development of an access road, buildings, a water supply system and a sewage disposal system;
- that can potentially have a water supply system that can provide an adequate, long term supply of potable water
- where there is minimal, long term risk that the sewage disposal system will malfunction and contaminate surface and/or groundwater;
- where there is minimal risk to life, property or quality of life by non operating, operating or proposed land uses within the Proposed Subdivision Area or its vicinity;
- where there is minimal risk to life and property by natural environmental hazards such as flooding, erosion and slope instability; and
- that does not contain an Environmentally Significant Area.

Source: Environmental Screening Manual, Alberta Environmental Protection, November 27, 1995.

All proposed parcels contain a “Suitable Residential Development Area” as suggested by Alberta Environmental Protection.

Exhibit 8 – One Acre Building Envelope by Lot identifies the suitable building envelope within each of the proposed lots shown on Exhibit 7 - Subdivision and Development Concept.

Conceptual Scheme Policy – One Acre Building Envelopes

Policy 6.3.3.1 As proposals for subdivision within the Planning Area shall provide a “Suitable Residential Development Area” within each proposed lot as suggested by Alberta Environmental Protection and in accordance with the Servicing Standards for Residential Subdivisions and Road Construction adopted by Council on June 1, 1999, as amended.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

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6.3.4 Bears paw ASP Consideration d) - Context

Land Use

The development of the Planning Area as proposed, is expected to be compatible and have minimal impact on adjacent land uses.

Parcel Size and Density

Lots provided in the Planning Area offer a wide range of lot sizes ranging from 2.05 acres (0.83 ha) to 12.60 acres (5.10 ha).

The lot size distribution for the 40 residential lots proposed in Exhibit 7 - Subdivision and Development Concept is provided in Table 2 – Residential Lot Size Distribution.

Table 2 – Residential Lot Size Distribution

| Range of Lot Sizes (acres) | Number of Lots | Percentage of Total (%) |
|----------------------------|----------------|-------------------------|
| 2.00 - 2.99 | 24 | 60 |
| 3.00 – 3.99 | 9 | 22.5 |
| 4.00 or greater | 7 | 17.5 |
| Total | 40 | 100.00 |

Table Notes:

1. Residential lot size distribution is for Exhibit 7 - Subdivision and Development Concept.
2. Totals may not equal due to rounding.

With the total area of the Planning Area being 156.97 acres (63.53 ha), the overall development density proposed by Exhibit 7 - Subdivision and Development Concept is 0.25 dwelling units per gross acre or 3.90 gross acres per dwelling unit.

The overall density proposed by Exhibit 7 - Subdivision and Development Concept is compatible with the average gross development densities that can be achieved from full development of a quarter section under a uniform 4-acre subdivision scenario (0.25 dwelling units per gross acre or 4.00 gross acres per dwelling unit).

Exhibit 7 - Subdivision and Development Concept is comprehensive in that it offers an efficient subdivision design while maintaining an overall gross development density for the Planning Area that is compatible with the surrounding residential community

GRAYSTONE ESTATES CONCEPTUAL SCHEME

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Exhibit 7 - Subdivision and Development Concept offers a range of lot sizes, which are distributed throughout the proposed subdivision in response to a range of design considerations which include terrain, appropriateness of the lot to contain a suitable building envelopes and the development on adjacent lands.

The subdivision design offered in Exhibit 7 - Subdivision and Development Concept creates a transition from the smaller sized lots located within the southerly portion of the Planning Area to larger lots to the north and adjacent neighbouring lands. All roads are internal to the Planning Area and located away from adjacent lands.

The proposed subdivision design results in lots which:

- ❑ are designed to offer a range of development opportunities while respecting the privacy and uses on adjacent lands;
- ❑ accommodate residential development with varying separation distances between neighbouring residences;
- ❑ integrates and respects the natural systems present on the Planning Area; and
- ❑ preserves the views and vistas internal and external to the Planning Area.

Proposals for redesignation and subdivision, which comply with the policy provisions of the Bears paw ASP and reflect the design considerations of Exhibit 7 – Subdivision and Development Concept will result in a community that will integrate well with the established country residential settlement pattern evolving in the Bears paw area and respect the intent of Bears paw ASP Policy 8.1.20.

Conceptual Scheme Policy – Lot Size and Density

Policy 6.3.4.1 In accordance with Exhibit 7 - Subdivision and Development Concept and Table I - Land Use Statistics, lot sizes should vary throughout the Planning Area.

