



WILLOW
RANCH

Community Information Session

May 4th, 2021

Meeting Purpose



Community Information Session

Objectives

- Introduce the **Project Team**
- Describe the **motivation & rationale** for the Project
- Provide an **overview of the proposed subdivision design, technical studies and supporting infrastructure**
- Describe the **Municipal and Provincial policies** that apply to the Project
- Provide stakeholders with **opportunity to ask questions and provide feedback** about the Project
- Discuss **next steps**

Agenda

- 1) Introduction
- 2) Vision & Objectives
- 3) Area Context and Site Conditions
- 4) Land Use & Policy Context
- 5) Development Concept & Rationale
- 6) Technical Considerations
- 7) Architectural Controls
- 8) RVC Application Process
- 9) Discussion



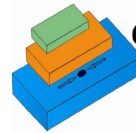
Project Team



Community Information Session

RICHARD
LINDSETH
ARCHITECTURE
INC.

Architecture &
Design



Groundwater Information
Technologies Limited

Wastewater
Treatment

b&a

Planning &
Engagement



Geotechnical
Engineering



Transportation
Engineering

**Westhoff
Engineering
Resources, Inc.**

Land & Water Resources Management Consultants

Environmental
Assessment &
Stormwater
Management

Our Vision

- Create a unique, master-planned, **environmentally sensitive**, country residential development.
- Offer **twelve (12) new country residential lots** featuring **sensitive landscaping** and **views** to the Rocky Mountains.
- Design a project that **minimizes construction impacts** to preserve the site's **environmental features and natural landscapes**.

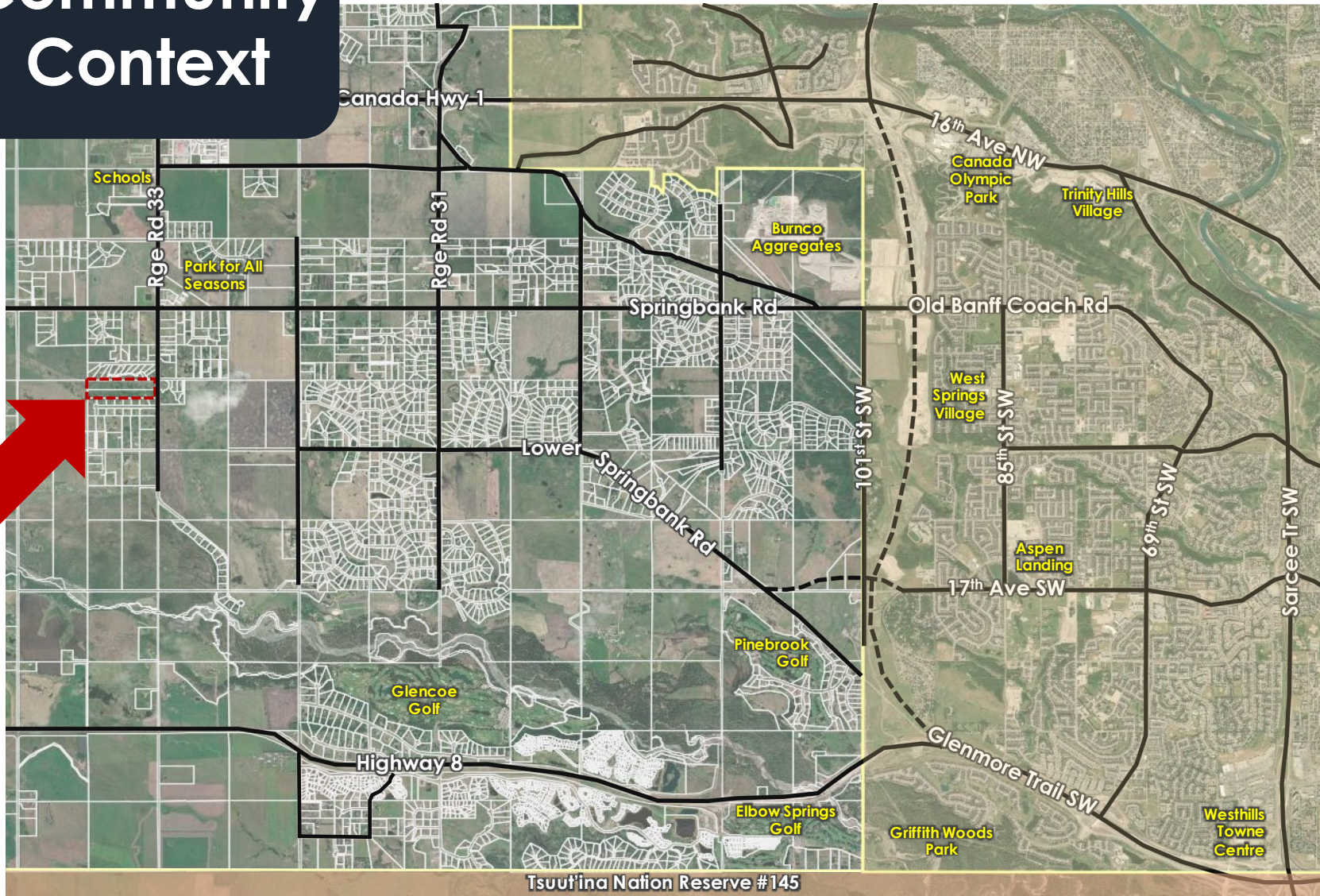


Guiding Principles

- 1) Honour the legacy of the owner's **40-year stewardship** of the lands.
- 2) Respect the site's **natural environmental conditions** and **carrying capacity**.
- 3) Respect the **existing adjacent residential neighbourhoods** and **agricultural operations**.
- 4) Respect the capacity of the **local and regional infrastructure systems**.

