

CALTERRA ESTATES

CONCEPTUAL SCHEME



Bylaw C-5208-2000, Adopted June 6, 2000

**MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
BYLAW C-5208-2000**

A Bylaw of the Municipal District of Rocky View No. 44 to adopt the attached Schedule "A", the "Concept Plan", pursuant to Divisions 7 and 12 of Part 17 of the Municipal Government Act.

WHEREAS the Council of the Municipal District of Rocky View No. 44 wishes to adopt the Concept Plan affecting the lands herein described as:

A PORTION OF THE NE-16-26-1-W5M

and

WHEREAS a notice was published on **May 23, 2000** and **May 30, 2000** in the Rocky View Five Village Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44 advising of the Public Hearing for **June 6, 2000**; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Amendment Act, being Chapter 24 of the Revised Statutes of Alberta 1995, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

1. That the Concept Plan be adopted to provide a framework for subsequent subdivision and development in the:

A PORTION OF THE NE-16-26-1-W5M

and is attached hereto as Schedule "A".

2. That this Bylaw shall come into effect upon third and final reading hereof.

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on May 16, 2000, on a motion by Councillor Klettke.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 6, 2000 a motion by Councillor Klettke.

Third and final reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on June 6, 2000 a motion by Councillor Fullerton.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

**ROCKY VIEW COUNTY
BYLAW C-5208-2000**

OFFICE CONSOLIDATION

Bylaw	Amendment Type	Date of Approval
C-5208-2000	Original Bylaw	June 6, 2000
C-7158-2012	Amendment to allow for a minimum parcel size of \geq 0.80 hectares (\geq 1.98 acres) within a portion of the plan area. Update the document where necessary, including numbering and formatting and replacing references to "Secondary Highway 782" with "Range Road 13". Replacing Figure 2 and adding Figure 5.1	July 3, 2012
C-7158-2012	Amendment to allow for a minimum parcel size of \geq 0.80 hectares (\geq 1.98 acres) within a portion of the plan area. Update the document where necessary. Adding Figure 5.2	TBD, 2014



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INTRODUCTION

1.1 BACKGROUND

The Plan Area is comprised of the NE1/4-16-26-1-W5M and is located 2.5 miles north of Calgary and approximately 2.5 miles southwest of Airdrie, within Rocky View County as shown on Figure 1. The lands are currently designated R-2 Residential Two District under the Land Use By-Law No. C-4841-97.

The owners of a portion of the Plan Area submitted two applications for subdivision in 1998. One was to create three new 4-acre parcels from an existing 10-acre parcel including a boundary adjustment from the adjacent 80-acre parcel. This subdivision is currently being completed as a two lot, four-acre subdivision.

The second application was originally for two four acre parcels from the 80-acre parcel and on June 30, 1998, Council passed a motion requiring the preparation of a Concept Plan for the entire NE-16-26-1-W5M to support the proposed subdivision applications.

The purpose of this Concept Plan is to comply with Council's request and proceed forward with the first phase of subdivision.

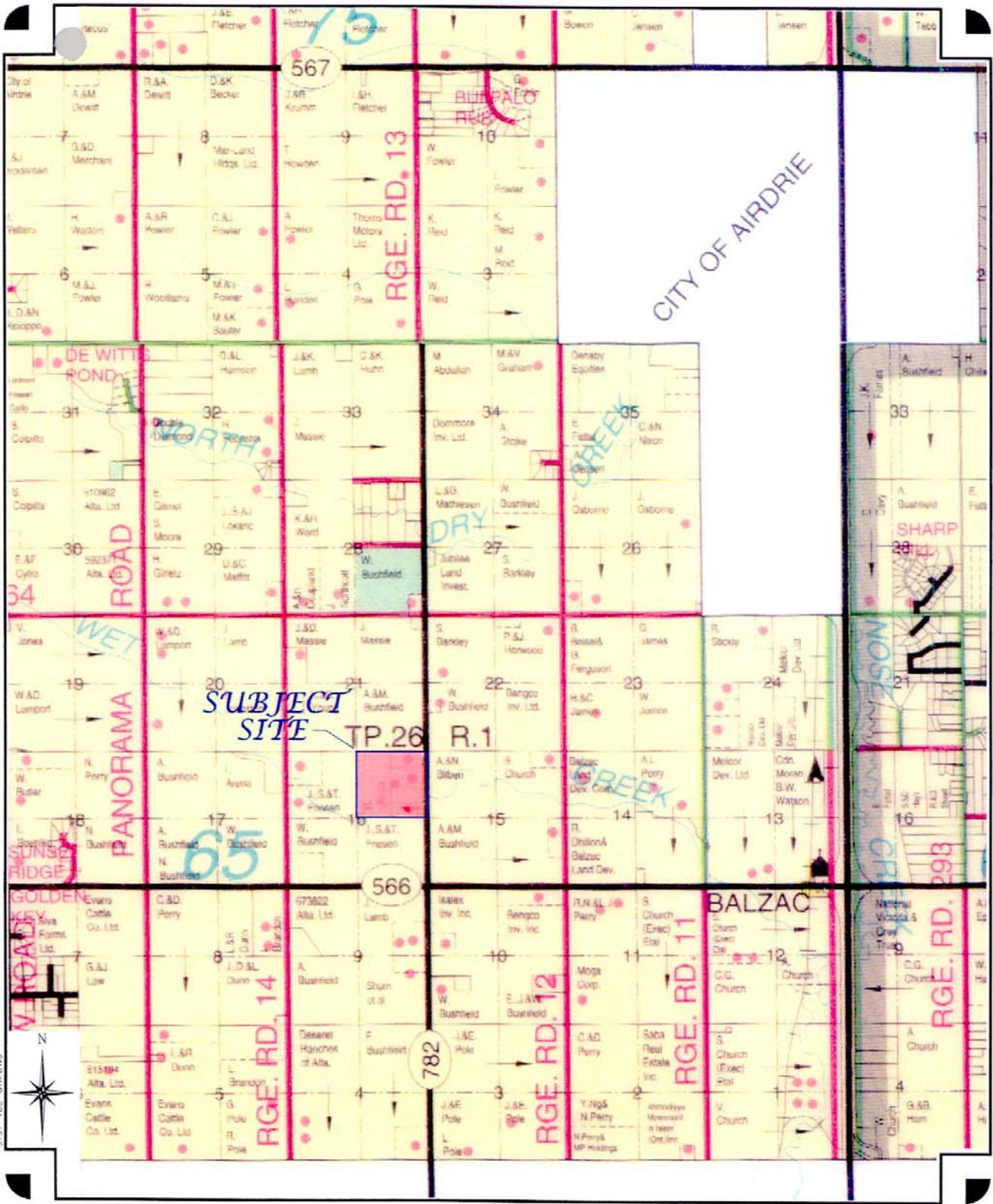
1.2 PLAN FORMAT

This proposal will provide Council with an analysis of all subdivision and development related issues pertaining to the site and its context within the surrounding community.

The Plan begins by identifying objectives in Section 2.0, proceeding to discuss the Plan Context in section 3.0, while section 4.0 will discuss the existing natural site features. Section 5.0 and 6.0 present the conceptual development scheme proposal as well as existing and future servicing proposals. Furthermore, section 7.0 will discuss traffic impact while the final two sections 8&9 of this report will discuss Public Input and Concept Plan conformity.

Policy statements within the Plan are numbered and written in *Italics*.

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3197-105-01A.DWG

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 PLANNING ARCHITECTURE
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 CONSULTANTS
 CONCEPTS INTO COMMUNITIES
 OCTOBER 1999

SITE LOCATION PLAN
 PROPOSED SUBDIVISION
 N.E. 1/4 SEC. 16 T26 R1 W5M
 N.T.S.

FIGURE 1



II. PLAN OBJECTIVES

- 2.1 To establish policies to guide future subdivision and development within the Plan Area.
- 2.2 To identify development issues within the Plan Area and establish appropriate and comprehensive solutions for addressing these issues.
- 2.3 To facilitate the development of a comprehensively planned residential project that incorporates the highest design, aesthetic and environmental standards.
- 2.4 To establish a servicing scheme that is appropriate to the Development Proposal.
- 2.5 To gather input from residents and create a development which is compatible with the adjacent land uses and is an asset to the surrounding community.



III. PLAN CONTEXT

The subject lands are identified in Figure 1 and are legally described as the NE $\frac{1}{4}$ of Section 16, Township 26, Range 1, west of the 5th meridian composed of 160 acres.

3.1 EXISTING AREA LAND USE

The context of the Plan Area with respect to the surrounding community is depicted in Figure 2.

The site is located north of Calgary and approximately 3.0 miles west of Balzac. The Plan Area is located in a portion of Rocky View County where primary land uses are agricultural with sporadic clusters of country residential subdivisions.

The subject lands are designated R-1 and R-2 (Residential One District and Residential Two District under Sections 46 and 47 of the Land Use Bylaw) for the purpose of allowing for residential uses on parcels that range from 0.80 hectares (1.98 acres) to 1.60 hectares (3.95 acres) in size.