Policy 6.3.4.2 In accordance with Exhibit 7 - Subdivision and Development Concept and Table I - Land Use Statistics, an overall density of one (1) residence per 3.90 gross acre or 0.25 residences per gross acre should be maintained within the Planning Area.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

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Concept Plans

Concept Plans (now referred to as Conceptual Schemes by the M.D. of Rocky View No.44) are generally required prior to the redesignation of lands for country residential land use and provide the opportunity to evaluate the general suitability of the lands under consideration to sustain residential land uses.

Relevant Excerpt from the Bearspaw ASP Policy (page 33):

- 8.1.20 Within the country residential areas identified in Figure 7, the minimum parcel size should not be less than four (4) acres.
 - 8.1.21 Notwithstanding Policy 8.1.20 and Figure 3, the Municipality may consider redesignation proposals and/or application for subdivision contemplating parcel sizes of less than four (4) acres in size, provided these proposals are supported by a Concept Plan that is prepared and adopted pursuant to the provisions of this Plan.
-

Conceptual Scheme Policy – Concept Plans

Reference Conceptual Scheme Policy 6.3.6.1.

6.3.5 Bearspaw ASP Consideration e) - Potential for Future Subdivision

The policies of the Graystone Estates CS do not contemplate further subdivision of the Planning Area beyond that shown on Exhibit 7 - Subdivision and Development Concept.

Conceptual Scheme Policy – Potential for Future Subdivision

Policy 6.3.5.1 The potential for future subdivision is limited by the densities and policy provisions of the Graystone Estates CS and the provisions of the M.D. of Rocky View Land Use Bylaw.

Graystone Estates Conceptual Scheme

Exhibit 8 - One Acre Building Envelopes by Lot

N.E. 1/4 Sec. 01-26-03-W5M

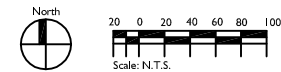
Area proposed for subdivision comprises 156.97 acres (63.53 ha).

Area identifying building envelopes within individual lots is shown in green and comprises approximately 1acre (0.405 ha) in size.

Areas appropriate for post-development management of stormwater are shown in blue.

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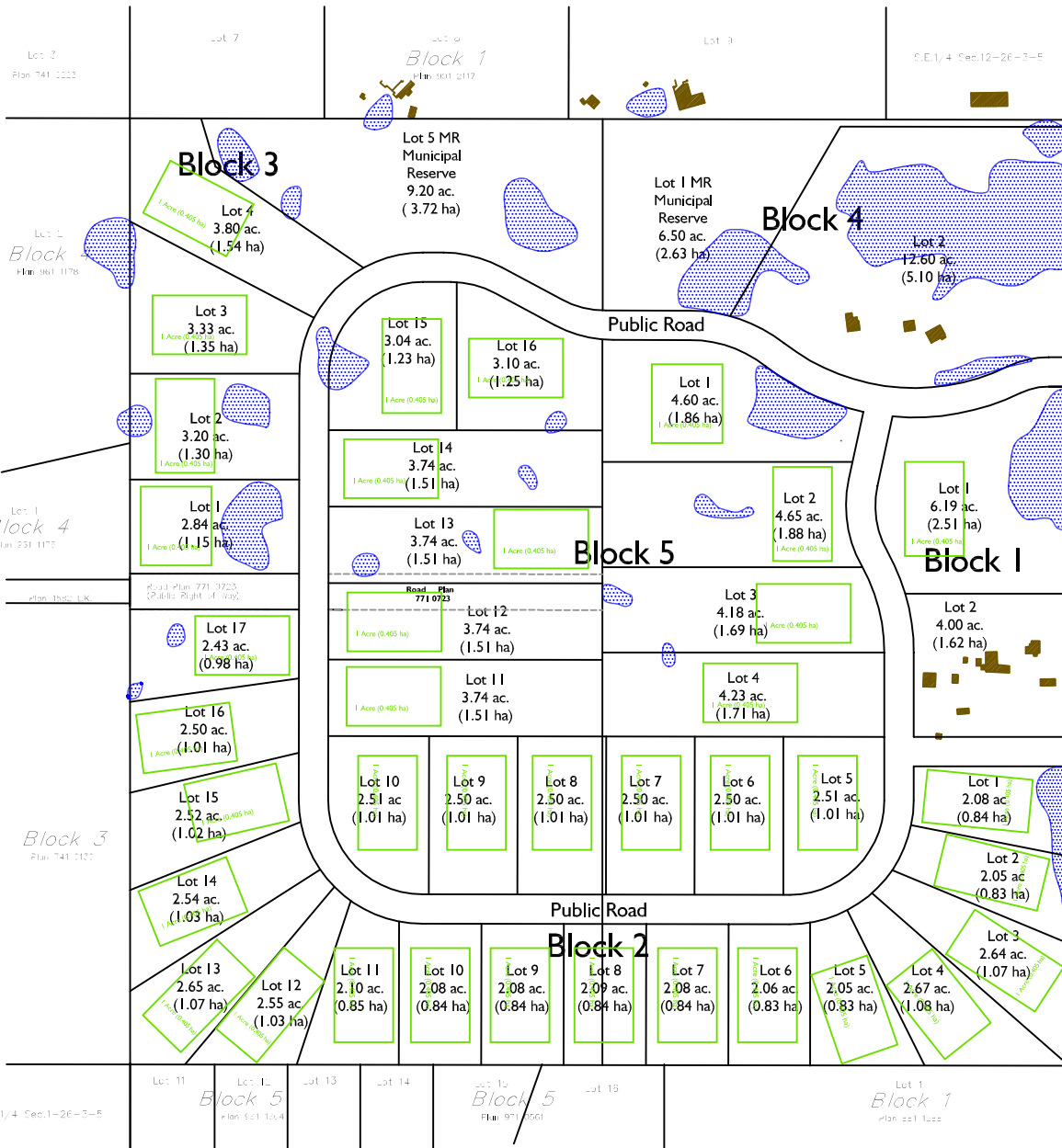