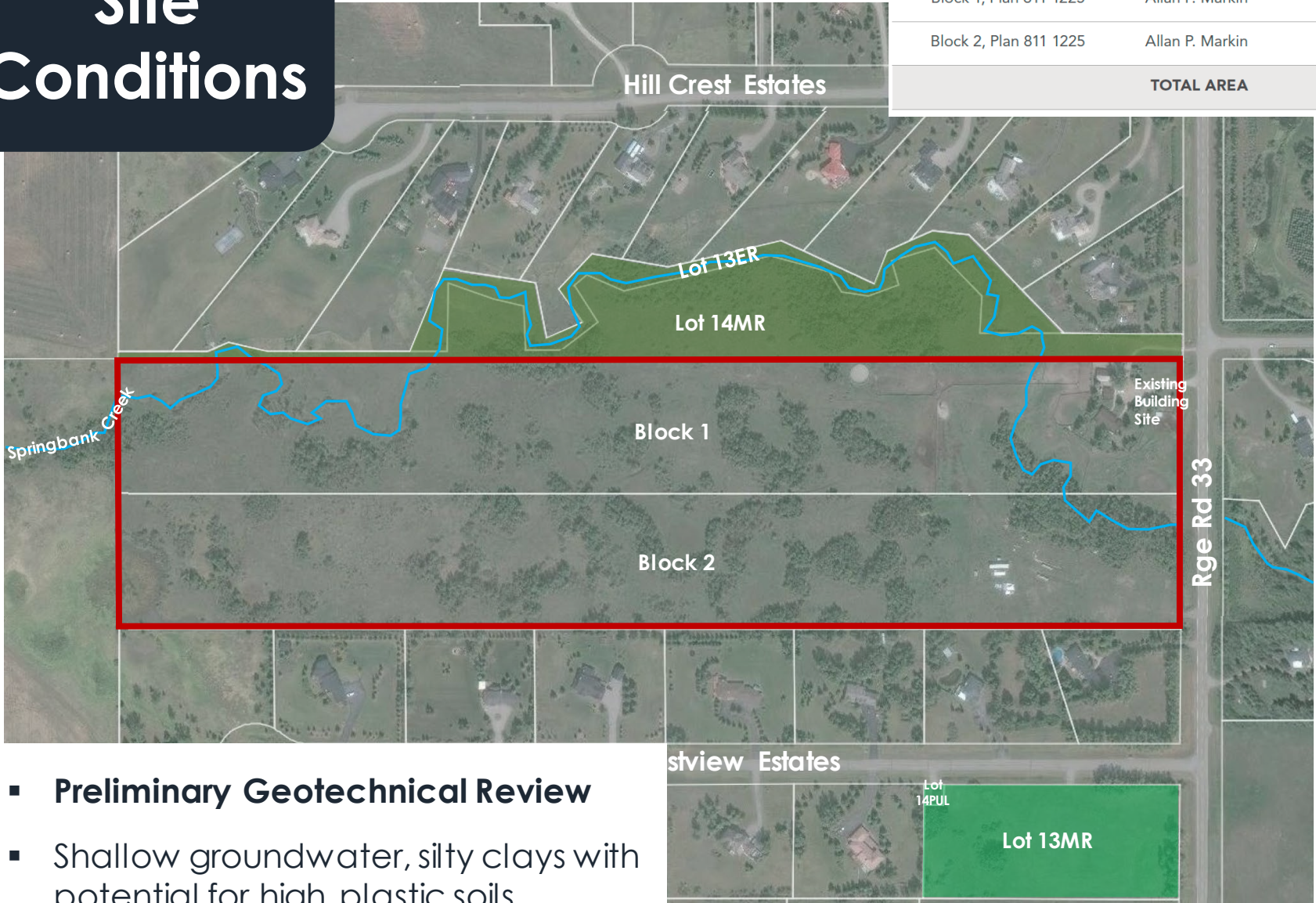


Community Context



Site Conditions

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



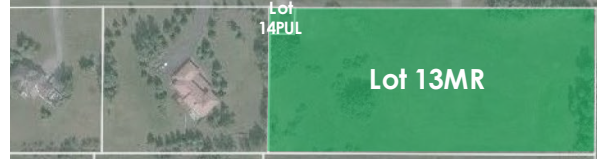
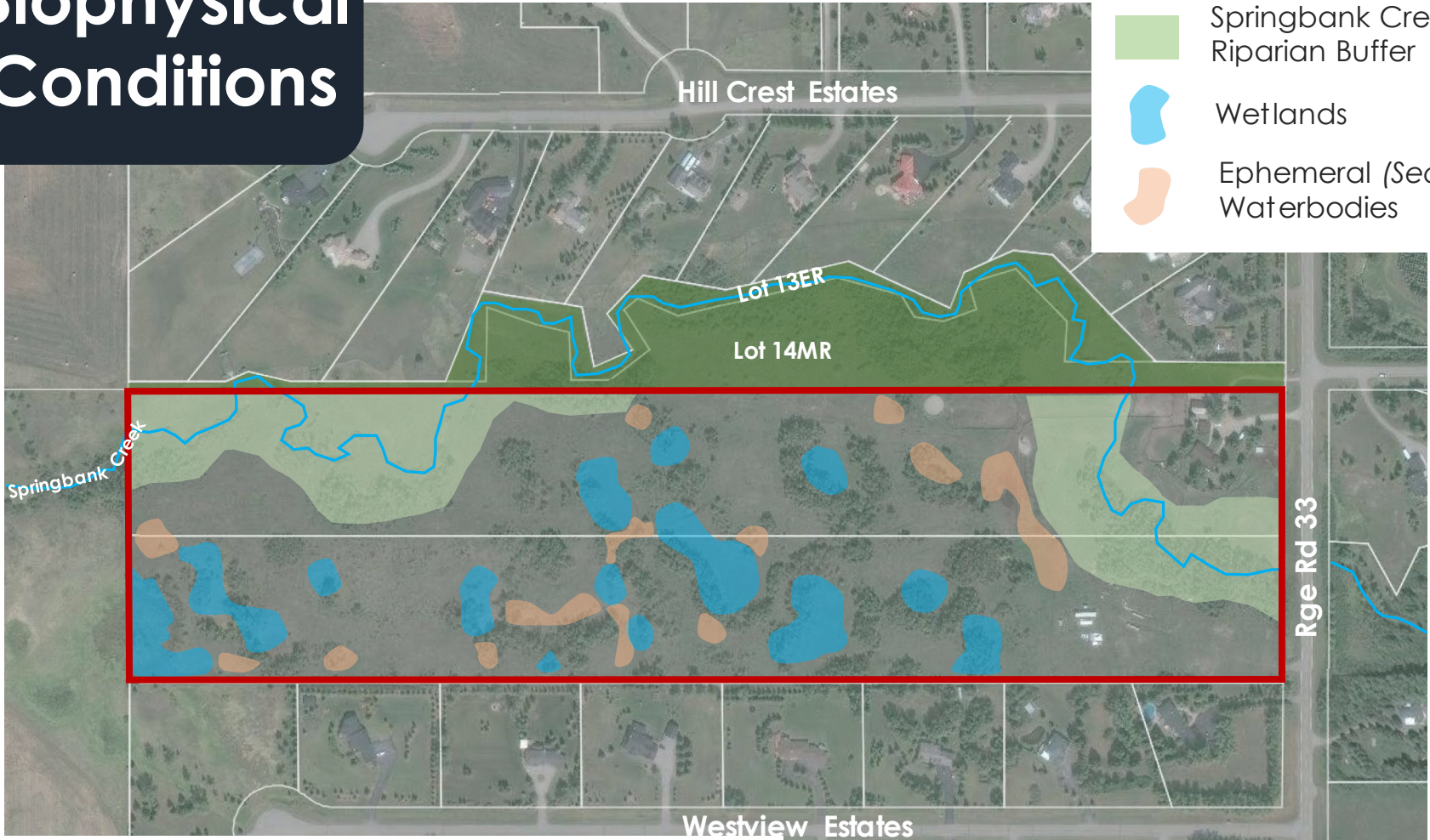
- **Preliminary Geotechnical Review**
- Shallow groundwater, silty clays with potential for high plastic soils
- **Detailed Geotechnical Report** to be prepared at subdivision stage



Biophysical Conditions

Legend

- Springbank Creek & Riparian Buffer
- Wetlands
- Ephemeral (Seasonal) Waterbodies

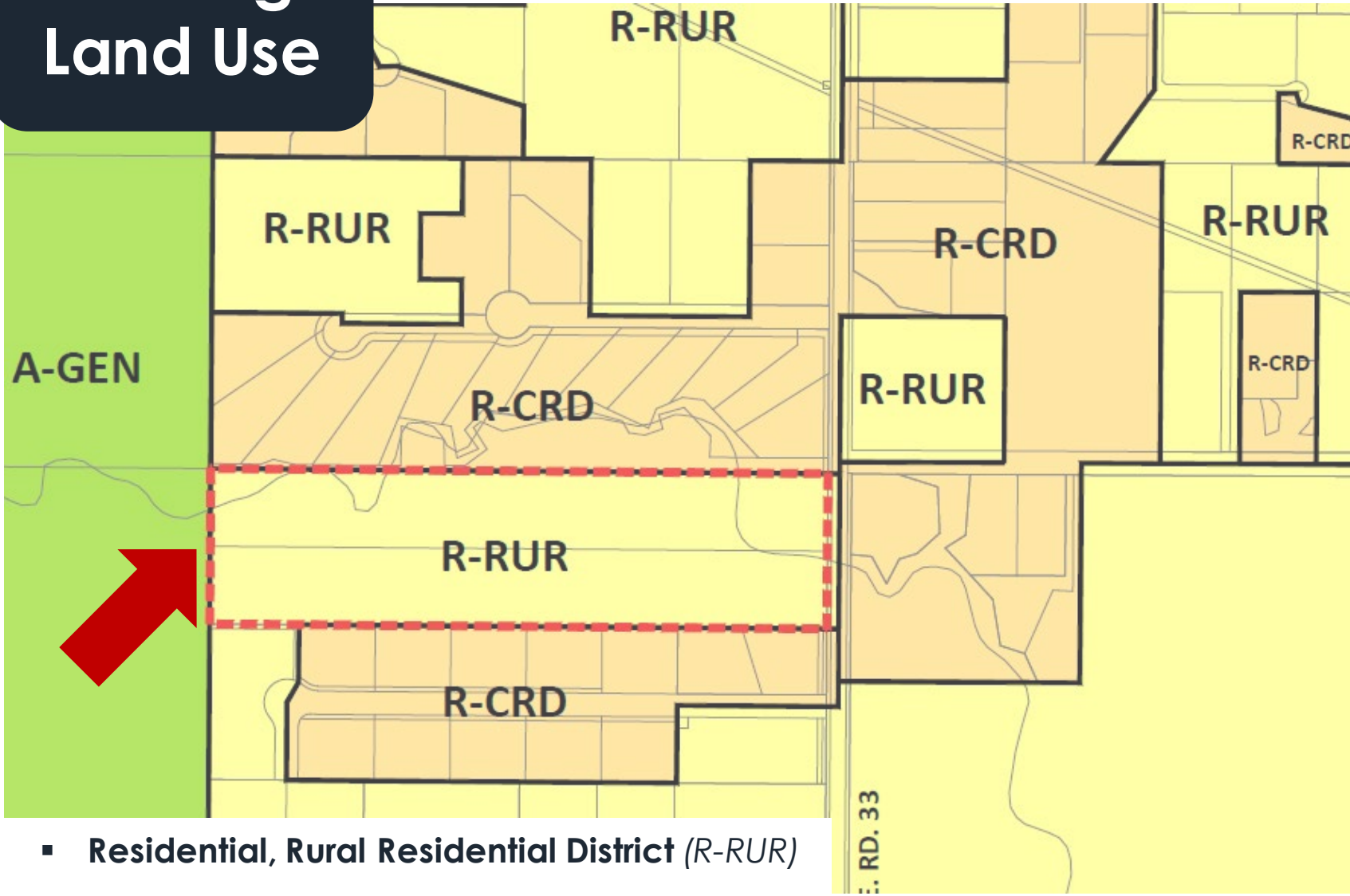


- **Biophysical Impact Assessment (BIA)**
- Springbank Creek, identified wetlands, and ephemeral (seasonal) waterbodies
- Springbank Creek is an **Environmentally Significant Corridor**