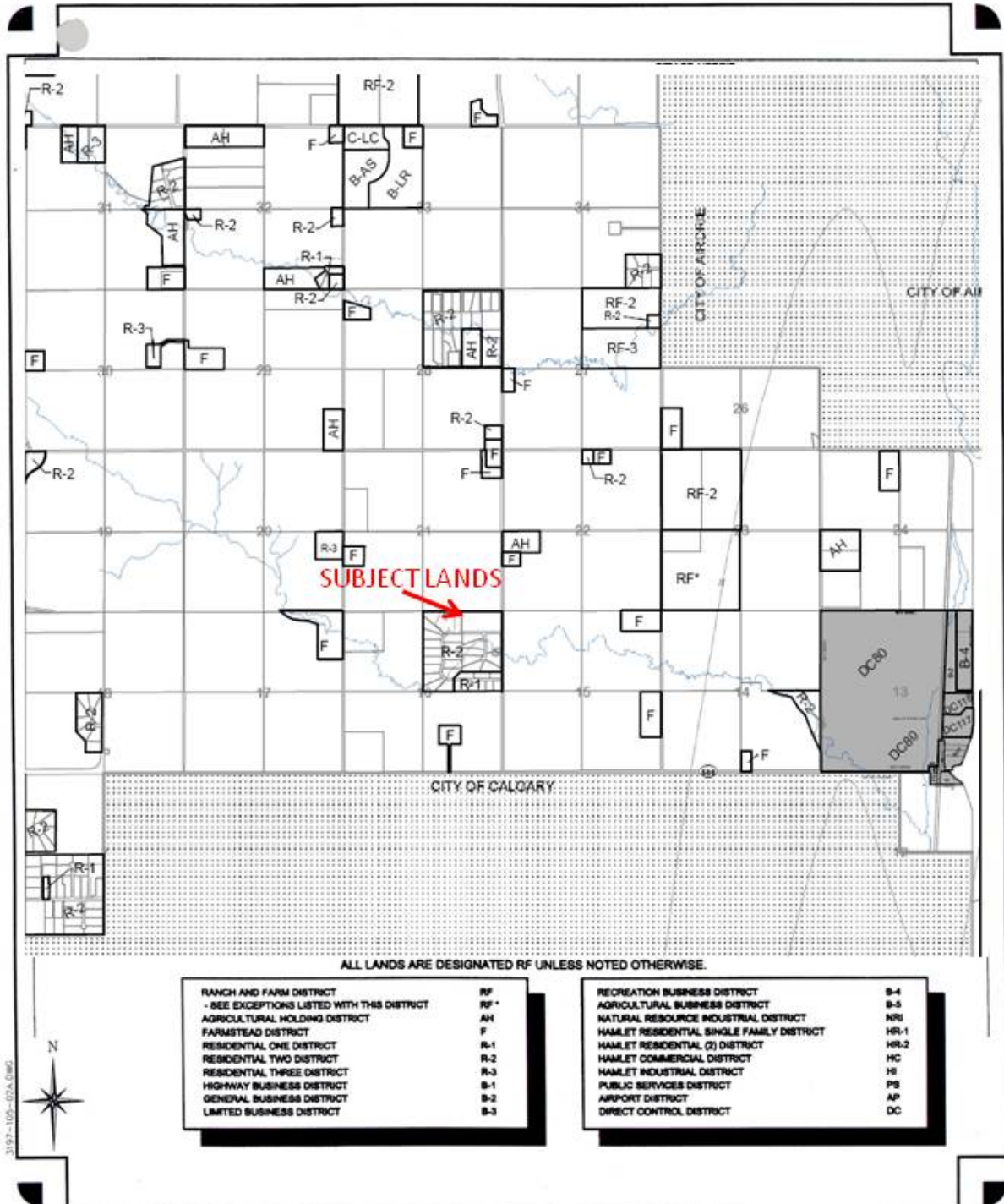
3.2 ACCESS

Figure 3 provides an overview of main regional access routes to the subject lands.

Secondary Highway 566 will provide superior access to the City of Calgary and Balzac due to the close proximity to the subject lands. Consequently, any additional traffic generated as a result of this subdivision proposal can be easily accommodated via major access routes. A detailed traffic impact analysis will be discussed in section 7.



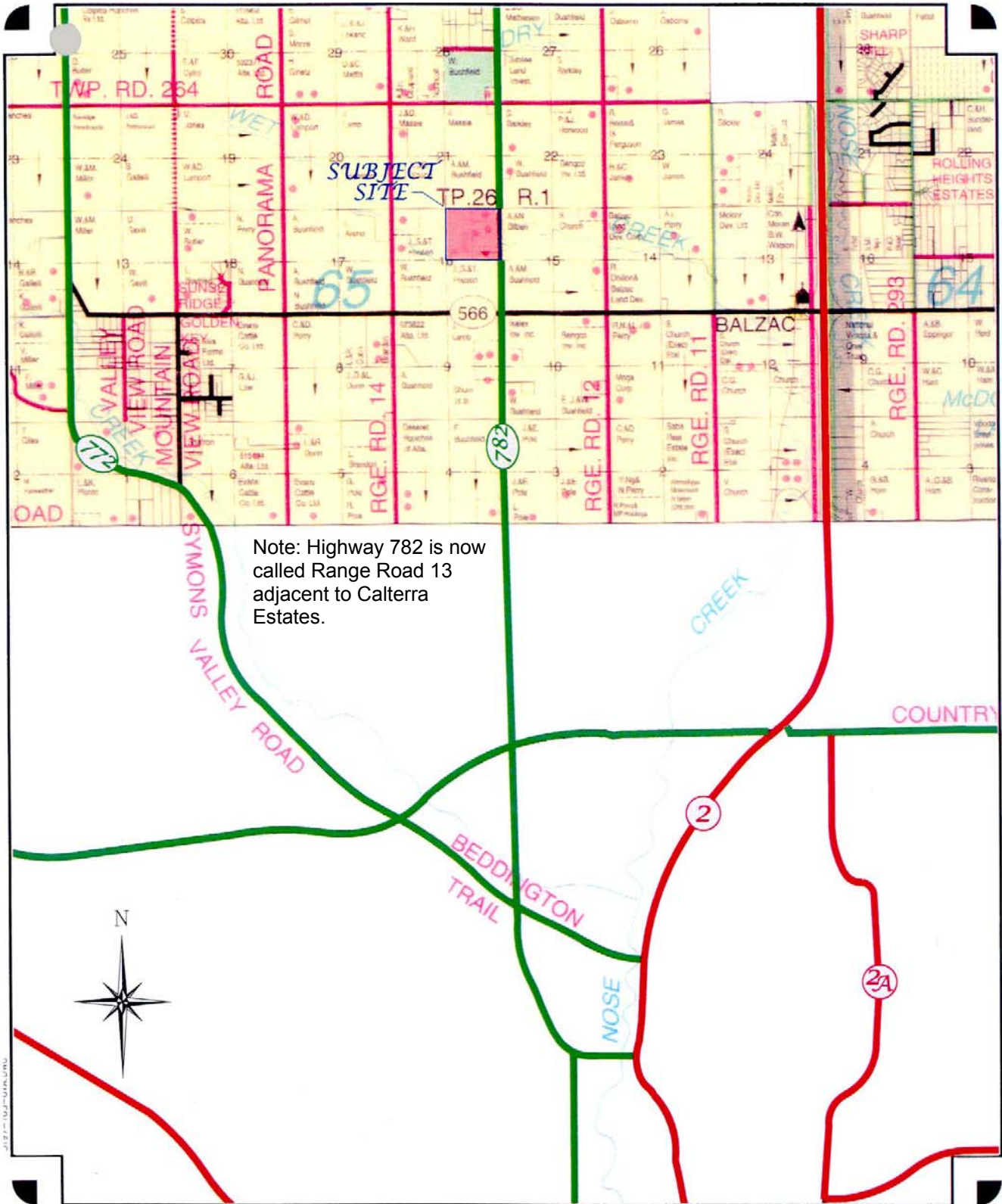
CALTERRA ESTATES



SURROUNDING LAND USE
 PROPOSED SUBDIVISION
 N.E. 1/4 SEC. 16 T26 R1 W5M
 N.T.S.

FIGURE
2

CALTERRA ESTATES



Note: Highway 782 is now called Range Road 13 adjacent to Calterra Estates.

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SITE ACCESS
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
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FIGURE
3

IV. SITE FEATURES

4.1 EXISTING LAND USE

Lands within the Plan Area are used for residential purposes. As previously stated, all lands within the Plan Area are designated for country residential land uses on 0.80 hectare (1.98 acre) to 1.60 hectare (3.95 acre) parcel sizes.

4.2 TOPOGRAPHY

Figure 4 provides an overview of natural features found on the site including topography. The land generally slopes from the southwest to the centre of the site set in a bowl like formation and continuing with a slight slope to the west. Wet Creek forms a small drainage channel starting from the southwest corner to the center and continues its flow to the east of the ¼ section.



A detailed storm water management plan has been prepared by Westhoff Engineering Ltd. to address all runoff issues associated with the creek. A copy of this report is included in the appendix.

The gentle rolling topography presents no problems for subdivision and development, and combined with a southwesterly aspect, provides interesting and superior buildings sites.



4.3 GEO TECHNICAL INVESTIGATION

Jacques Whitford Engineering undertook a comprehensive Geotechnical Evaluation of the subject lands. Testing included percolation rates, near surface bedrock delineation and water table conditions. The Geotechnical evaluation results are detailed in the report prepared by Jacques Whitford included in the appendix.

The Geotechnical investigations concluded that the area proposed for subdivision on the west ½ of the Plan Area is suitable for residential development. Further testing will be undertaken on individual lots through subdivision conditions to confirm suitability on a building site-specific basis. The policies related to further testing are discussed in detail in section 6.1.

4.4 VEG ETATION

Vegetation over the Plan Area is typical of disturbed pasturelands in the Calgary region. There is a consistent mix of prairie grasses as well as patches of small undergrowth found in close proximity to Wet Creek.