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| Revision No. | Revision Date | Revision Description | Issue Date |
|--------------------------------------------------------------|---------------|-----------------------------------------------------------|------------|
| 1.0 | Issued | | July, 2001 |
| Designed by: | | Checked by: | |
| C2W | | C2W | |
| Approved by date: | | C2W Drawing Number: | |
| | | | |
| BuildInc 1200, 340-12 Avenue SW Calgary, AB T2R 1L5 | | Exhibit 8-Building Envelopes C2W Project No.: Sheet | |



S.W.1/4 Sec.1-26-3-5

Lot 11

Block 5

Lot 13

Block 5

Lot 1

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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6.3.6 Bears paw ASP Consideration f) - Conformity to any Concept Plan

The Bears paw ASP (Figure 3 of the ASP) recommends the Planning Area for a concept plan but does not require its preparation. The Graystone Estates CS addresses this recommendation.

Conceptual Scheme Policy – Concept Plan

Policy 6.3.6.1 Pursuant to provisions of the Bears paw ASP, the Graystone Estates CS shall be considered the “Concept Plan” for the Planning Area.

6.3.7 Bears paw ASP Consideration g) - Road System Design

Internal Road System Design

The internal road system of Exhibit 7 – Subdivision and Development Concept is comprised of an internal local subdivision road and two intersections at Bears paw Road. A third road linkage between the Planning Area and Woodlands Estates (located west and adjacent to the Planning Area) and contained within a portion of Road Plan 771 0723, is proposed for development as a public road in accordance with the requirements of the M.D. of Rocky View. The Municipality may consider restricting traffic movement between the Planning Area and Woodlands Estates to emergency vehicles only. The balance of Road Plan 771 0723 located east of the Graystone Estates internal road is proposed for closure and consolidated into proposed lots.

By restricting intersection with the municipal road system to two points and the maintenance of a wide separation distance between the intersections, the subdivision design concept achieves a reduction in the possible hazard to the users of the collector road and the users of the internal subdivision road. As directed by Bears paw ASP Plan policy, direct lot access to a collector road (Bears paw Road) is restricted by the proposed subdivision design with all lots having access to the internal subdivision road.

The internal road system conforms to current M.D. of Rocky View Policy, which restricts the maximum number of lots served by a cul-de-sac to 10 lots.

All internal roads are proposed as public roads developed to M.D. of Rocky View standards.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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Projected Traffic Generation, Distribution and Impact

The Traffic Impact Assessment prepared in support of this conceptual scheme ⁴ investigated trip generation and assignment scenarios for the Planning Area and concluded:

“The traffic analysis indicates that Bearspaw Road and Burma Road will be very capable of accommodating all traffic generated by the proposed Bearspaw Estates (Graystone Estates) development. The roads will function at a very acceptable levels of service until and beyond the ten-year horizon.”

Ingress and Egress

As directed by Bearspaw ASP policy, direct individual lot access to a collector road (Bearspaw Road) is avoided by the proposed subdivision design.