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Existing Land Use

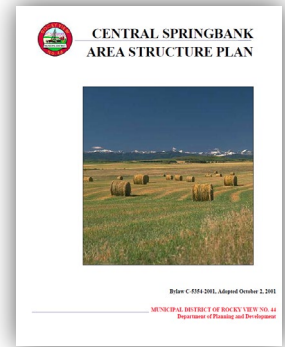
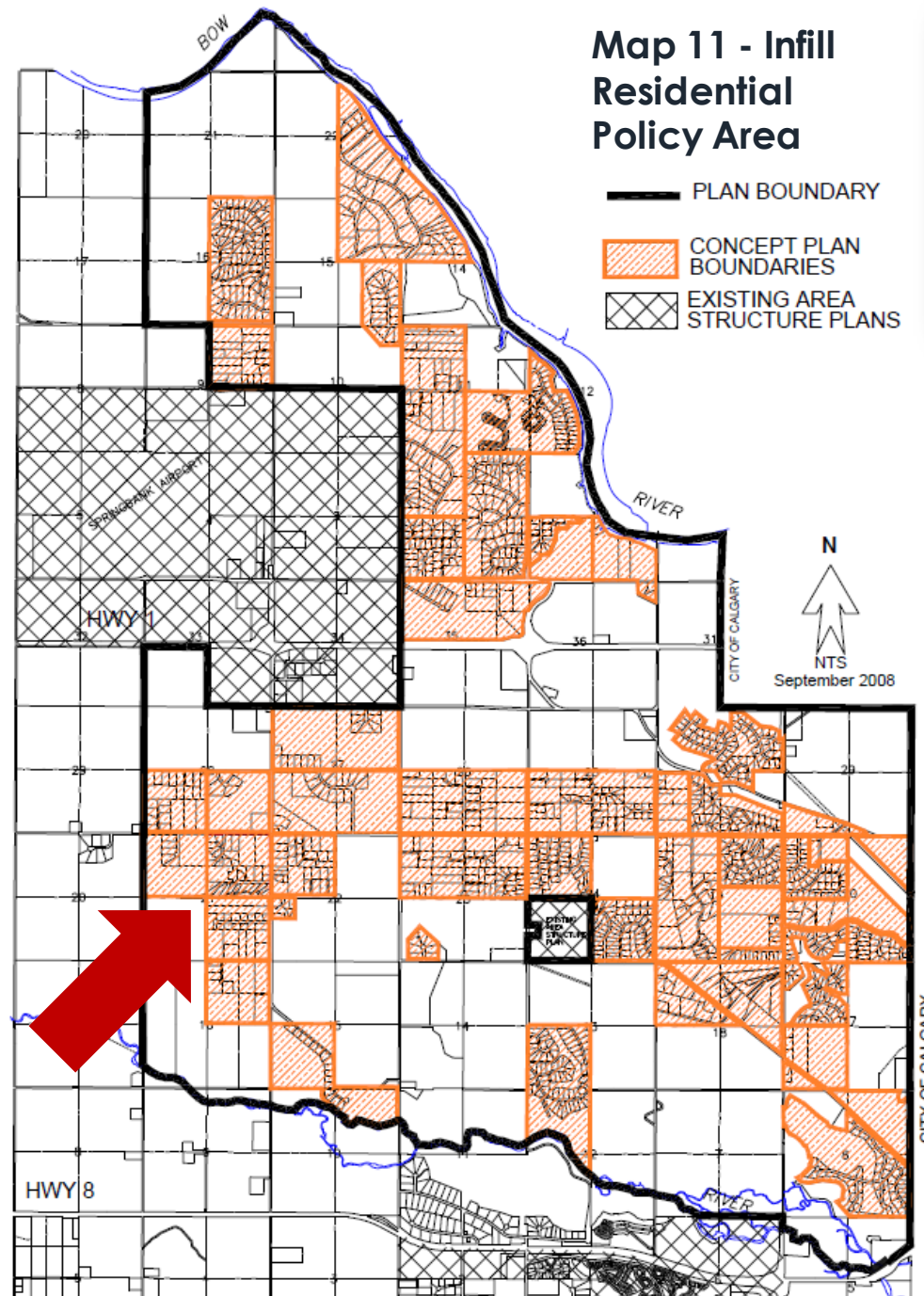


- **Residential, Rural Residential District (*R-RUR*)**
- Prevalence of Residential, Country Residential District (*R-CRD*) and Agriculture, General District (*A-GEN*)

Central Springbank Area Structure Plan

Infill Residential Policy Area

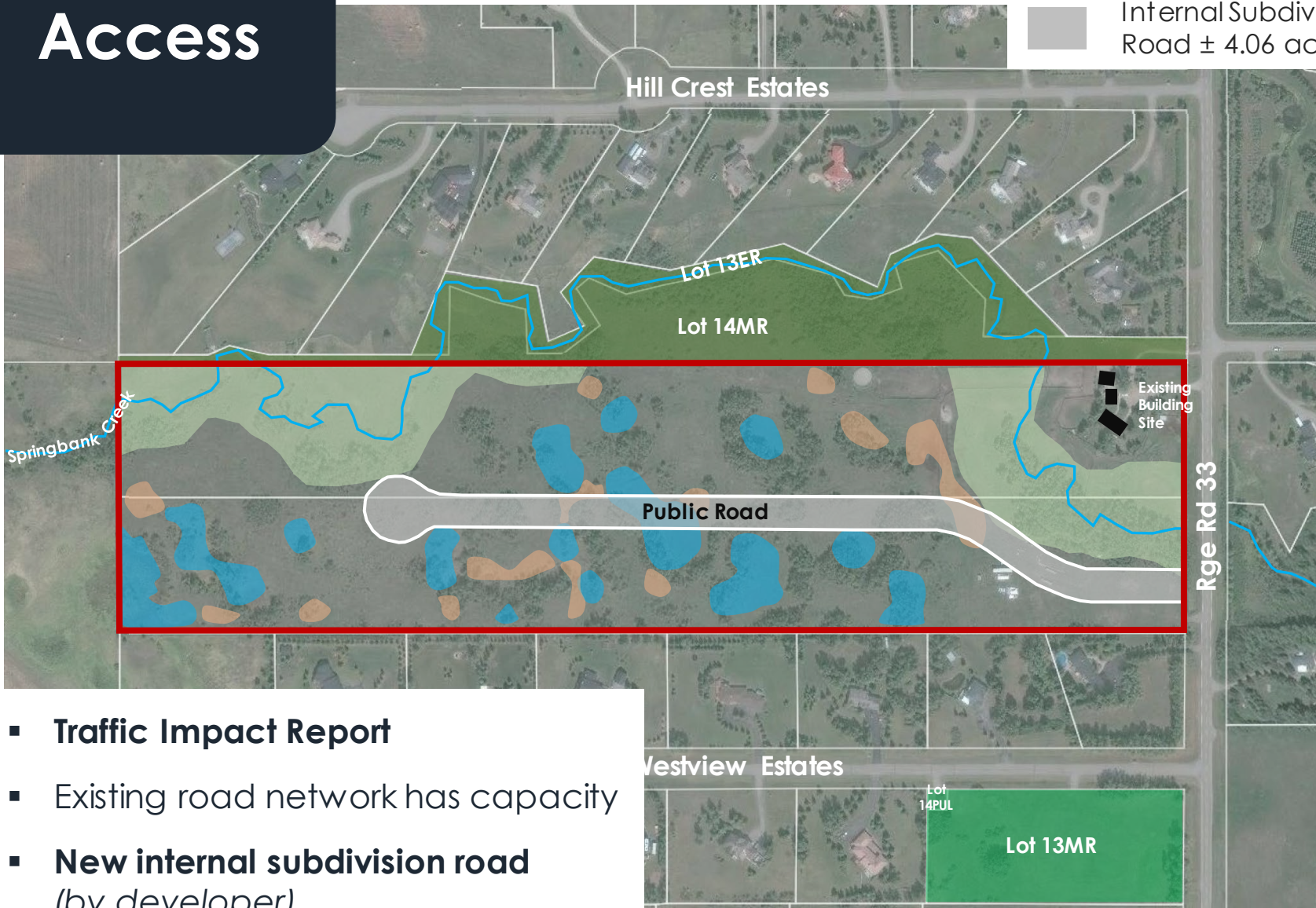
- Prior to subdivision, Council must adopt a **Conceptual Scheme and Land Use Amendment**
- **Policy 2.3.2.2 of the ASP** specifies what a Conceptual Scheme needs to address
- **Future parcel sizes** in the Infill Policy Area may range between **± 2 ac to ± 4 ac.**