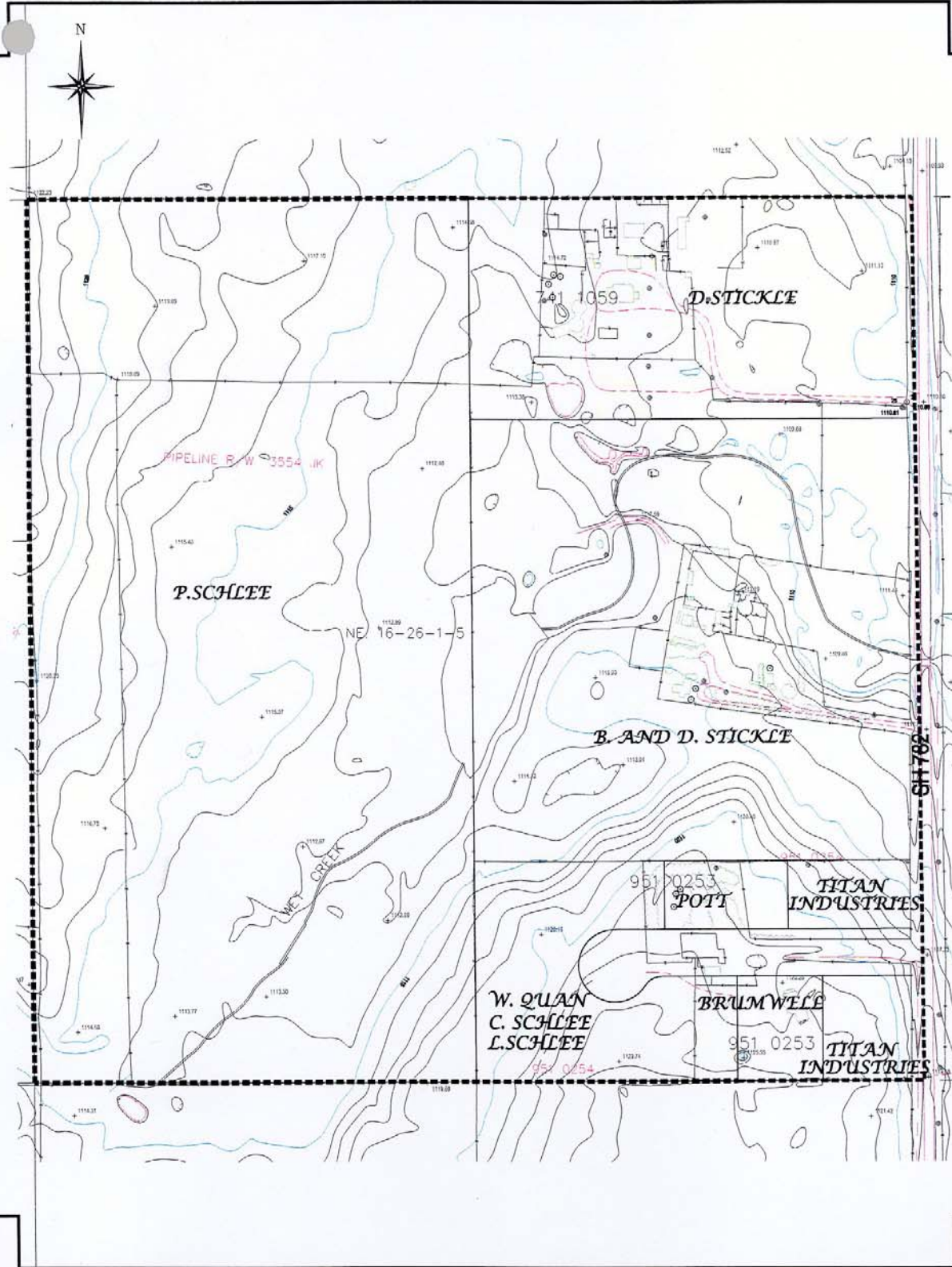
4.5 DRAINAGE

The Plan Area generally drains from west to east with runoff intercepted by the existing creek. The creek has been appropriately reengineered and realigned with Alberta Environment permits and approvals to comply with the Ultimate Post-Development Drainage Concept Plan design of the Westhoff Engineering Resources Inc. Stormwater Management Concepts study.


A detailed hydraulic analysis of the creek and its associated runoff regime has been determined in the study conducted by Westhoff and Associates and is included in the appendix. Policies related to further Stormwater Management are discussed in section 6.3.



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**TOPOGRAPHIC BASE
AND OWNERSHIP MAP**
 N.E. 1/4 SEC. 16 T26 R1 W5M
 N.T.S.

**FIGURE
4**



CALTERRA ESTATES

V. CONCEPTUAL DEVELOPMENT SCHEME

5.1 PROPOSED SUBDIVISION CONCEPT

Any proposal for future subdivision of the Plan Area must take into account the existing physical attributes of the land and the existing pattern of development to create subdivision that is compatible with both. Figure 5 provides a concept for the future subdivision of lands within the Plan Area that accomplishes this objective.

Access into the Plan Area originates at the existing public municipal road in the southeast portion of the site and continues west and then turns north in a long curve to provide access to the west ½ of the Plan Area. A turn back to the east with a termination on Range Road 13 provides future access for the northeast portions of the Plan Area.

This access arrangement allows each of the unsubdivided portions of the Plan Area to develop lots in a configuration that maximizes potential yield for each of the separately titled areas with an equitable distribution of road and development costs.

A 1.60 hectare (3.95 acre) minimum parcel size is anticipated for lots located within Phases 1, 2, 3 and 4, which is consistent with the existing Residential Two District Land Use Designation. Within a portion of Phase 5, as shown on Figure 5.1, a 0.80 hectare (1.98 acre) minimum parcel size is anticipated, which is consistent with the Residential One District Land Use Designation. A potential future maximum yield of 46 lots is expected for the entire Plan Area.

The realigned creek has been protected from disturbance through the registration of drainage easements against each of the affected lots.

Building sites on each of the future parcels will be designated in accordance with Geotechnical recommendations and aesthetics.

Policy 5.1.1: Subdivision, if approved by the Subdivision Authority, should reflect the Subdivision Concept Plan in Figure 5.



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5.2 SUBDIVISION PHASING

Phasing within the Plan Area will proceed generally as depicted on the Subdivision Phasing Plan (figure 6). The owners of those lands contained within phases 1 through 4 as shown on Figure 6 would like to proceed with the first phase of subdivision upon approval of this plan by Rocky View County.

The existing owners of lands shown as Phase 5 have longer-term development aspirations and it is anticipated that these portions of the Plan Area will be phased in last. Road construction and the extension of utilities into the Plan Area will be accomplished on a phase by phase basis through development agreements and conditions of subdivision approval.

Policy 5.2.1: Phasing within the Plan Area shall proceed in accordance with the Subdivision Phasing Plan attached to and forming part of this Plan.

Policy 5.2.2: Notwithstanding Policy 5.2.1, Phase 4 may proceed in advance of Phase 3 at the discretion of the developer, with approval of Rocky View County.

Policy 5.2.3: Notwithstanding policy 5.2.1, Phase 5, which is under separate ownership, may proceed with development of the lands out of phase at the Municipality's discretion.

5.3 MUNICIPAL RESERVES

Pursuant to the Municipal Government Act, Council as Subdivision Approving Authority, may require 10% of the gross area of the subject lands as Municipal or School Reserve, or require the payment of cash in lieu of the land that would have been dedicated as Reserve.

Policy 5.3.1: Municipal Reserves for that portion of the subject lands proposed for subdivision shall be provided by the payment of cash-in-lieu of land or by dedication of land pursuant to the Municipal Government Act.

Policy 5.3.2: A homeowner's association may be legally established to provide for the ongoing maintenance and management of the reserve parcel with the obligations of owners established by caveat against the proposed lots.



5.4 TRAIL SYSTEM

A pathway adjacent to the perimeter of the west half of the Concept Plan will provide an opportunity for walking and passive recreational activities for future residents.

The trail alignment will be protected by easement against each of the affected lots and construction of the trail will occur at each phase of subdivision. A homeowner's association will be legally established to provide ongoing management and maintenance of the trail.

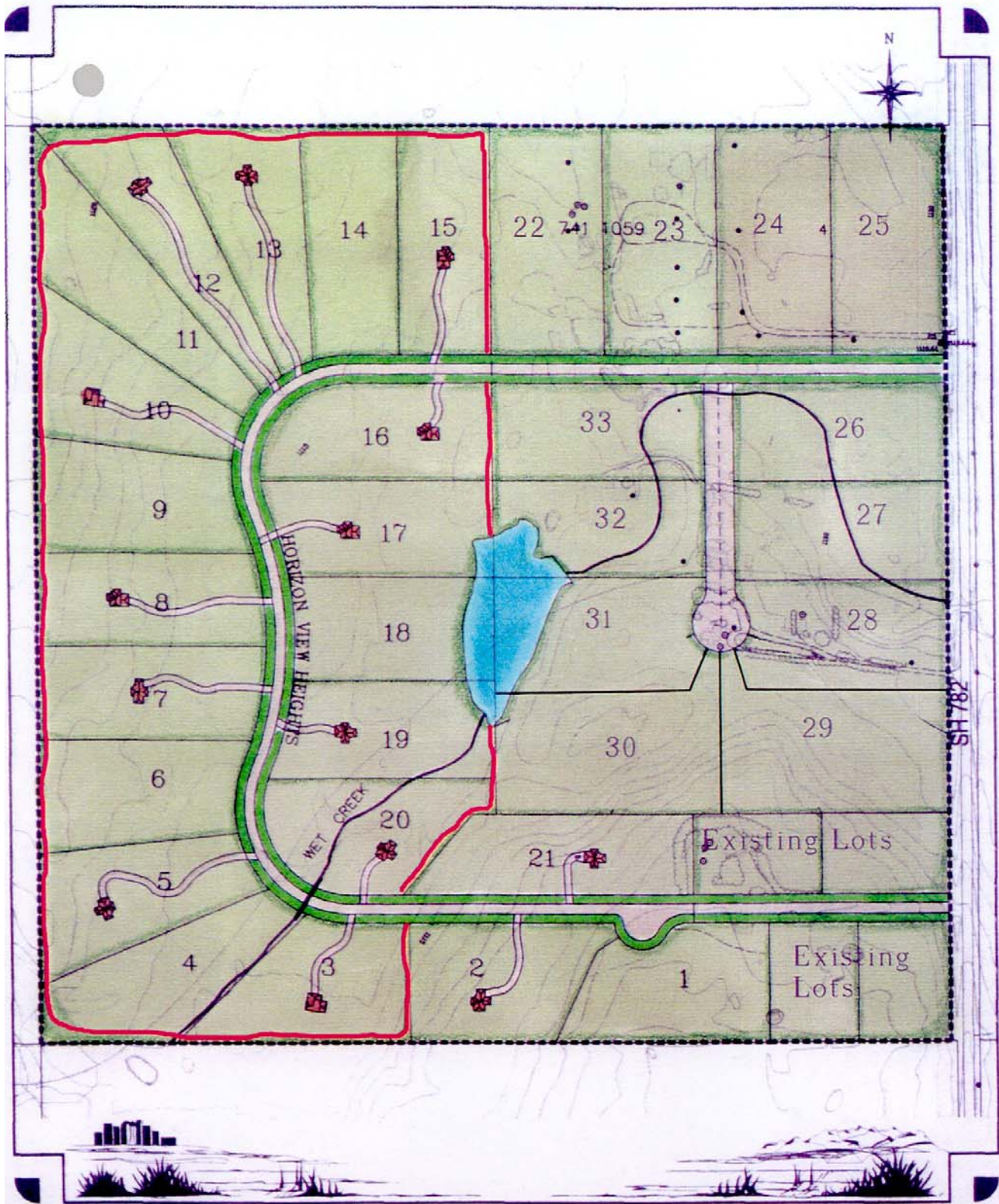
Policy 5.4.1: A trail will be constructed adjacent to the perimeter of the west portion of the Plan Area as shown on Figure 5, the Conceptual Subdivision Scheme.

Policy 5.4.2: The trail will be protected by easement across the future lots and maintained by a homeowner's association with maintenance obligations detailed in a caveat.

Policy 5.4.3: The trail will be constructed at each phase of development, as a condition of subdivision.