Relevant excerpt from the Bearspaw ASP Policy (page 47):

- 8.5.5 Roads not identified as service roads or major/minor collector roads within the Transportation Hierarchy (Figure 5) are considered local roads which are intended to provide access and egress to local traffic only. Direct lot access to major and minor collector roads should be avoided.
-

Further, the Traffic Impact Assessment prepared in support of this conceptual scheme ⁵ concluded:

“No modifications to the existing roads or intersections will be required as a result of the proposed development.”

It is proposed that where possible, mutual approaches will be used to provide access to individual lots from the internal road system.

Conceptual Scheme Policy – Road System Design

Policy 6.3.7.1 Access to subdivision proposed within the Planning Area shall be as shown on Exhibit 7 - Subdivision and Development Concept.

⁴ Traffic Impact Assessment (Revised), Eagle Engineering Corp., October 4, 2000.

⁵ Traffic Impact Assessment (Revised), Eagle Engineering Corp., October 4, 2000.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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Policy 6.3.7.2 The development of the north and south connections from the internal subdivision road to Bearspaw Road as shown on Exhibit 7 - Subdivision and Development Concept shall be a condition of subdivision approval at such time as the first phase of subdivision is proposed for the Planning Area.

Policy 6.3.7.3 Where appropriate, proposed subdivision within the Planning Area should utilize mutual approaches for lots to gain ingress and egress to the internal road system.

Policy 6.3.7.4 A Traffic Impact Assessment shall be prepared for the Planning Area prior to its' development to determine any road improvements required as a result of the increased usage of the local road network.

6.3.8 Bearspaw ASP Consideration h) - ASP Conformity and the Necessity for Plan Amendment

The proposed subdivision is in conformity to the Bearspaw ASP and no significant amendment to the ASP is required. Notwithstanding, the Municipality may consider appending the Graystone Estates CS to the Bearspaw ASP.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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6.3.9 Bearspaw ASP Consideration i) - Other Matters

Historical Resources

A Historical Resources Impact Assessment⁶ was prepared for the west half of the Planning Area, which found seven (7) First Nations sites having low to high historical significance as First Nation Resources. The seven (7) identified sites are shown on Exhibit 9 – Significant First Nation Resources.

Table 3 – Significant First Nation Resources

| Site No. | Site Type | Significance | Recommendation |
|----------|-----------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EhPn 43 | Campsite | Moderate | Avoidance is recommended. If the site cannot be avoided, further work would be recommended. This work would begin with 20 metres excavated down four levels (40 cm). |
| EhPn 44 | Campsite | Moderate | If EhPn 44 cannot be avoided, further work is recommended. This work would involve the excavation of twelve square metres down five levels (50 cm). |
| EhPn 45 | Killsite | Highly | Avoidance is recommended. If the site cannot be avoided, further work is recommended. This work would involve the excavation of thirty-two square metres down five levels (50 cm). |
| EhPn 46 | Campsite | Moderate | Further work is recommended if the site cannot be avoided. This work would involve the excavation of twenty square metres down three levels (30 cm). |
| EhPn 47 | Campsite | Moderate | If EhPn 47 cannot be avoided, further work is recommended. This work would involve the excavation of twelve square metres down three levels (30 cm). |
| EhPn 48 | Campsite | Moderate | Avoidance is recommended. If the site cannot be avoided, further work involving the excavation of eight metres down three levels (30 cm) is recommended. |
| EhPn 49 | Scatter | Low | No further work is recommended. |

Table Notes:

I. Table is a summary of the findings of Historical Resources Impact Assessment, Bison Historical Services Ltd., September 5th, 2000 and is provided for information only.

⁶ Historical Resources Impact Assessment, Bison Historical Services Ltd., September 5th, 2000.

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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Conceptual Scheme Policy – Historical Resources

Policy 6.3.9.1 A “Historical Impact Assessment” shall be prepared for the Planning Area prior to the Municipality entering into a Development Agreement or approving a Development Permit for Stripping and Grading which identifies the location of historical resources and the program for the removal, avoidance and/or conservation of these resources. The “Historical Impact Assessment” shall be prepared by a qualified archaeologist and in accordance with Alberta Community Development requirements and guidelines.

Graystone Estates Conceptual Scheme

Exhibit 9 - Significant First Nation Resources

N.E. 1/4 Sec. 01-26-03-W5M

Area proposed for subdivision comprises
156.97 acres (63.53 ha).

