



Willow Ranch Conceptual Scheme and Land Use Amendment FAQ DOCUMENT

The following summarizes the primary comments and questions heard through preliminary engagement and stakeholder correspondence. A full report of feedback received will be provided in a What We Heard Report

QUESTION	ANSWER
Have you done a visual impact assessment for the project?	At this point, this is not something the Project Team has prepared. However, a series of considerations in the proposed Development Concept would mitigate the visual impacts for the existing residents. Notably, the alignment of the existing reserve, the physical spacing and the greenspace will ensure minimal impacts to neighbours. We are deliberate about the process of maintaining existing vegetation as a means to separate the individual developments.
Will the presentation be available to us?	Yes, the presentation is available on the WillowRanch.ca website here. Additionally, please reach out to ocoldbeck@bapg.ca to be emailed a copy.
Have you considered the visual impacts to the neighbouring residents?	The Project Team has considered a series of mitigations in the proposed Development Concept that would limit the visual impacts for the existing residents, including physical spacing, greenspace and maintaining existing vegetation on the land.
Will the drainage plans accommodate these existing routes?	We are aware of the existing drainage from the South, and our plan will accommodate drainage from the southern area of the development through existing drainage facilities, minimizing the impact to the environmental reserve and wetlands on the site. We will work with our neighbours to address this, working in line with the policy to ensure the proposed Concept Plan meets Provincial and County standards.
Under arch controls, what is the proposed max building height?	Maximum building Height will be calculated as per the Rocky View Land Use bylaw methodology and be restricted to the maximum height of 12M in the Country Residential Zoning rules.
We will be losing all of our privacy. Any plans to plant some trees along the southern border to help with this?	<p>The Project Team has considered a series of mitigations in the proposed Development Concept that would limit the visual impacts for the existing residents, including physical spacing, greenspace and maintaining existing vegetation on the land.</p> <p>Understanding this as a concern for neighbouring residents, the Project Team is happy to work with site neighbours to mitigate this issue as best possible.</p>



<p>Is it reasonable to assume that new owners will not want to drain those areas?</p>	<p>Per policies implemented by Rocky View County, and the guidelines proposed by this Conceptual Scheme and Land Use Amendment, the current wetlands will remain in their natural state whenever possible.</p>
<p>Many of the sites on the north side of the project will take away privacy to some lots in Hillcrest Estates. Are there any plans to plant trees along the north side border of this project?</p>	<p>The Project Team has considered a series of mitigations in the proposed Development Concept that would limit the visual impacts for the existing residents, including physical spacing, greenspace and maintaining existing vegetation on the land. We are dedicated to working with neighbours and community members to ensure the proposed Conceptual Scheme aligns with the look and feel of the Springbank community, following the arciferal controls present in the application.</p>
<p>Any impact/changes to the wetland on the western boundary?</p>	<p>No. The intention of the Environmental Reserve easements is to mitigate the impact to the Wetlands.</p>
<p>Will there be streetlights on in the development?</p>	<p>No, there is no intention to include any street lighting with the Conceptual Scheme, typical of the rural area within Rocky View County. If there is a safety concern regarding the illumination of the intersection at RR33, per Rocky View County's instructions, we will address that on an as-needed basis.</p>
<p>The stormwater drainage sketch showed the path down the new road. What happens at RR33?</p>	<p>The drainage from the internal road of the development will be intercepted with the drainage paths along Range Road 33 and being discharged in the upstream end of the Culvert crossing at Springbank Creek.</p>
<p>For the septic systems, you mention quite extensive testing has been done. Can you elaborate?</p>	<p>The Project Team has conducted a Level Iv Private Sewage Treatment System Assessment guided by Rocky View County. This assessment included a series of groundwater quality studies, including percolation tests, groundwater studies, in addition to installing a series of groundwater monitoring wells. From this, the Project Team determined that the soils have the capacity to support private sewage treatment systems (PSTS), with a recommendation for the use of Septic Mount Systems.</p>
<p>What is the setback from surface septic and wetlands?</p>	<p>The setbacks are defined by the building code, requiring them to be 50 ft. away from any wetlands; this is addressed in the application submission.</p>
<p>What is the risk of groundwater contamination from septic?</p>	<p>The studies conducted demonstrate a best practice to mitigate any groundwater contamination in the proposed development.</p>
<p>Why are you not contemplating a small sewage treatment plant?</p>	<p>For the size of this project, a small sewage treatment plant is not feasible; however, moving forward, if all the residential neighbourhoods in the area were to be interested in this, this would be a consideration for Rocky View County. For Willow Ranch, the extensive technical studies conducted demonstrate this land can manage the proposed Wastewater Treatment.</p>



Will you (and when will you) be applying for an AEP (Alberta Environment and Parks) approval to modify the wetlands? When would that application be submitted?	The Project Team is ready to submit this application once the stormwater considerations of this application have been approved, per Alberta Environment and Parks guidelines, at the Subdivision stage.
Are there any considerations for increasing internet capabilities in the community with this development?	At this stage of the process, Internet servicing has not been explored; however, if this is a concern, we would be happy to work with neighbouring residents and the community to determine the best outcome.
What is the elevation of the buildings considering the high-water table and the slopes on the site?	The elevation of each property in the development, and the geodetic elevation of the main floor and overall height will be evaluated as part of the development approval process outlined in the Architectural Guidelines. Further information about this will be discussed at the Subdivision stage. Referring to the high-water tables, the Geotechnical Report indicated that the soil is Silty Clay, providing an additional consideration to be discussed at the Development stage.
Per the Springbank Area Structure Plan, is this proposed development considering a continuous pathway system?	Per the Parks and Open Space Master Plan adopted by Rocky View County, this is a focus moving forward; knowing this, if the County requires a public pathway within our dedicated Municipal Reserve, The Project Team is happy to consider this.
What is the size of the proposed residences?	There will be a minimum and maximum floor area in the guidelines. At The proposed range for building footprint will be a minimum of 2500 sq. ft. and a maximum of 4000 sq. ft.
If the land is currently for sale, how can you ensure these guidelines are followed?	The application will consider strict Architectural Controls and technical considerations in line with Rocky View County to ensure this proposed development aligns with the current Country Residential Developments in Springbank. The Project Team has completed several technical studies to ensure the application submission is of the highest standards and represents the interests of all parties involved. If purchased, any changes to the proposed Conceptual Scheme and Land Use Amendment would require the same level of detailed application and community engagement as is being completed by this Project Team.
How much Municipal Reserve does Rocky View County offer?	For this 40-acre site, 4-acres are required to be dedicated as Municipal Reserve. The Municipal Reserve present in the proposed Conceptual Scheme is being offered to the County as it better serves the site's functionality. If Rocky View County requires the cash in lieu of dedicated Municipal Reserve land, we will address that.



<p>What is the application process for the Conceptual Scheme and Land Use Amendment?</p>	<p>Ideally, we would have the Conceptual Scheme, and Land Use Amendment approved by September. Following this, the landowner will determine the next steps, whether to move ahead with selling the land or to proceed into the Subdivision stage.</p>
<p>What is the timeline for development?</p>	<p>At this stage, the Project Team is working through guideline specifics; however, after the Development stage lots would need to remain in their natural state (aside from any modifications for servicing or alterations for drainage/access) until construction on site is going to commence. Once work is underway, there will be a window of time for the project to be completed.</p>