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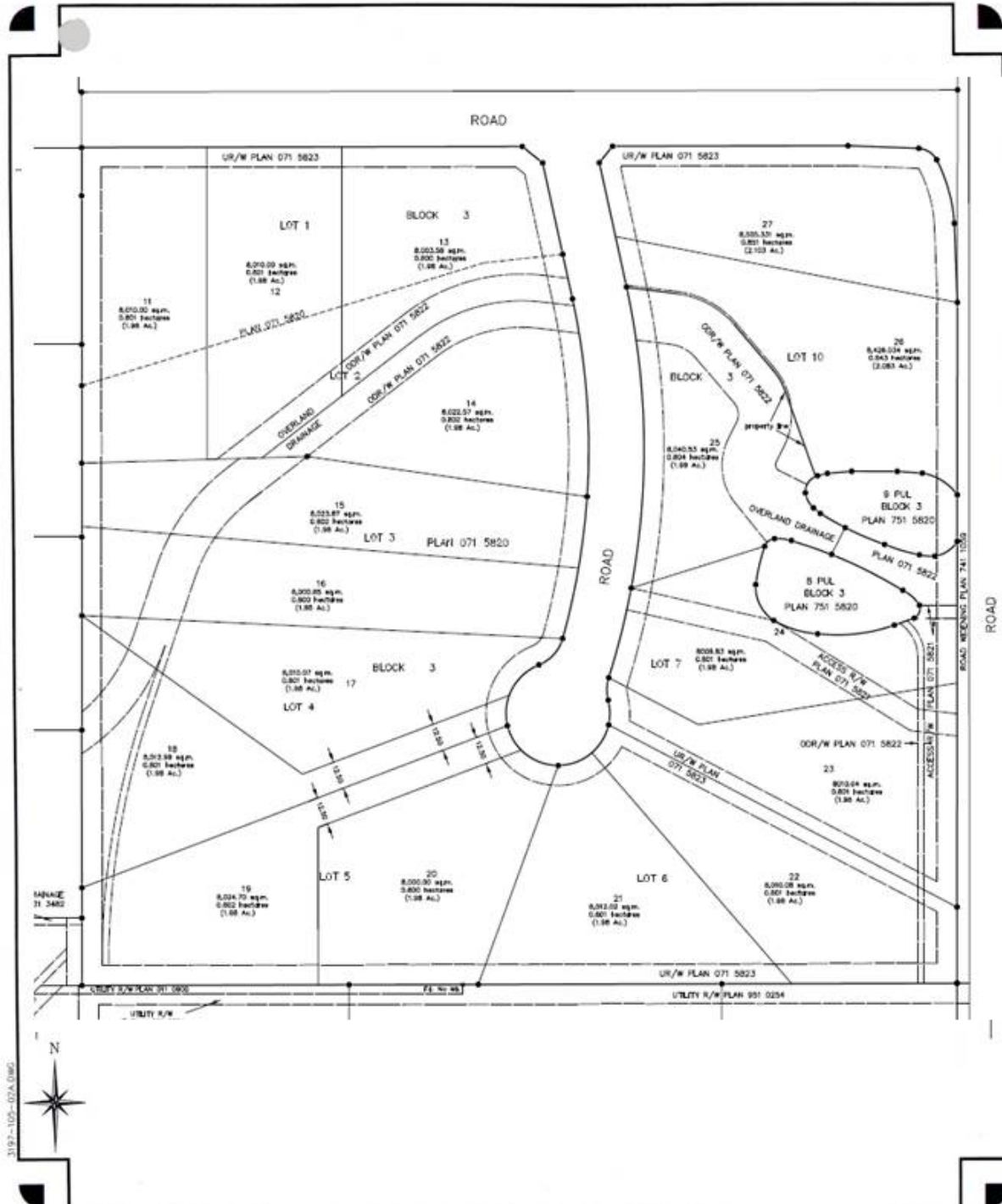
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CONCEPTS INTO COMMUNITIES

SUBDIVISION CONCEPT PLAN
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE 5
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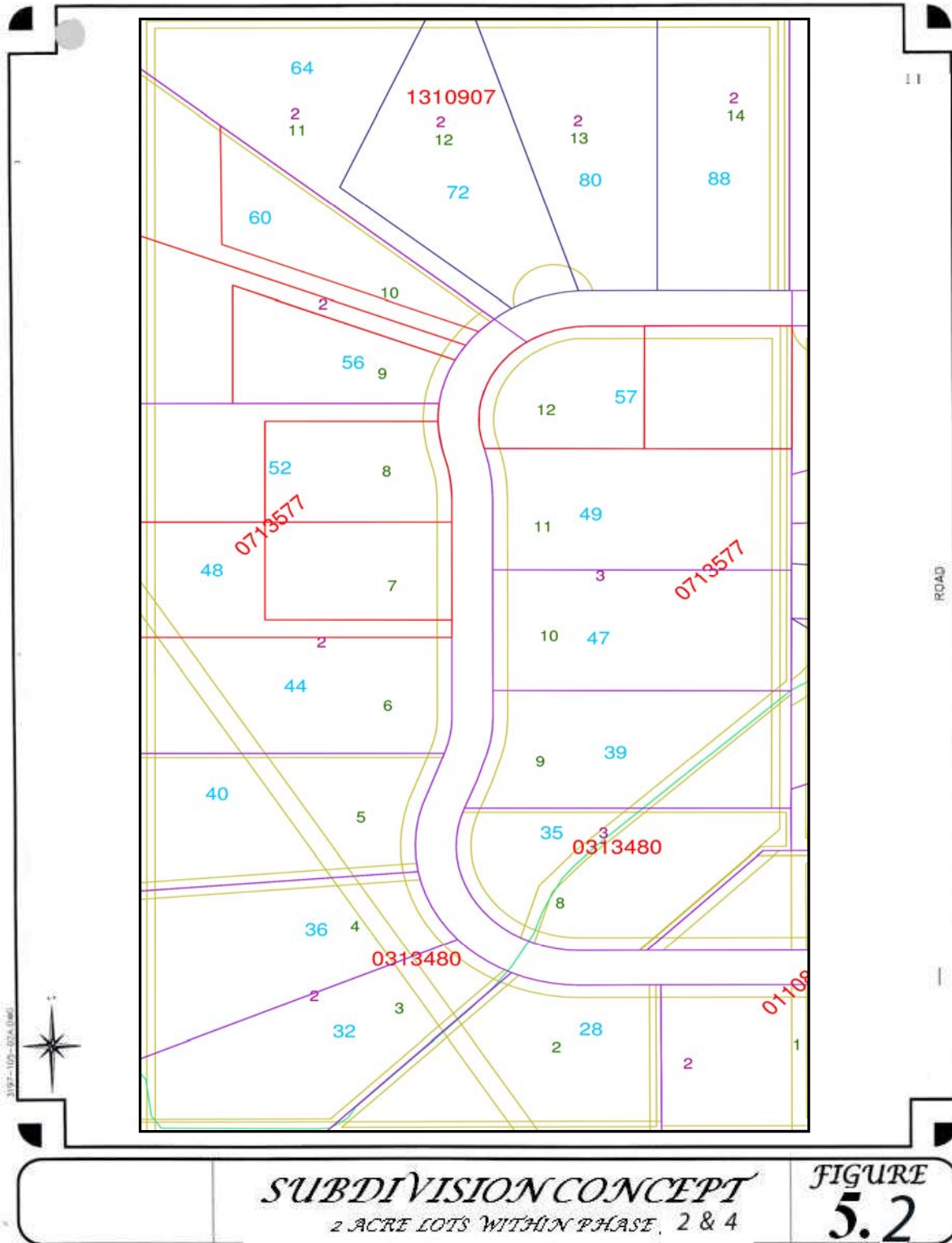
CALTERRA ESTATES



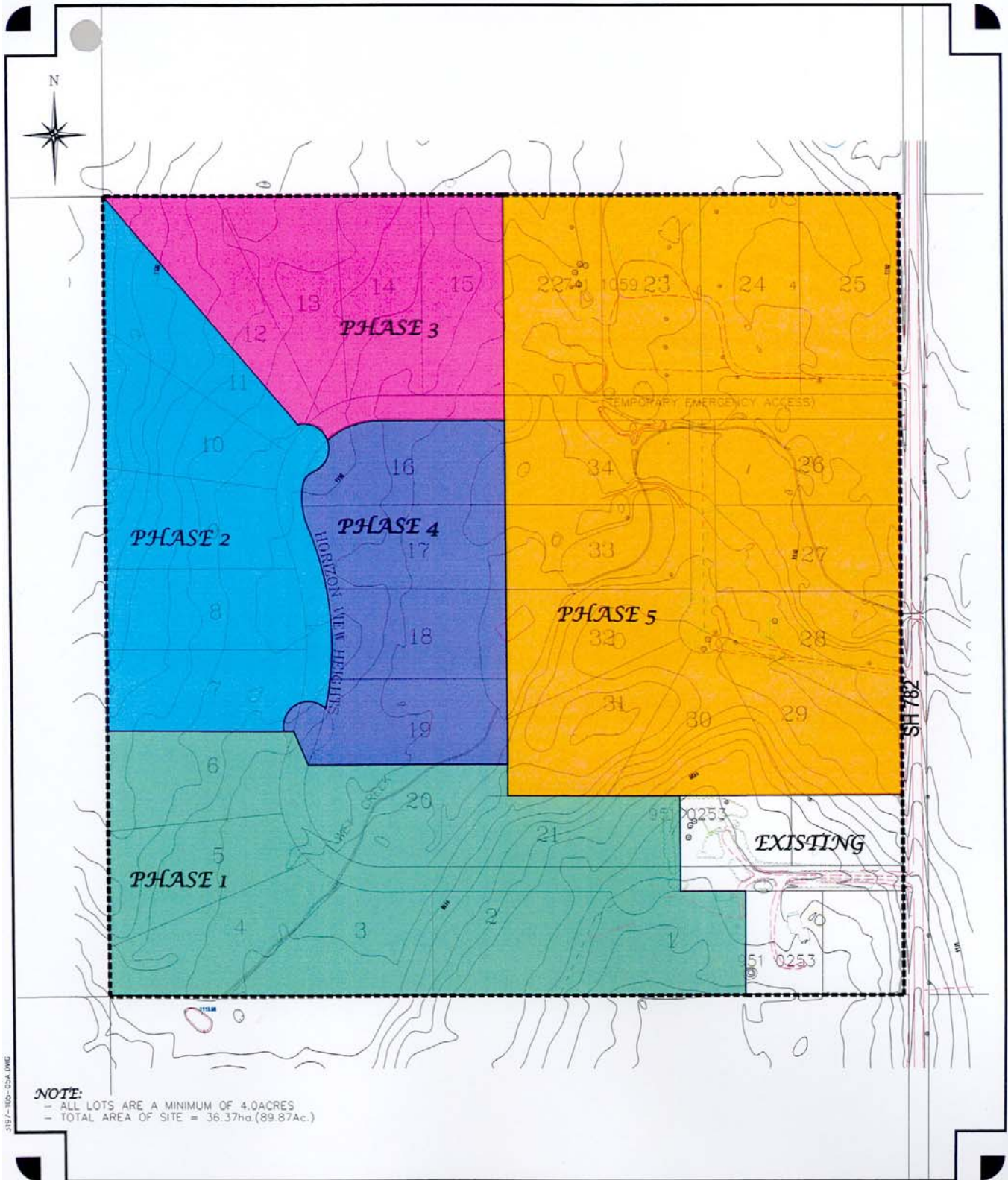
SUBDIVISION CONCEPT **FIGURE 5.1**
 2 ACRE LOTS WITHIN PHASE 5



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PHASING PLAN
PROPOSED SUBDIVISION
 N.E. 1/4 SEC. 16 T26 R1 W5M
 N.T.S.