Access

Legend

Internal Subdivision Road ± 4.06 ac

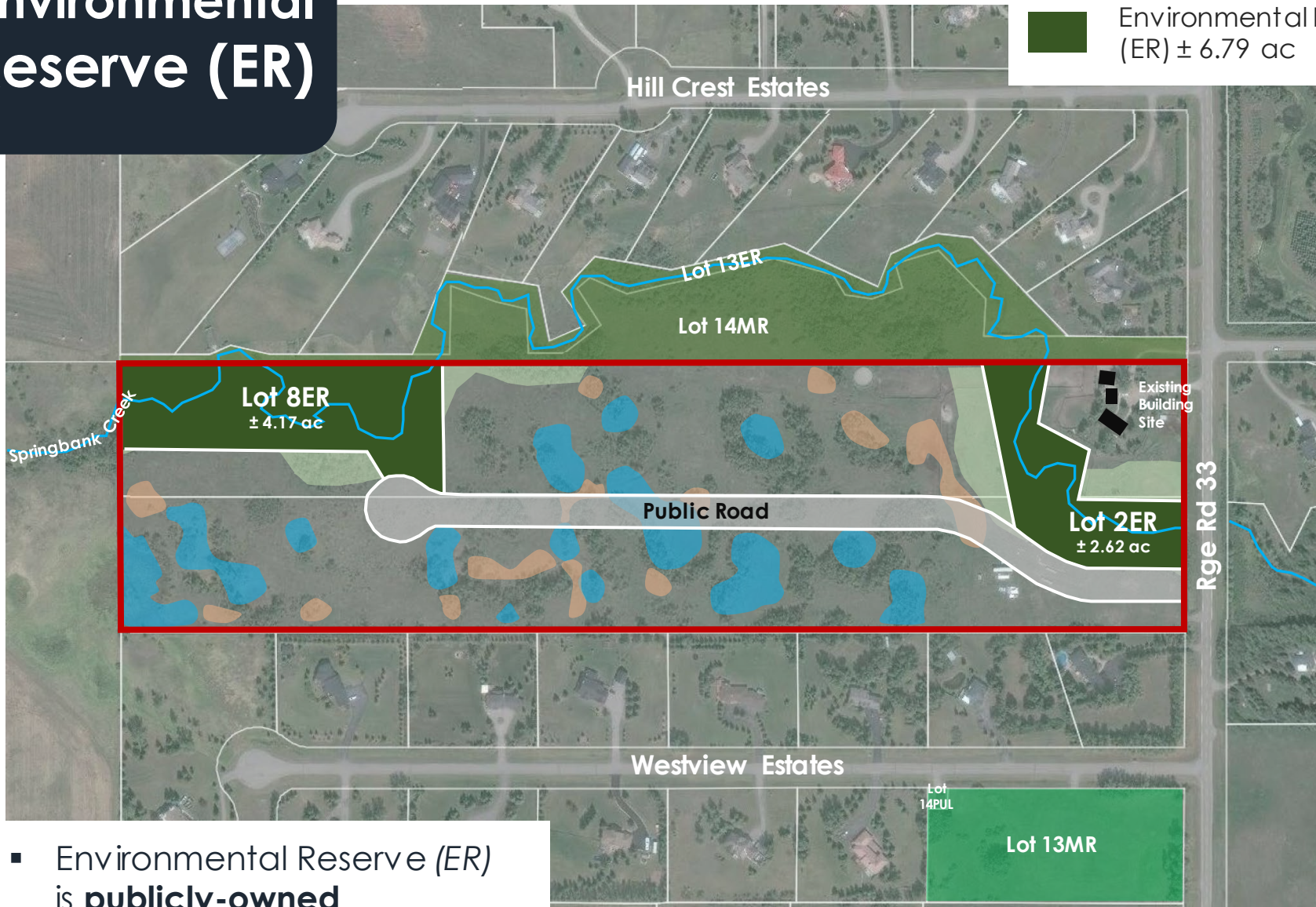


- **Traffic Impact Report**
- Existing road network has capacity
- **New internal subdivision road**
(by developer)
- Regional Transportation Off-Site Levy at subdivision stage

Environmental Reserve (ER)

Legend


 Environmental Reserve (ER) ± 6.79 ac

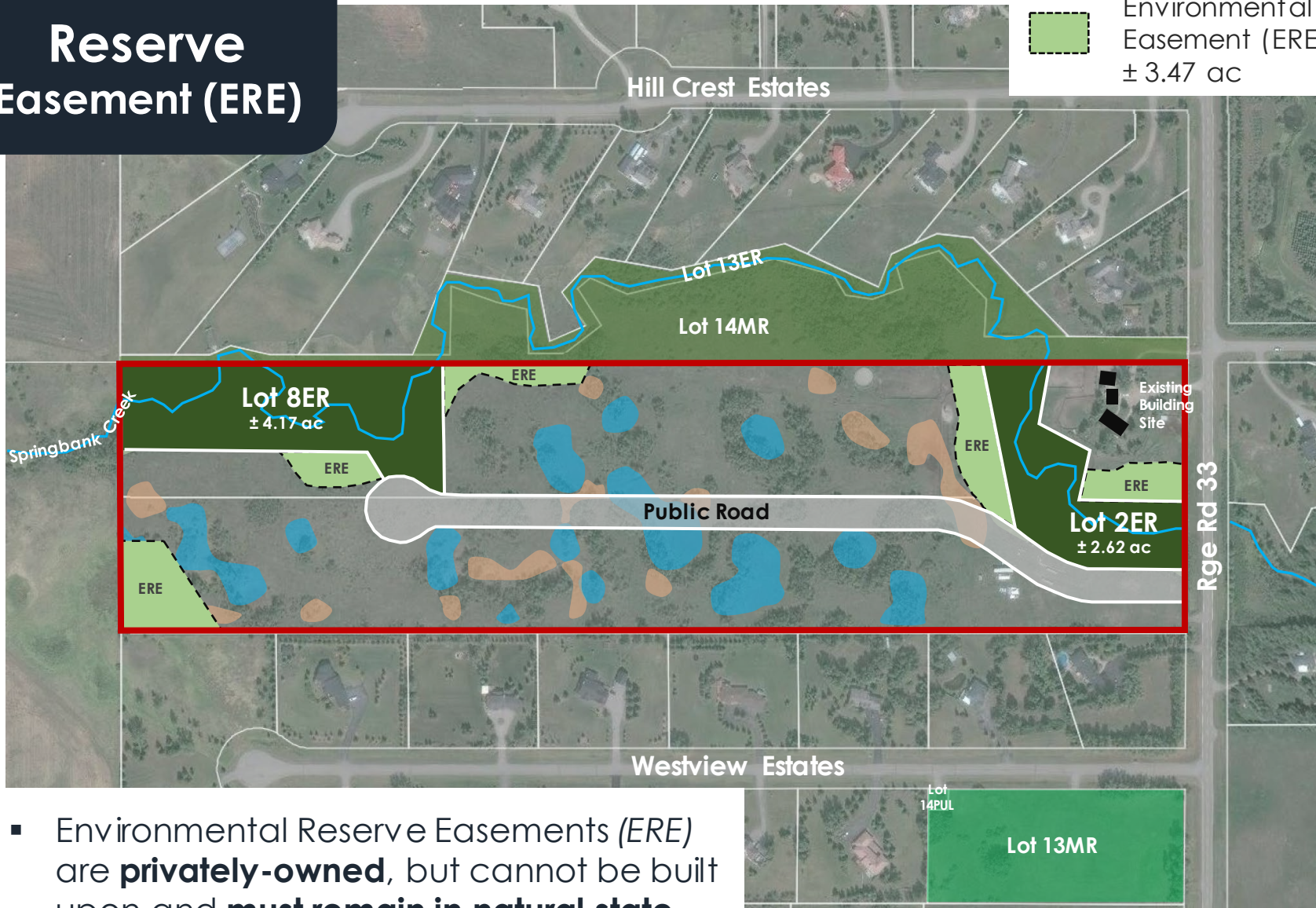


- Environmental Reserve (ER) is **publicly-owned**
- To contain **bed & shore** of Springbank Creek

Environmental Reserve Easement (ERE)