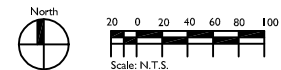
First Nation
Resource Sites



Historical Resources Impact Assessment,
Bison Historical Services Ltd.,
September 5th, 2000

Drawing Notes:

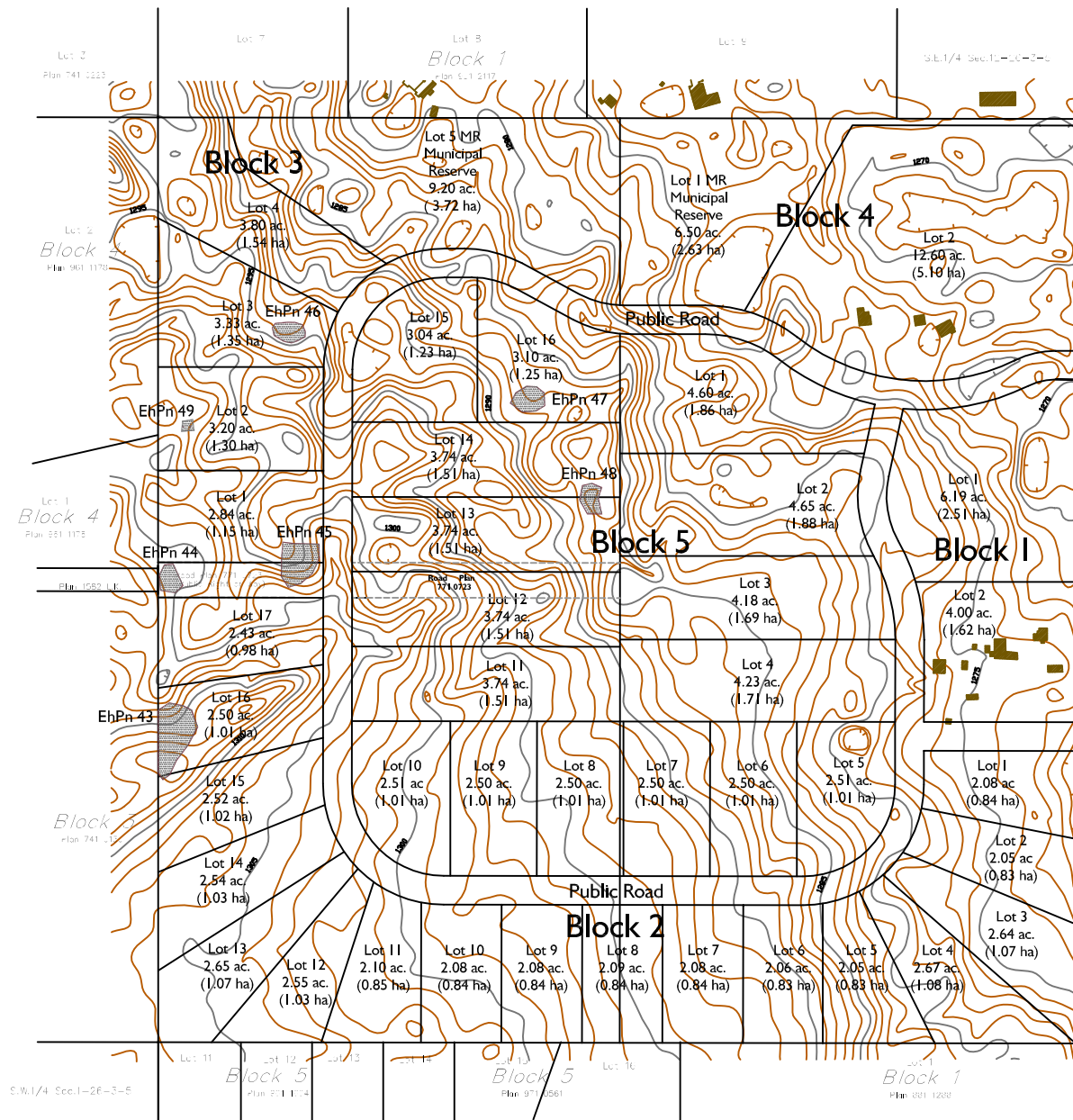
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| | | | |
| 1.0 | Issued | | July 2001 |
| Revision No. | Revision Note | | Issue Date |
| Designed by C2W | Checked by C2W | Approved by date: | C2W Drawing Number: |
| Basland Inc. 1200, 340-12 Avenue SW Calgary, AB T2R 1L5 | | Exhibit 9-Significant First Nation Resources | |
| | | C2W Project No.: | Sheet |

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

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Municipal Reserve

Municipal reserve owing (10 % of the parent parcel under consideration for subdivision) as a result of the subdivision of the Planning Area is proposed through land dedication as recommended by the Bearspaw Recreation Board.

Exhibit 10 – Municipal Reserve identifies two Municipal Reserve lots within the Planning Area. Dedication of the Municipal Reserve lots may be provided in phases as contemplated by this conceptual scheme.