FIGURE
6



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VI. SERVICING PROPOSAL

6.1 WASTEWATER TREATMENT

Sewage treatment and disposal will be managed on site with individual septic tank and tile field installations. Alberta Environment and Alberta Municipal Affairs prefers a minimum of 1 acre (0.4 ha) of developable land on each lot proposed through subdivision to facilitate the proper siting of tile fields. The proposed conceptual subdivision scheme has been designed to accomplish this (see figure 7).

Percolation Testing was conducted throughout the entire subject lands by Jacques Whitford. The results are included in Appendix 1 and indicate that the subject lands are suitable for septic fields.

Policy 6.1.1: Sewage treatment shall be by individual septic tank and tile field for each lot proposed for residential development to the satisfaction of Alberta Municipal Affairs.

Policy 6.1.2: Additional Geotechnical Evaluations including percolation and near surface water table testing confirming suitability for on-site septic field sewage treatment systems shall be required through conditions of subdivision approval on a phase by phase basis.

Policy 6.1.3: The Geotechnical Evaluation will also consider suitable setbacks from Wet Creek for septic tanks and field locations.

Policy 6.1.4: Lots less than 4 acres in size must be serviced by Packaged Sewage Treatment Plants, in accordance with County Policy and Procedure 449.

6.2 WATER SUPPLY AND DISTRIBUTION

Water will be supplied via the extension of the existing Rocky View Water Co-Op line located in the southeast portion of the Plan Area as shown on Figure 8. Rocky View Water Co-Op has confirmed that there is sufficient capacity to service all future lots shown in the Concept Plan.

Policy 6.2.1: Water is to be supplied from a piped water supply in accordance with the requirements of Alberta Environment and Rocky View County.



6.3 STORMWATER MANAGEMENT

Westhoff Engineering Resources has conducted a comprehensive analysis of existing and future post development Stormwater conditions. This report is included in the appendix.

The report examines pre-development runoff conditions and accounts for the role of “Wet Creek” as drainage for both on-site and off-site Stormwater. Post-development Stormwater runoff is also calculated and added to the expected worst case runoff conditions during a 1:100 year storm event.

Culvert sizing and the required capacity of the re-aligned creek are then determined to account for the 1:100 year storm event in post-development conditions.

A two-stage approach to managing Stormwater and the creek drainage is proposed. The first stage would involve a creek re-alignment on the west ½ of the Plan Area and control of the central Stormwater impoundment area as an interim solution. The ultimate management plan for creek drainage would include further re-alignment through the east portion of the Plan Area and a diversion around the existing pond and dams to control and maintain water levels in the existing ponds.

The technical details of this drainage management plan are fully presented in the report prepared by Westhoff Engineering.

Policy 6.3.1: Stormwater management within the Plan Area shall be in accordance with the report prepared by Westhoff Engineering and the requirements of Rocky View County and Alberta Environment.

Policy 6.3.2: The re-alignment of Wet Creek through the Plan Area shall be subject to approvals from Alberta Environment.

Policy 6.3.3: Wet Creek shall be protected by the establishment of drainage easements on those lots affected by the creek alignment.

Policy 6.3.4: Perimeter drainage swales and all other proposed and existing drainage features shall be protected by easements on those lots affected.

Policy 6.3.5: A detailed Stormwater Management Report shall be required through conditions of subdivision for Phase 1 as shown on Figure 6, the



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Subdivision Phasing Plan and all stormwater management within the Plan Area shall conform to the provisions of this report.

Policy 6.3.6: Stormwater management shall be in accordance with Best Management Practices and that post development stormwater flows will equal pre development flows.

6.4 UTILITY SERVICES

Power, phone and natural gas shallow utility services are all available in the area with sufficient capacities to service the proposed development and will be extended into the Plan Area on a phase by phase basis.

6.5 INTERNAL SUBDIVISION ROADS

All internal subdivision roads will be constructed to municipal standards. Roads have been located to minimize the need for extensive earthworks and all finished road grades will be in accordance with municipal standards.

The internal subdivision road will be extended through the Plan Area from south to north on a phase by phase basis with temporary gravel cul-de-sacs constructed and protected by easement at the termination of each phase.

An emergency access road will be constructed on the proposed road alignment at the second phase of subdivision to provide a secondary means of access pending the subdivision of lots identified as phase 5 on Figure 6, the Phasing Plan. The internal subdivision road will be extended to Range Road 13 to complete the road loop upon subdivision of Phase 5. This emergency access will be gravel and will be built according Rocky View County's design guidelines.

The emergency access road will join the existing road located on an existing access easement which crosses adjacent lands in the northeast portion of the Plan Area to provide direct access to Range Road 13.

Policy 6.5.1: Internal Subdivision roads shall be constructed to Municipal Road Standards in accordance with Rocky View County's "servicing standards for Subdivisions and road construction".



CALTERRA ESTATES

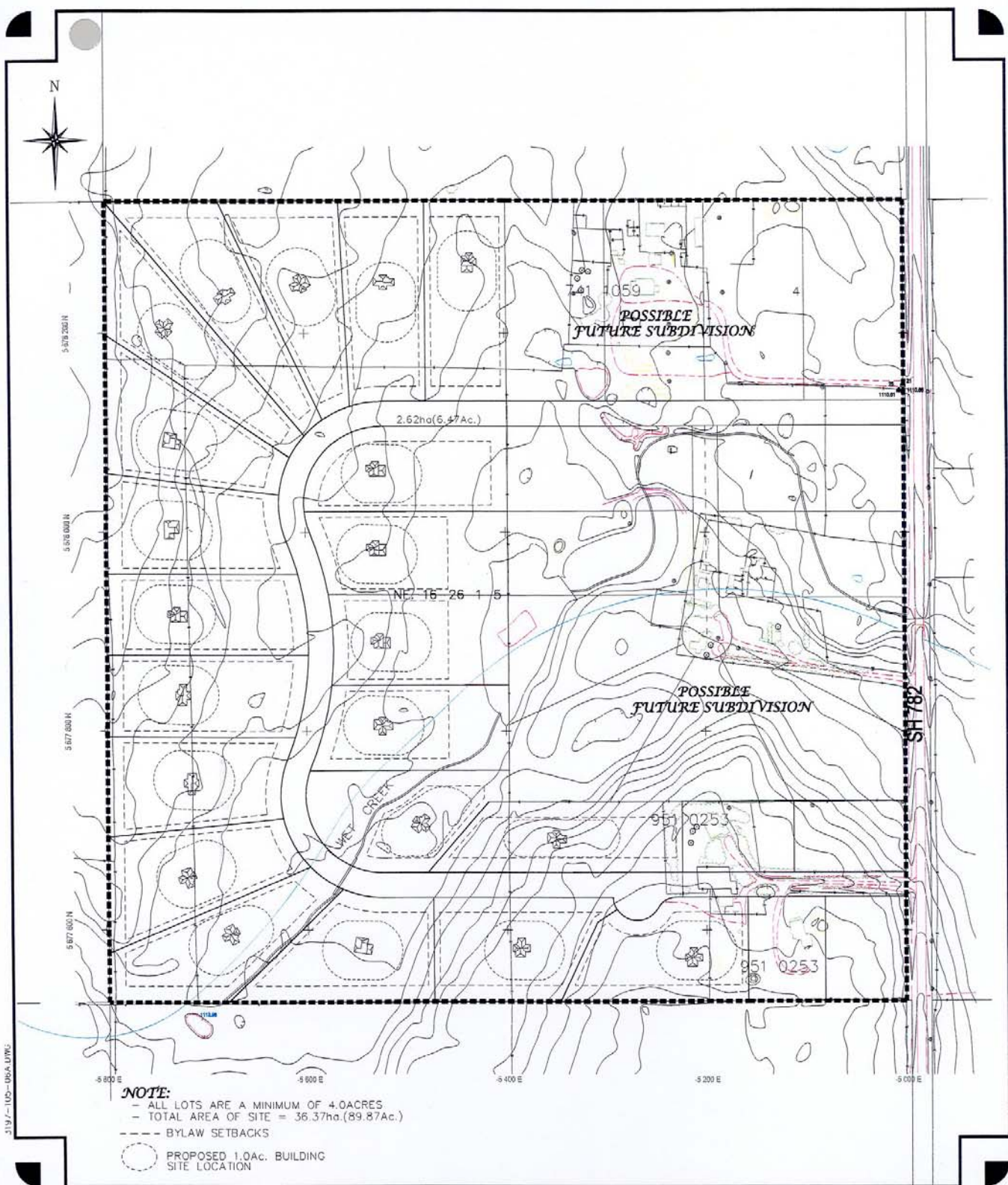
Policy 6.5.2: A temporary emergency access road shall be constructed to an all weather gravel standard on the proposed subdivision road alignment upon the subdivision of Phase 2 as shown on Figure 6, the Phasing Plan to provide a secondary means of access until the subdivision of Phase 5 as shown on Figure 6, the Phasing Plan. The emergency access road will be extended through the westerly 80 acre parcel to join with a road established on an existing access easement across adjacent lands to Range Road 13.

Policy 6.5.3: Temporary cul-de-sac turnarounds will be constructed at the termination of the proposed internal subdivision road on a phase by phase basis and will be protected by temporary easements over the affected lots.

Policy 6.5.4: All lots shall only access Range Road 13 via the proposed internal Subdivision road.