Legend

 Environmental Reserve Easement (ERE)
± 3.47 ac

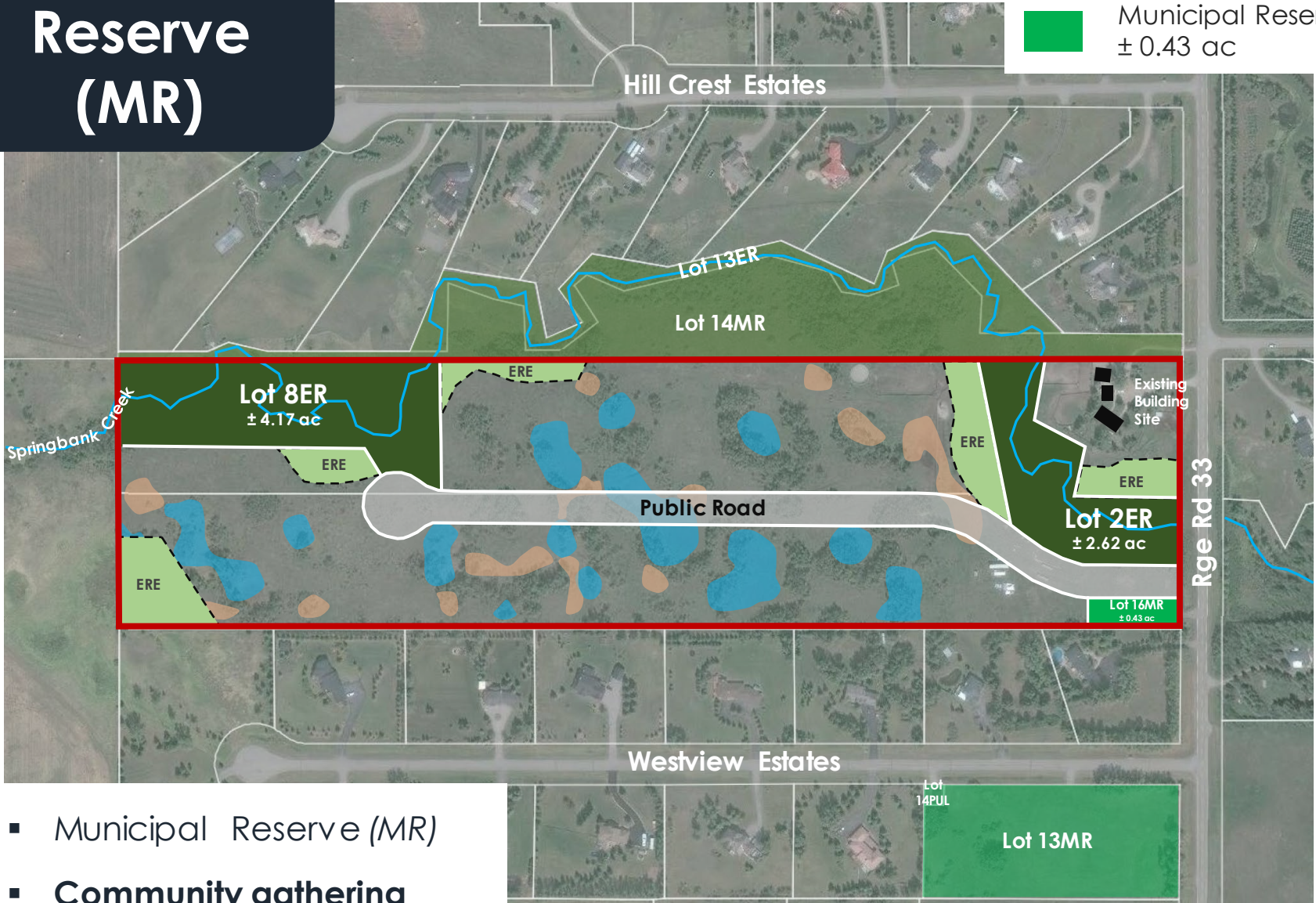


- Environmental Reserve Easements (ERE) are **privately-owned**, but cannot be built upon and **must remain in natural state**
- To contain **riparian area** of Springbank Creek

Municipal Reserve (MR)