This is in accordance with the following Bearspaw ASP policy:

Relevant excerpt from the Bearspaw ASP Policy (page 34):

8.1.25 Applications for subdivision approval shall be subject to the Municipal Reserve provisions of the Planning Act and this Plan.

Conceptual Scheme Policy – Municipal Reserve

Policy 6.3.9.2 Where municipal reserves are owing as a result of subdivision approvals for parcels within the Planning Area, the provision of these reserves may be satisfied by the payment of cash-in-lieu or by the dedication of land or both.

Policy 6.3.9.3 Pursuant to the provisions of the Municipal Government Act, areas of the Planning Area dedicated as municipal reserve may also contain a stormwater works necessary to maintain “best management practices” for stormwater management within the Planning Area.

Pedestrian Trail System

An informal pedestrian pathway is proposed within the Municipal Reserve lots. A panhandle linkage extending the Municipal Reserve lot to Bearspaw Road has been provided to facilitate linkage to the regional pathway system.

Conceptual Scheme Policy – Pedestrian Trail System

Policy 6.3.9.6 A Pedestrian Trail System shall be constructed as part of this development with all operating and maintenance costs being the sole responsibility of a local Homeowner’s Association.

GRAYSTONE ESTATES CONCEPTUAL SCHEME
NE 1/4 Sec.01-26-03-W5M
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Public Consultation

Consultation with adjacent property owners and other landowners within the Bearspaw community has occurred during the preparation of the Graystone Estates CS.

Graystone Estates Conceptual Scheme

Exhibit 10 - Municipal Reserve

N.E. 1/4 Sec. 01-26-03-W5M

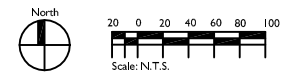
Area proposed for subdivision comprises
156.97 acres (63.53 ha).

Area proposed for Municipal Reserve
comprises 15.70 acres (6.35 ha).



Drawing Notes:

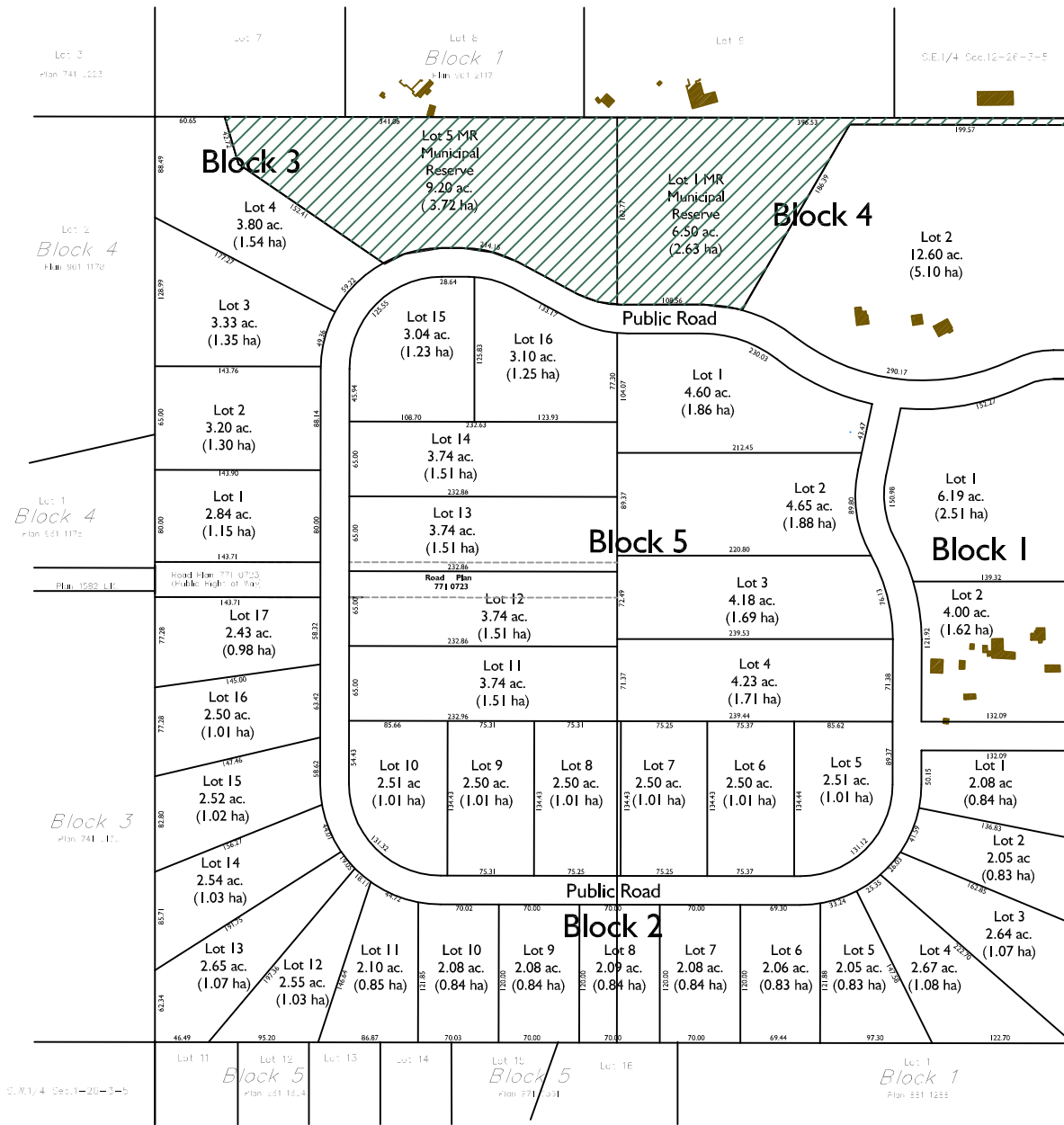
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| Revision No. | | Revision Note | | Issue Date |
|------------------------------------------------------------------|-----|---------------|-----|--------------------------------------------------------------|
| 1.0 | | Issued | | July, 2001 |
| Designed by | C2W | Checked by | C2W | Approved by date: |
| Bauland Inc. 1200, 346-12 Avenue SW Calgary, AB T2R 1L5 | | | | Exhibit: 10 - Municipal Reserve C2W Project No.: Sheet |