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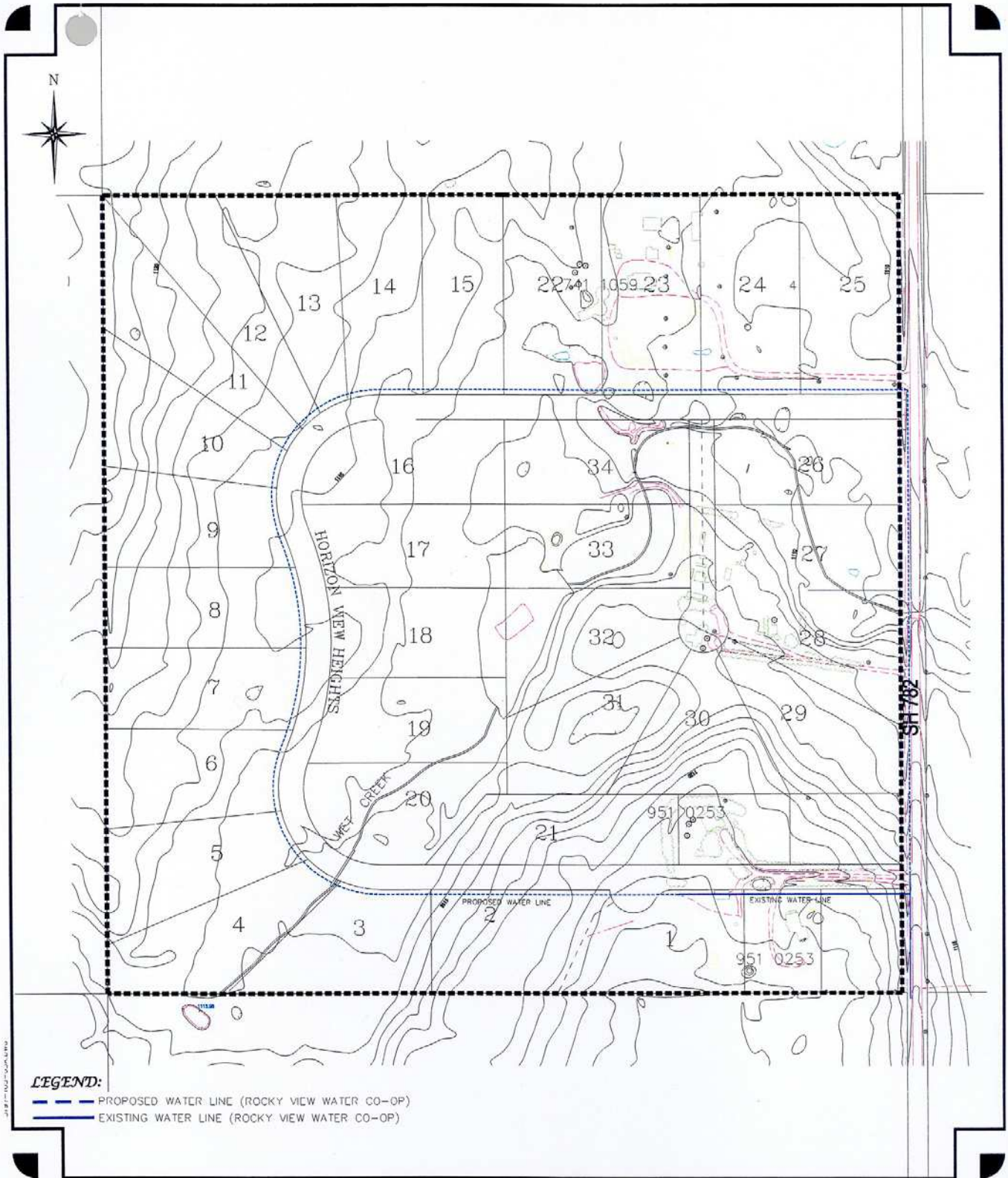
BUILDING SITE LOCATION PLAN

PROPOSED SUBDIVISION
 N.E. 1/4 SEC. 16 T26 R1 W5M
 N.T.S.

FIGURE
7



CALTERRA ESTATES



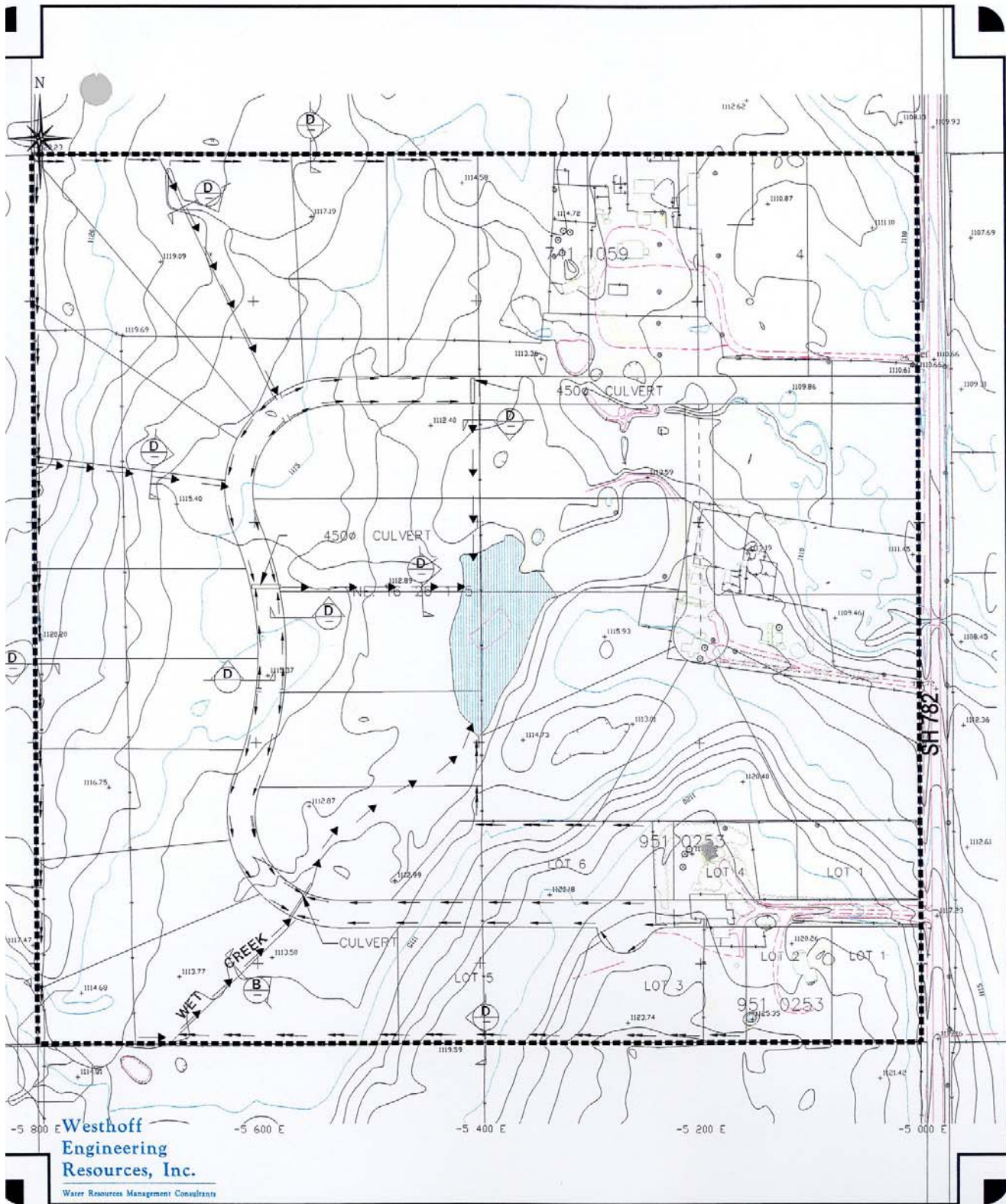
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 LOCAL SERVICE STRATEGISTS
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 OCTOBER 1999

PROPOSED SERVICING
PROPOSED SUBDIVISION
 N.E. 1/4 SEC. 16 T26 R1 W5M
 N.T.S.

FIGURE
8



CALTERRA ESTATES



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**STORM WATER DRAINAGE
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.**

**FIGURE
9**



CALTERRA ESTATES

VII. TRAFFIC IMPACT ANALYSIS

7.1 FUTURE TRAFFIC VOLUMES

Additional traffic generated by the proposed subdivision can be estimated by observing the rate of trip generation from existing country residential developments and applying this rate to the proposed subdivision on a per dwelling unit basis.

Eagle Engineering has completed an operational assessment of the intersections onto Range Road 13 and a copy of this report is included in the appendix.

The operational assessment confirms that the future intersections will operate at a high standard of service once the Plan Area is fully developed.

Policy 7.1.1: A type 2 intersection is needed at the intersection of Range Road 13 and south access to the proposed subdivision at Phase 3.



VIII. PUBLIC INPUT

In order to provide more detailed information to the community regarding the proposal, and to acquire input from surrounding residents, landowners within a ½ mile radius of the subject ¼ section were contacted individually by mail and invited to an Open House on October 26, 1999 at the Balzac Hall.

Six adjacent landowners attended the open house to view plans and provide comments. One adjacent landowner currently residing on a 2 acre parcel indicated concerns with regard to the generation of additional traffic resulting from the extension of the existing municipal road. No other concerns were raised by area landowners.

An Open House was held at the Balzac Hall on February 14, 2012, to present the Conceptual Scheme Amendment that allows for Residential One District Density within a portion of Phase 5.



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IX. CONCEPT PLAN CONFORMITY

9.1 MUNICIPAL STATUTORY PLANS AND POLICY

In addition to the planning principles established by this Plan, implementation of the development will be guided by the planning policies adopted by Rocky View County in its statutory Plans, and the Municipal Government Act.

Policy 9.1.1: All subdivision and development within the Plan Area shall conform to:

- *Bylaw C-4840-97 being the Rocky View County Municipal Development Plan; and*
- *Bylaw C-4841-97 being the Rocky View County Land use Bylaw;*



Appendix

Open House Attendees – Sign Up Sheet
Stormwater Management Report
Geotechnical Report
Traffic Impact Analysis



CALTERRA ESTATES



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE OF DECLASSIFICATION: N/A. AUTHORITY: 50 USC 1701-1705.