Legend

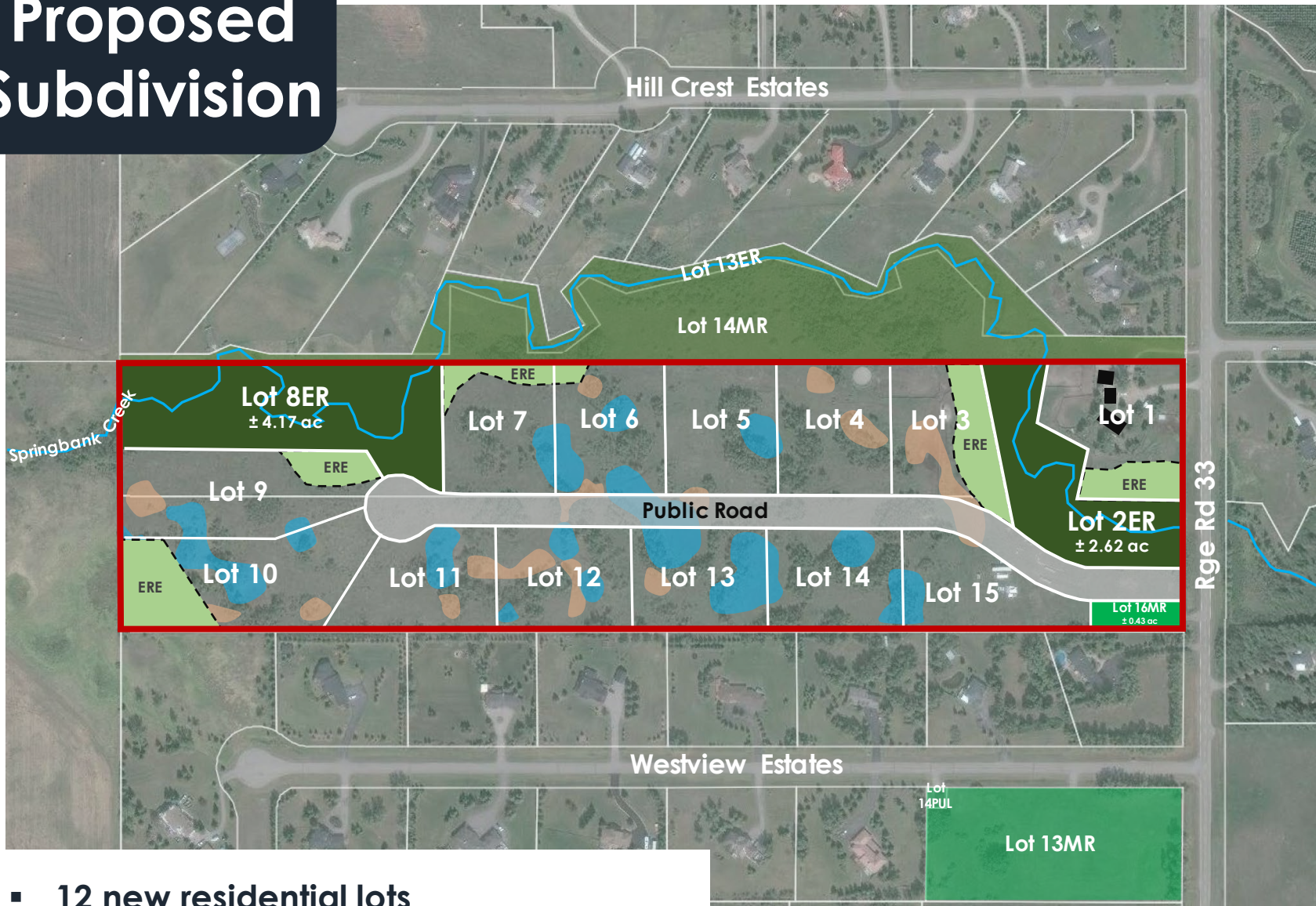
 Municipal Reserve (MR) ± 0.43 ac



- Municipal Reserve (MR)
- **Community gathering area**
- Canada Post Mailboxes



Proposed Subdivision

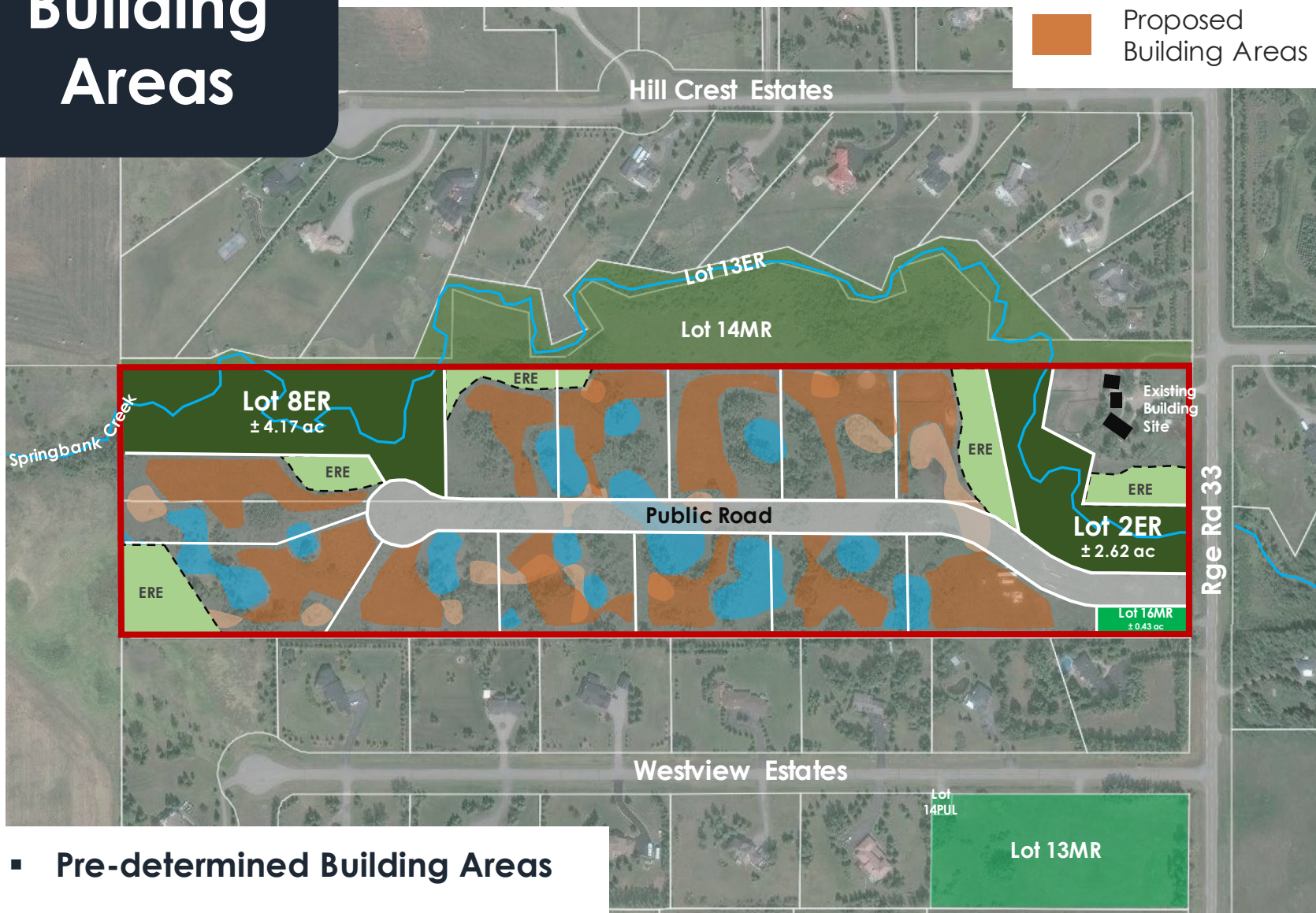


- **12 new residential lots**
(plus existing building site)
- **Minimum parcel size = 0.8 ha (1.98 ac)**

Building Areas

Legend

Proposed Building Areas



- Pre-determined Building Areas
- Avoid wetland disturbance and tree removal
(as much as reasonably possible)

Building Areas shown are conceptual only

New Dwellings

Legend

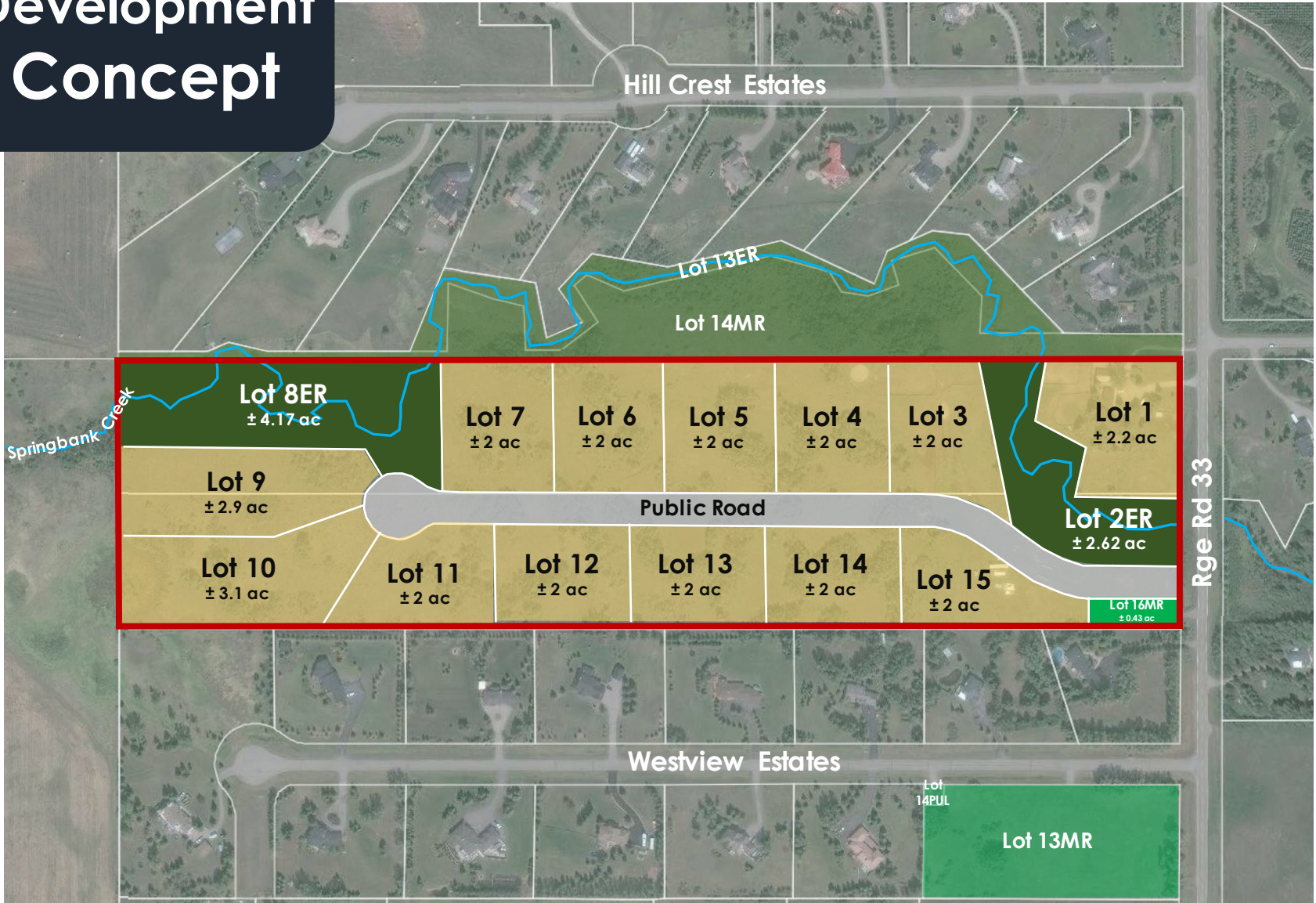
 Potential New Dwellings



- New dwellings to **respect architectural controls** (to be established by the developer)

Dwellings shown are conceptual only

Development Concept

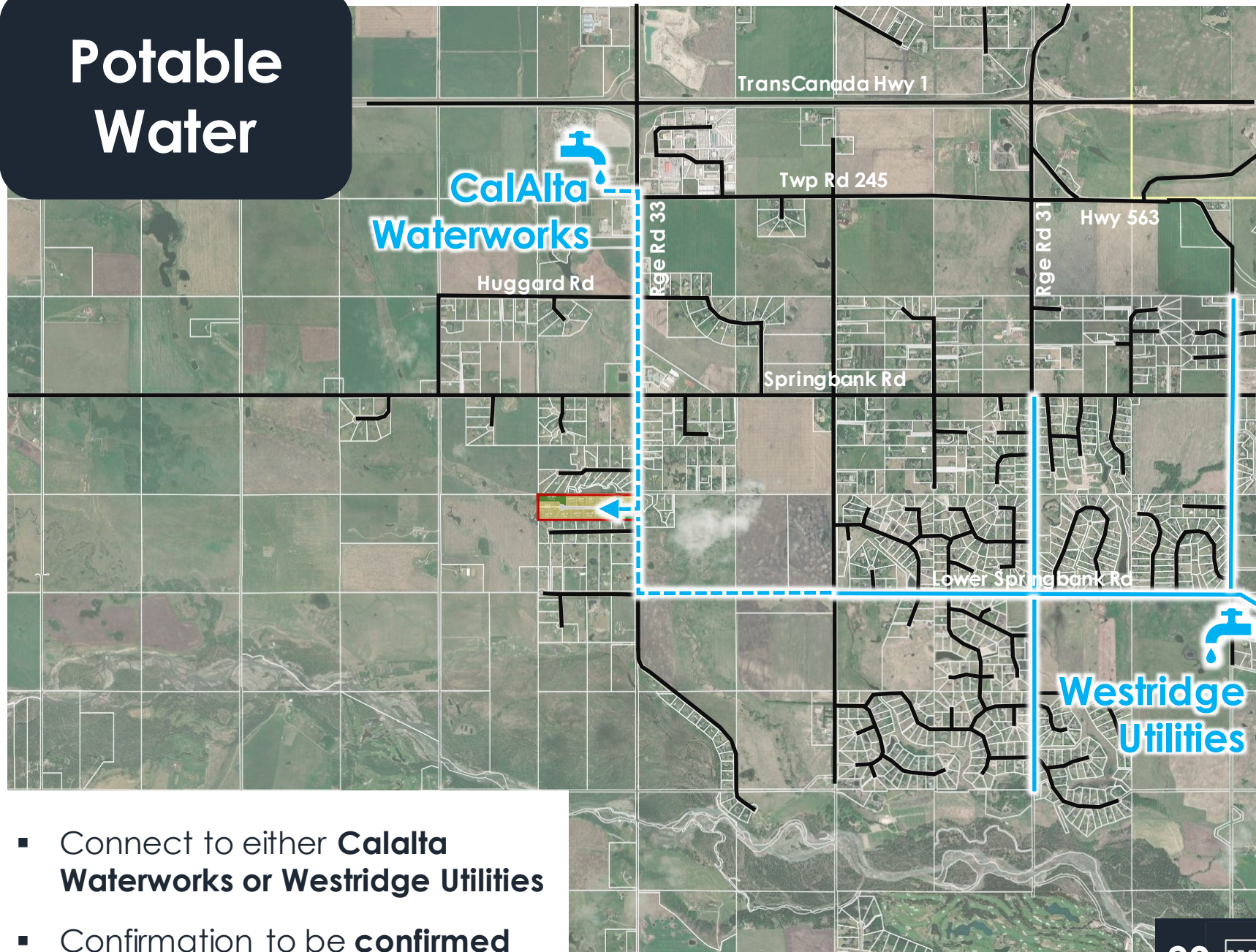


Architectural Controls

- **Architectural controls** established by developer at subdivision stage to ensure:
 - Adhere to pre-determined building sites
 - Tree retention and wetland avoidance
 - Architectural details for future dwellings such as:
 - Minimum/maximum floor areas, exterior finishing, materials & colours, glazing, roofing materials & colours, use of dark sky lighting fixtures, drought resistant landscaping, fencing, etc.
- Controls to be regulated by a **Restrictive Covenant Agreement** to be registered against certificate of title to all new lots