S.E. 1/4 Sec. 1-26-3-5

7.0 Subdivision and Development Phasing

The Graystone Estates CS proposes subdivision and development of the Planning Area in two (2) phases as illustrated on Exhibit 11 - Phasing.

Phase 1

Phase 1 subdivision and development within the Planning Area comprises 107.47 acres (43.49 ha) and will create thirty-three (33) lots and one (1) Municipal Reserve parcel.

Phase 2

Phase 2 subdivision and development within the Planning Area comprises 49.50 acres (20.04 ha) and will create seven (7) lots and one (1) Municipal Reserve parcel.

Conceptual Scheme Policy – Phasing

- Policy 7.1 Subdivision and development within the Planning Area is intended to proceed in two phases in accordance with Exhibit 11 - Phasing. Notwithstanding, subdivision and development may proceed as a single phase or in multiple phases without amendment to this Scheme provided the required infrastructure to sustain the planned subdivision and development is in place and/or available at the time of approval.
- Policy 7.2 A second access to Bearspaw Road shall be a condition of subdivision approval for Phase 1.

Gray Meadows Conceptual Scheme

Exhibit 1 I - Phasing

N.E. 1/4 Sec. 01-26-03-W5M

Area proposed for subdivision comprises
156.97 acres (63.53 ha).

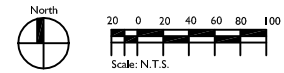
Phase 1 

Note: Phase 1 includes development of
north and south road connections to
Bears paw Road as per Conceptual
Scheme policies 6.3.7.2 and 7.2.

Phase 2 

Drawing Notes:

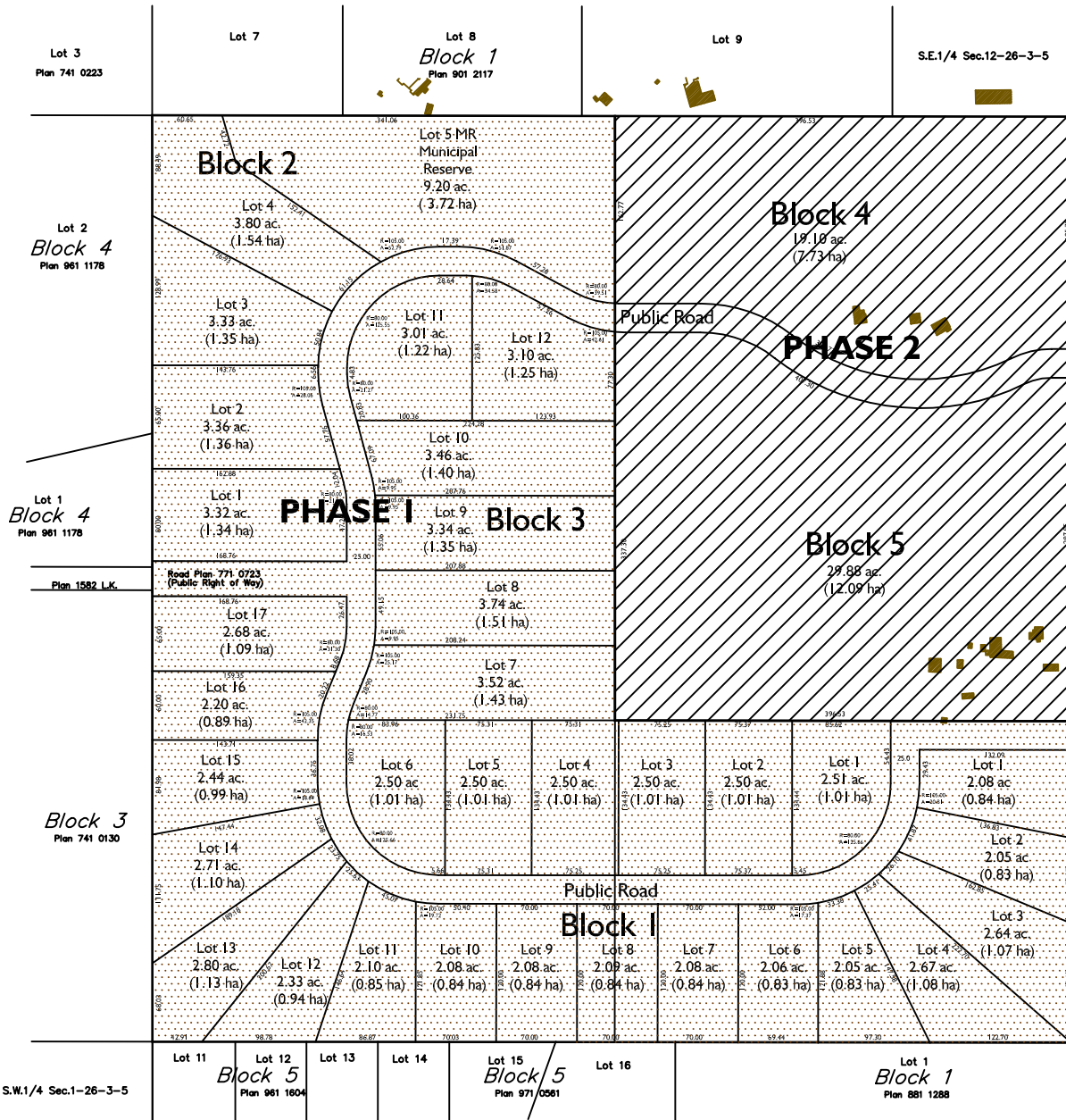
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| | | | |
|----------------------------------------------------------------|----------------------------------------|--------------------------------------------------|---------------------|
| 2.0 | Second Road Linkage for Phase 1 noted. | December, 2001 | |
| 1.0 | Issued | July, 2001 | |
| Revision No. | Revision Note | Issue Date | |
| Designed by C2W | Checked by C2W | Approved by date: | C2W Drawing Number: |
| Bould Inc. 1200, 340-12 Avenue SW Calgary, AB T2R 1L5 | | Exhibit 1 I-Phasing C2W Project No.: Sheet | |



S.W.1/4 Sec.1-26-3-5

S.E.1/4 Sec.12-26-3-5

Block 5 (Plan 961 1604)

Block 5 (Plan 971 0561)

Block 1 (Plan 881 1288)

GRAYSTONE ESTATES CONCEPTUAL SCHEME

NE 1/4 Sec.01-26-03-W5M

Jack and Dorothy Gray / Bauland Inc.

8.0 Conceptual Scheme Implementation

Exhibit 7 - Subdivision and Development Concept has been designed to be compatible with land use in the area and the provisions of the Bears paw ASP. It is anticipated that the development of the Planning Area in accordance with the provisions of the Subdivision and Development Concept will maximize the development potential of the Planning Area and create a sustainable residential community, which is complementary with the adjacent community.

Exhibit 7 - Subdivision and Development Concept responds to site conditions within the Planning Area by providing suitably sized parcels that will accommodate and sustain the development of residential land use.

Subdivision of the Planning Area is guided by the policies herein and implemented through conditions of subdivision approval by the M.D. of Rocky View No. 44.

Conceptual Scheme Policy – Implementation

Policy 8.1 The M.D. of Rocky View No. 44 shall implement the provisions of the Graystone Estates Conceptual Scheme through the subdivision approval process.