DATE: 11/14/19
SCALE: AS SHOWN
PROJECT NO.: 19-001
JOB NO.: 19-001-001

PROJECT: HORIZON COUNTRY ESTATES
NEW 19-23-1-8
PROPOSED STORMWATER MANAGEMENT CONCEPTS
RE-ALIGNMENT OF WET CREEK

DATE: 11/14/19
SCALE: AS SHOWN
PROJECT NO.: 19-001
JOB NO.: 19-001-001

1. 14 OF 39
2. 15 OF 39
3. 16 OF 39
4. 17 OF 39
5. 18 OF 39
6. 19 OF 39
7. 20 OF 39
8. 21 OF 39
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26. 39 OF 39

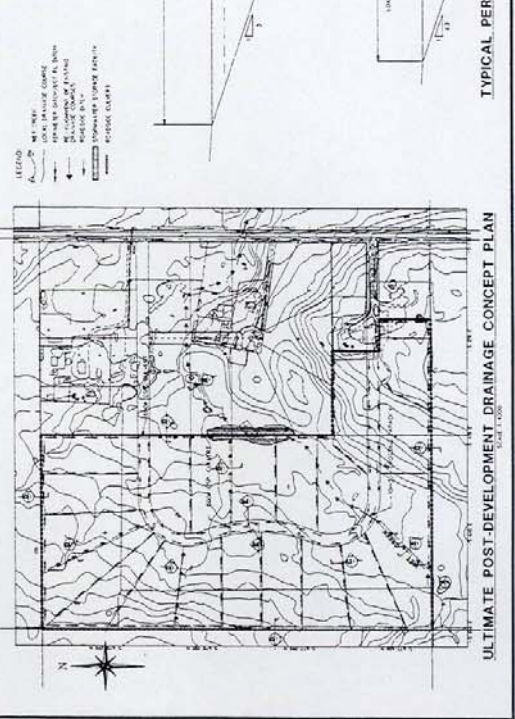
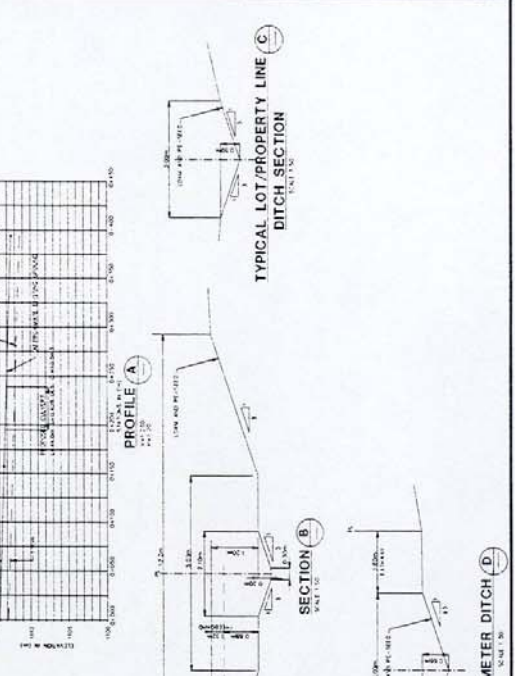
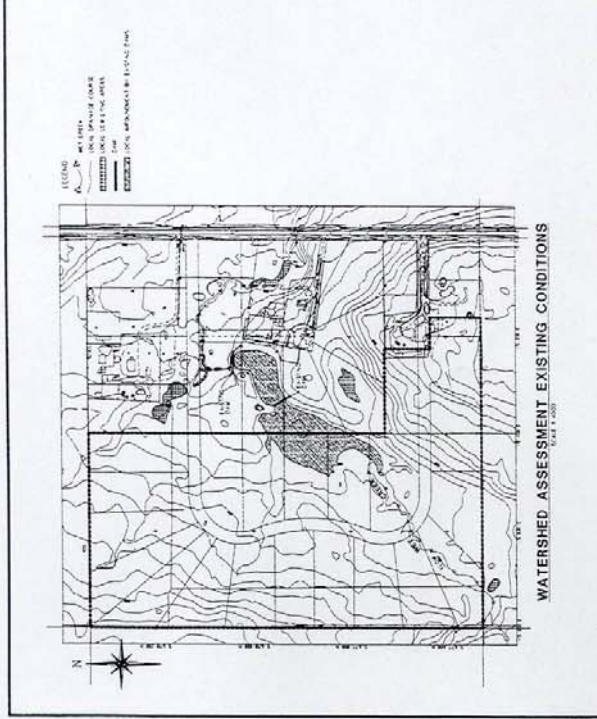
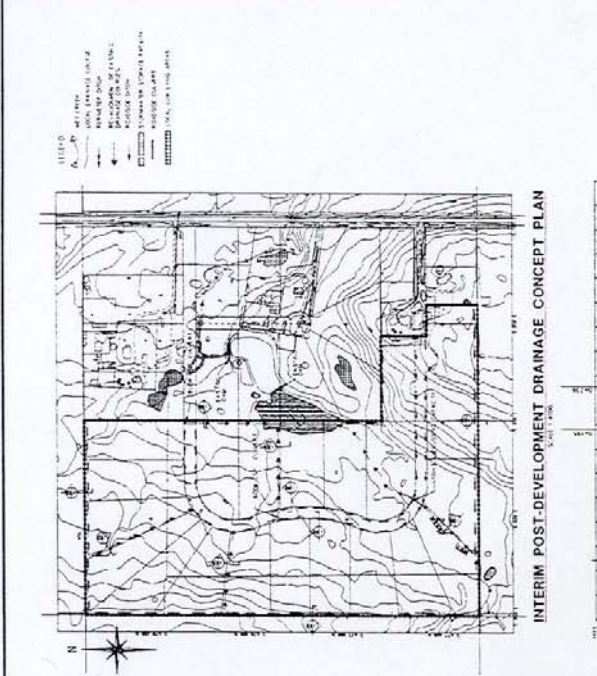
Weatherhoff
Engineering
Resources, Inc.
New Estimation Consultants

PERMIT TO PRACTICE
NO. 19-001-001
PROJECT NUMBER: 19-001
BY: PETER SCHLEE
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING

PETER SCHLEE

HORIZON COUNTRY ESTATES
NEW 19-23-1-8
PROPOSED STORMWATER MANAGEMENT CONCEPTS
RE-ALIGNMENT OF WET CREEK

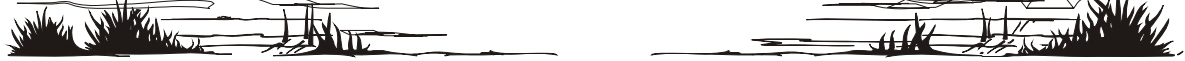
DATE: 11/14/19
SCALE: AS SHOWN
PROJECT NO.: 19-001
JOB NO.: 19-001-001



HORIZON COUNTRY ESTATES



CALTERRA ESTATES



Open House Sign-in Sheet October 26, 1999

Please sign in your Name and Address:

Name	Address
Don Pott	Box 117 Balzac
Marin Pott	" "
RUTH BRUMWELL	
TROY FRISWELL	Box 268 BALZAC
BA Sticks	Calgary
D. Stidde	



Calterra Lot Owners Redesignation & Subdivision Proposal

Prepared for: Rocky View County

July 14, 2014

Prepared by: Calterra Lot Owners

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1. CALTERRA LOT OWNERS PROPOSAL

The following Calterra Lot Owners have made application to the Rocky View County for:

- A. To amend the Calterra Estates Conceptual Scheme revision of July 3, 2012,
- B. Redesignation from R2 to R1, and
- C. Subdivide each of the listed lots from 4 acres to two 2 acre lots.

Calterra Lot Owners (5 Lots):

Located in the Rocky View County with legal descriptions as NE, Section 16, Township 26, Range 1 West 5 Meridian.

- | | | | |
|--------------------------------------|--------|---------|--------------|
| 1) Billy Peshke & Yasin Peshke | Lot 7 | Block 2 | Plan 0713577 |
| 2) Mahfuz Ur Rahman & Shahzad Rahman | Lot 8 | Block 2 | Plan 0713577 |
| 3) Gurprit Parmar & Rajvir Parmar | Lot 9 | Block 2 | Plan 0713577 |
| 4) Navjot Prihar & Sunny Prihar | Lot 10 | Block 2 | Plan 0713577 |
| 5) Bryan Currie & Patricia Sweet | Lot 12 | Block 3 | Plan 0713577 |

The Calterra Estates Lot-Owners' objective is redesignation from the existing land use designation of R2 to R1 and subdivide in accordance with the Rocky View County Redesignation and Subdivision Process.

1.1. Background

The Calterra Lot Owners listed purchased their respective lots with an intention to subdivide their lot from 4 acres to 2 acres. During the redesignation and subdivision of the lots in Phase 5 by Mr. Bob Gaidhar, these five Calterra Lot Owners' preference was to join the previous subdivision approval of Calterra Estates. During the redesignation and subdivision process within Phase 5, the listed Calterra Lot Owners supported the Rocky View County decision to approve the redesignation and subdivision within Calterra Estates from R2 to R1 for 2 acre parcels.

2. PROPOSED CALTERRA REDESIGNATION & SUBDIVISION AREA

2.1. Calterra Estates Lot Owners Proposal

Calterra Estates is composed of both R1 and R2 acres ranging from 2 acres to 4 acres. The recent redesignation and subdivision within Phase 5 was presented by Mr. Bob Gaidhar to develop 2 acre lots from 4 acre lots which was approved by the Rocky View County in July 2012. This proposal has the same objective which is achievable.

2.2. Sketches of Proposed Redesignation & Subdivision Area

Figure 1 provides an overview showing this proposed change of the 5 lots within Calterra Estates.

Figure 2 provides a tentative site plan showing estimated dimensions and layout of the proposed change to the 5 lots within Calterra Estates.