Potable Water

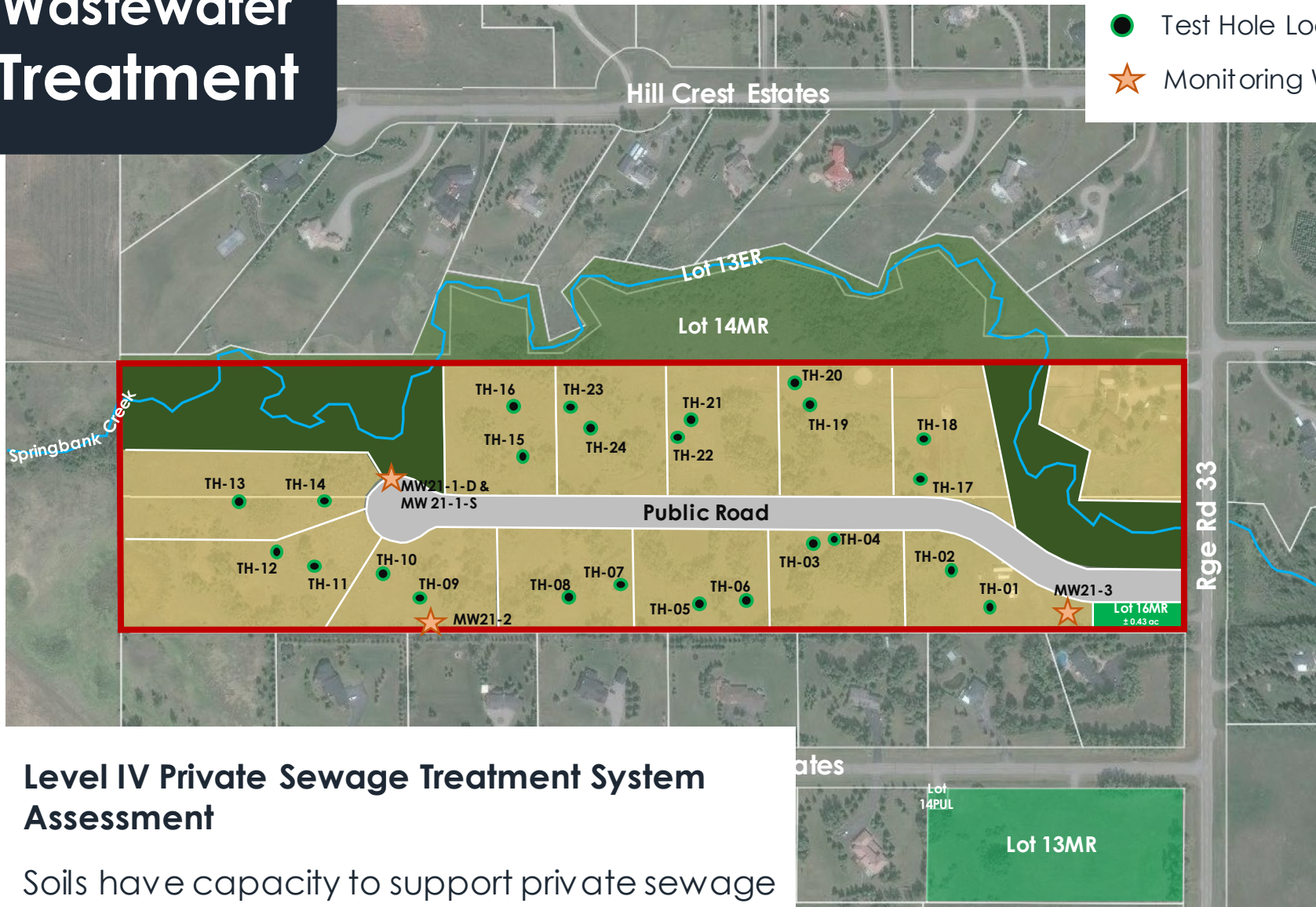


- Connect to either **CalAlta Waterworks** or **Westridge Utilities**
- Confirmation to be **confirmed at the subdivision stage**

Wastewater Treatment

Legend

- Test Hole Location
- ★ Monitoring Well



- **Level IV Private Sewage Treatment System Assessment**
- Soils have capacity to support private sewage treatment systems (*PSTS*)
- Use of **septic mound systems** is recommended