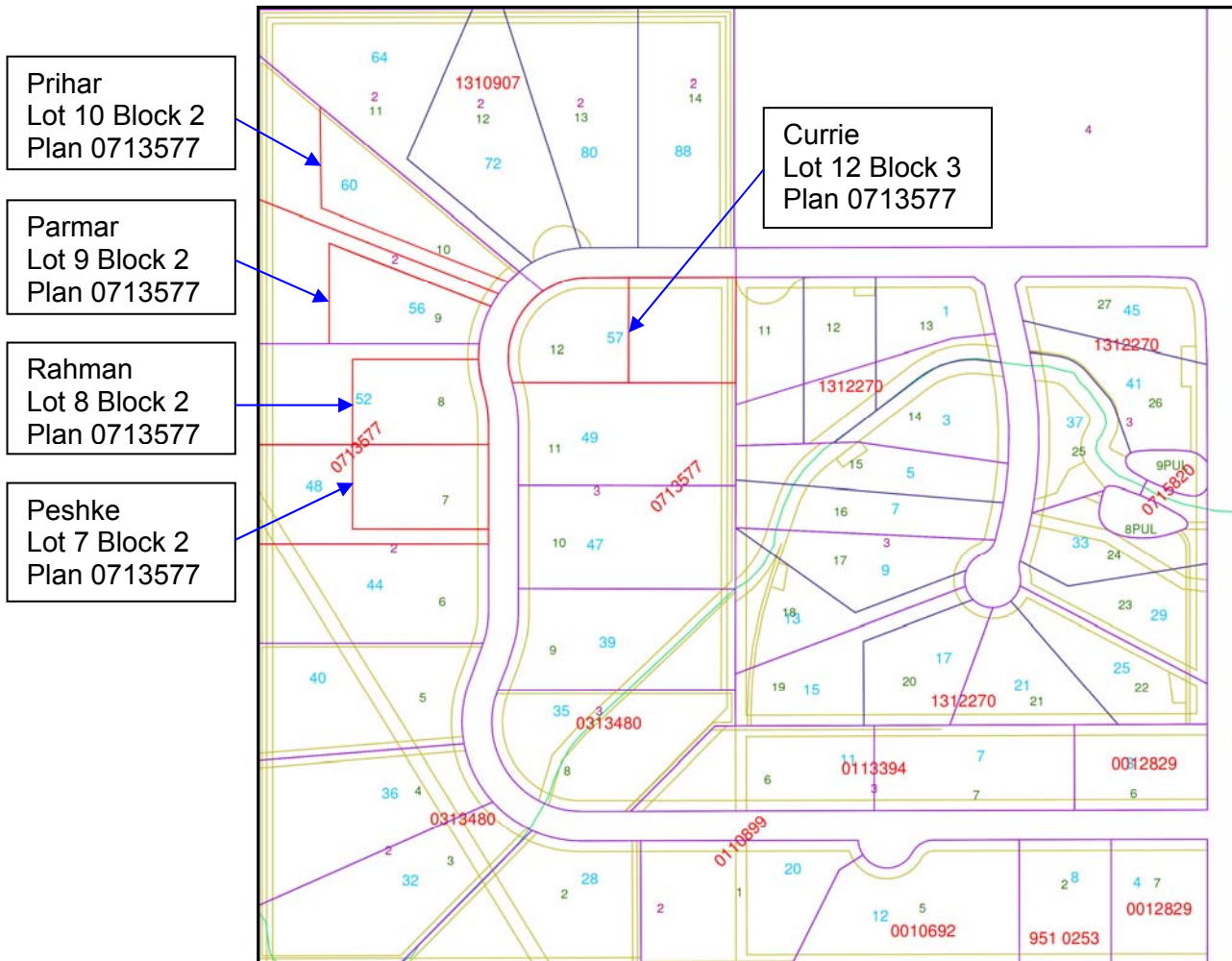
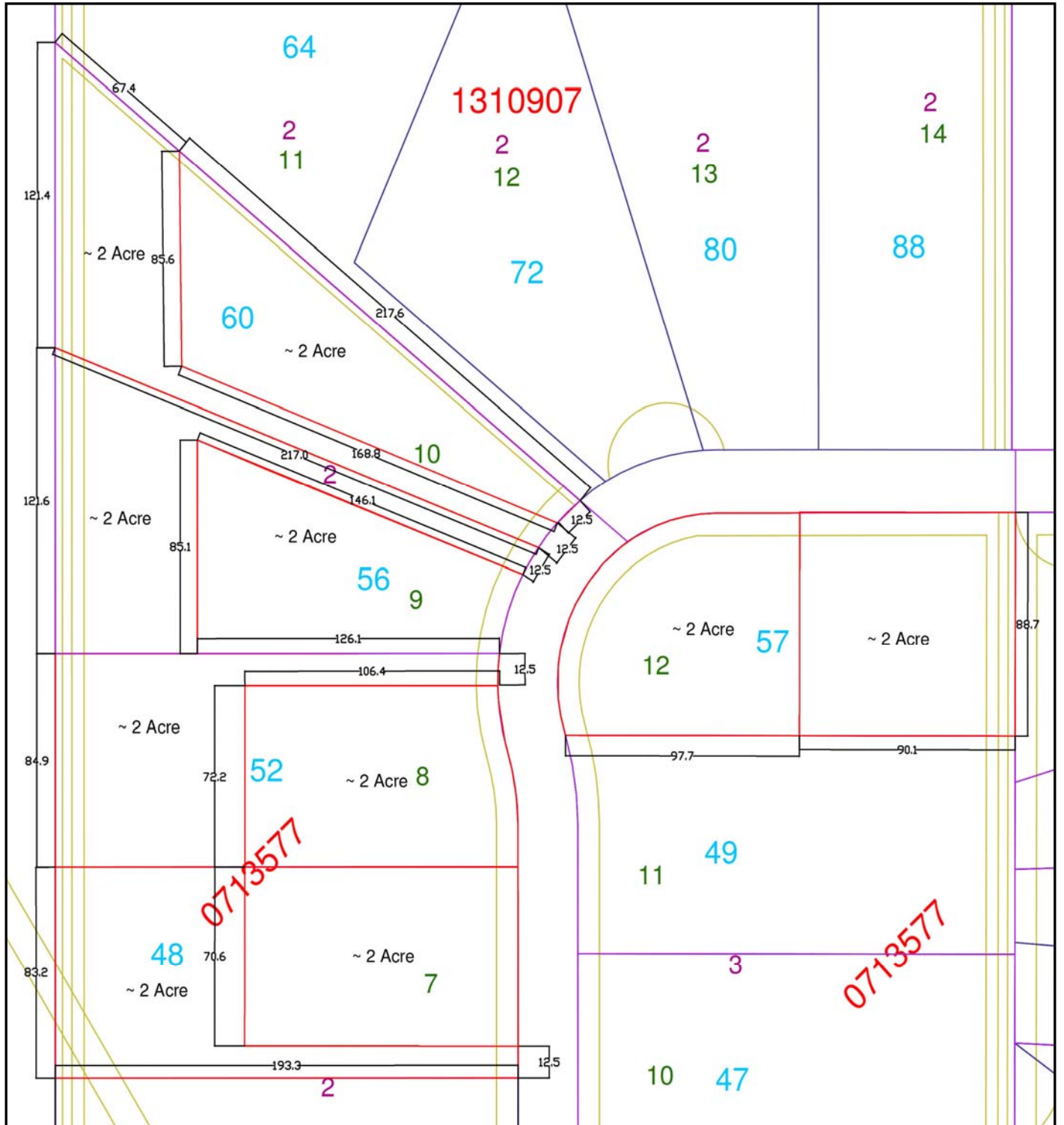


Figure 1 Proposed Redesignation & Subdivision of 5 the Calterra Lots



**Figure 2 Tentative Site Plan with Estimated Dimensions
(Dimensions in metres)**

3. PLANNING CHECKLIST

3.1. Application Fees

The application fees for both the Redesignation and Amendment to the Conceptual Scheme were paid in full to the Rocky View County on April 28, 2014 and May 5, 2014, respectively.

Application fees for Subdivision will be paid upon approval and completion of the Redesignation and Conceptual Scheme Amendment.

3.2. Application Forms

The application forms for both the Redesignation and Amendment to the Conceptual Scheme were submitted to the Rocky View County on April 28, 2014 and May 5, 2014, respectively.

Application forms for Subdivision will be submitted upon approval and completion of the Redesignation and Conceptual Scheme Amendment.

3.3. Cover Letter

A Cover Letter for both the Redesignation and Amendment to the Conceptual Scheme were submitted to the Rocky View County on April 28, 2014 and May 5, 2014, respectively. Each of these Cover Letters are attached in the Appendix.

3.4. Sketch of Proposed Redesignation / Subdivision

PDF copies of the proposed Calterra Estates 5 Lots for Redesignation and Amendment to the Conceptual Scheme Subdivision are shown as Figure 1 and Figure 2 of this document. The PDF figures are produced from ACAD version 7 which copies will be provided to Rocky View County upon request.

3.5. Water Supply

Each of the five Calterra Lots have a primary capacity unit (CU) from the Rockyview Water Co-op. In addition, four of the five Calterra Lots have purchased and secured a second water capacity unit for final subdivision. The fifth lot owner is currently securing access to a second water capacity unit with the Rocky View County. Copies of Rockyview Water Co-op second water capacity units will be provided to the Rocky View County.

3.6. Certificate of Titles

Current copies of each Certificate of Title was submitted for both the Redesignation and Amendment to the Conceptual Scheme to the Rocky View County on April 28, 2014 and May 5, 2014, respectively.

3.7. Private Sewage Treatment Systems

The Calterra Lot Owners have contracted services with Osprey Engineering to perform the engineering study and reports for the Private Sewage Treatment Systems (PSTS). The intention is to complete and submit a DRAFT report to the Rocky View County fairly soon. Osprey Engineering has completed ground testing and samples have been submitted. The Calterra Lot Owners are anticipating completion of the report before August / September 2014.

Upon receiving the DRAFT PSTS Report, the intention is to meet with Rocky View County, Osprey Engineering and the Calterra Lot Owner Representatives to discuss the report.

Rocky View County's recommendation to the Calterra Lot Owners was to try and complete a PSTS Report prior to Redesignation submission to the Rocky View County Council. This is the intent of the Calterra Lot Owners.

3.8. Stormwater Management Plan

The Calterra Lot Owners have contracted services with Osprey Engineering to perform the engineering study and reports for the Stormwater Management Plan. The intention is to complete and submit a DRAFT report to the Rocky View County fairly soon. Osprey Engineering has commenced working on the Stormwater Management Plan. The Calterra Lot Owners are anticipating completion of the report before August / September 2014.

Upon receiving the DRAFT Stormwater Management Plan, the intention is to meet with Rocky View County, Osprey Engineering and the Calterra Lot Owner Representatives to discuss the report.

Rocky View County's recommendation to the Calterra Lot Owners was to try and complete a DRAFT Stormwater Management Plan prior to Redesignation submission to the Rocky View County Council. This is the intent of the Calterra Lot Owners.

3.9. Traffic Intersection Assessment

A Traffic Intersection Assessment (TIA) was performed by Mr. Bob Gaidhar for redesignation and subdivision of his lots within Calterra Estates. The Calterra Lot Owners have received approval from Mr. Bob Gaidhar to be included within the use of this study. Rocky View County Engineering previously agreed that the TIA Study will include these 5 lots within the intended study parameters. A cost recovery arrangement has been agreed upon with Mr. Bob Gaidhar to share the proportional cost of the study.

The Calterra Lot Owners will provide a letter from Mr. Bob Gaidhar to the Rocky View County detailing his approval and access to the TIA for the purpose of this redesignation and subdivision.

3.10. Community Meeting

Arrangements are being evaluated to host a Community Meeting at a convenient location and time. The Calterra Lot Owners will notify the Rocky View County as soon as possible. The intent will be to host a community meeting to present the proposal to the community and provide feedback to Rocky View County.

3.11. Modified North Intersection

The modified north intersection will be constructed by Mr. Bob Gaidhar in accordance to the conditions for redesignation and subdivision of his lots within Calterra Estates. This has been discussed with the Rocky View County Engineering previously. A cost recovery arrangement has been agreed with Mr. Bob Gaidhar to share the proportional cost of the intersection.

The Calterra Lot Owners will provide a letter from Mr. Bob Gaidhar to the Rocky View County indicating his approval to share the proportional costs of the intersection for this proposed redesignation and subdivision.

4. CONCLUSION

The Calterra Estates 5 Lot Owners objective was to redesignate and subdivide their lots at the same time Mr. Bob Gaidhar applied and received approval from the Rocky View County.

These five Calterra Lot Owners have been working with the Rocky View County Planning and Engineering departments over the last several years to understand and ensure the correct steps are taken to obtain the same approval as the last project within Calterra Estates.

The support received from the Rocky View County Planning and Engineering departments has been greatly appreciated to ensure success for this project objective.