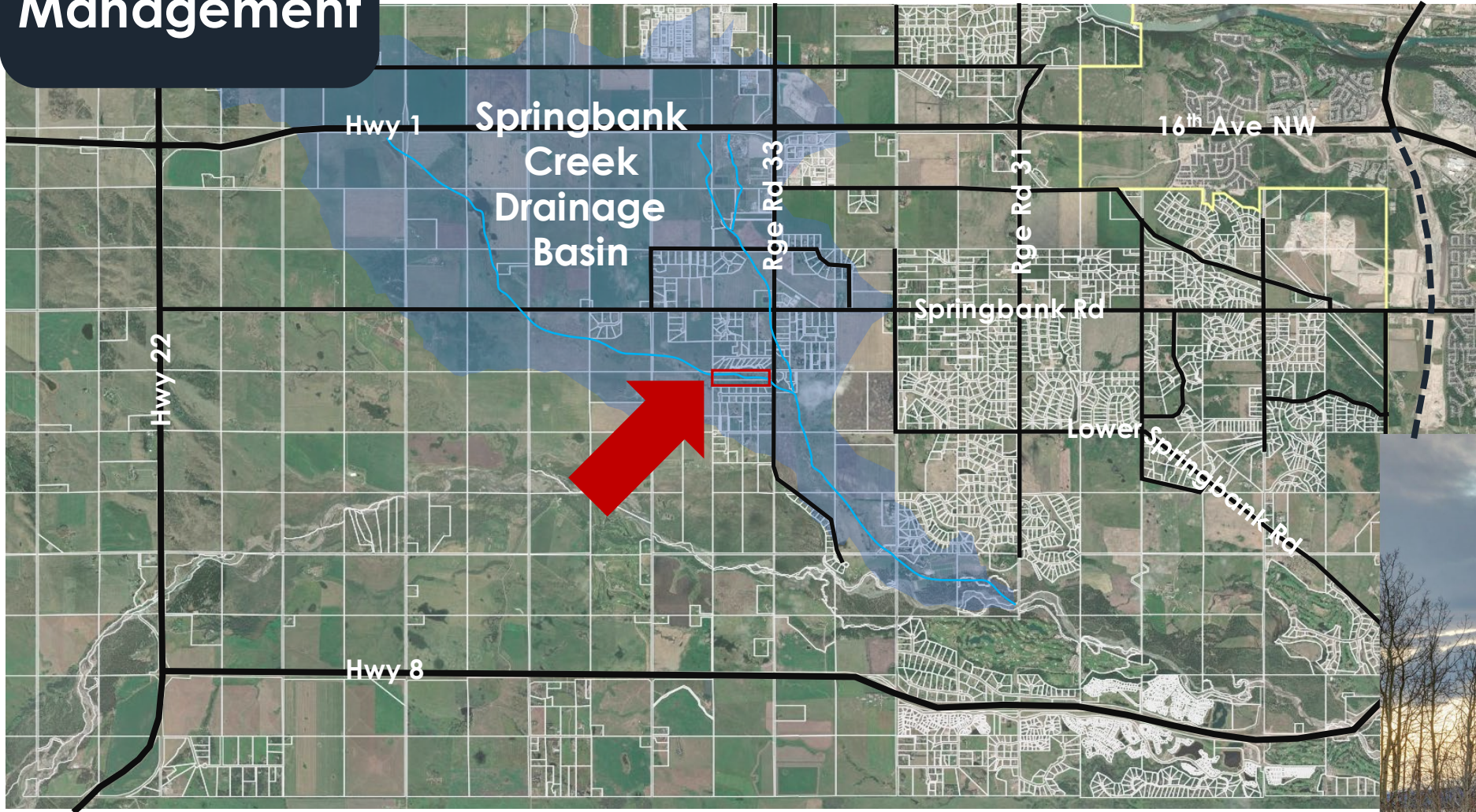


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Stormwater Management

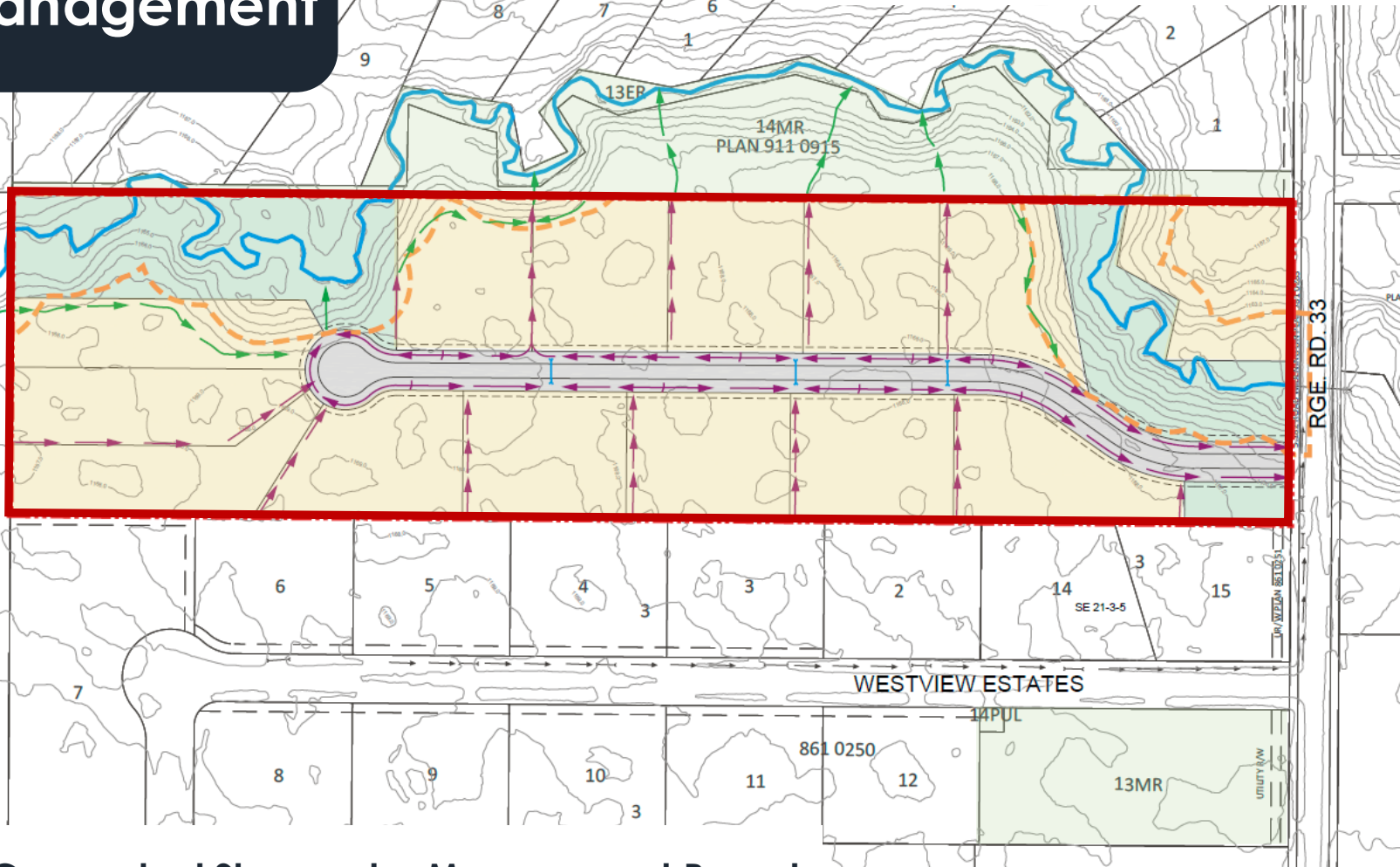


- **Springbank Master Drainage Plan, RVC 2016**
Unit Area Release Rates and Volume Retention Control Targets (1.71 L/s/ha)

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Stormwater Management

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



Conceptual Stormwater Management Report

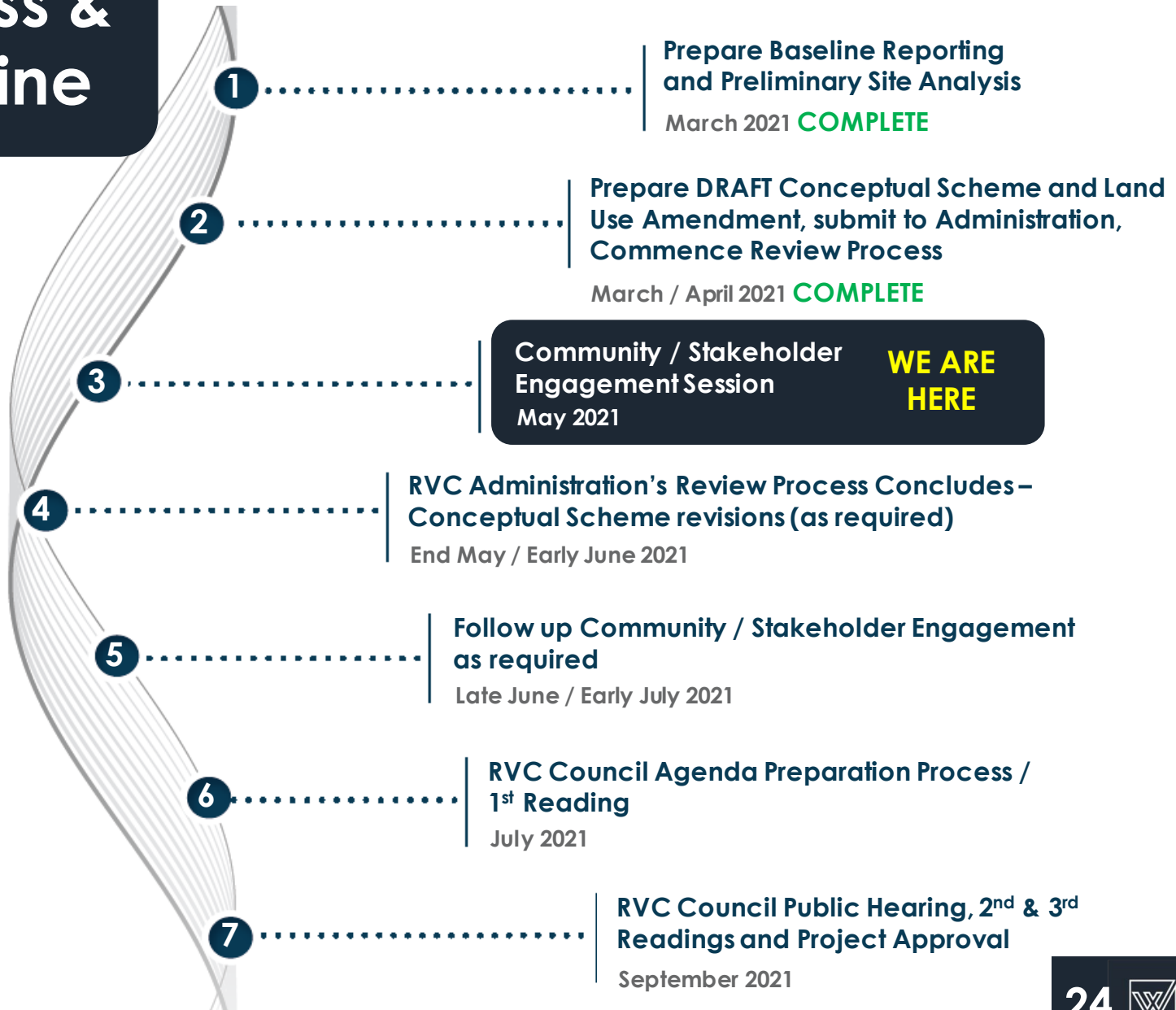
- Low Impact Development (LID) Techniques and Best Management Practices
- Meet or exceed RVC and AEP requirements

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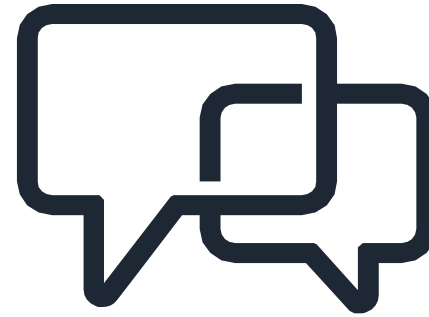
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Process & Timeline



**Get Involved
& Stay
Informed**



Join Us for a Virtual Engagement Session

The Project Team wants to hear from you. Please join us for an online neighbours meeting to learn more about the project.

DATE: Thursday, May 13th, 2021

TIME: 6:00 – 7:30 PM

RSVP: Otilie Coldbeck, Engagement Specialist, B&A Planning Group
PH | **403-692-4537** EMAIL | ocoldbeck@bapg.ca

**Please RSVP to attend the meeting.*

Once you've RSVP'd, you will receive a link to join the virtual meeting

For more information visit www.WillowRanch.ca



PLANNING
GROUP

Aerial Perspective

SW looking NE

May 2021



PLANNING
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Aerial Perspective

S looking N

2

May 2021



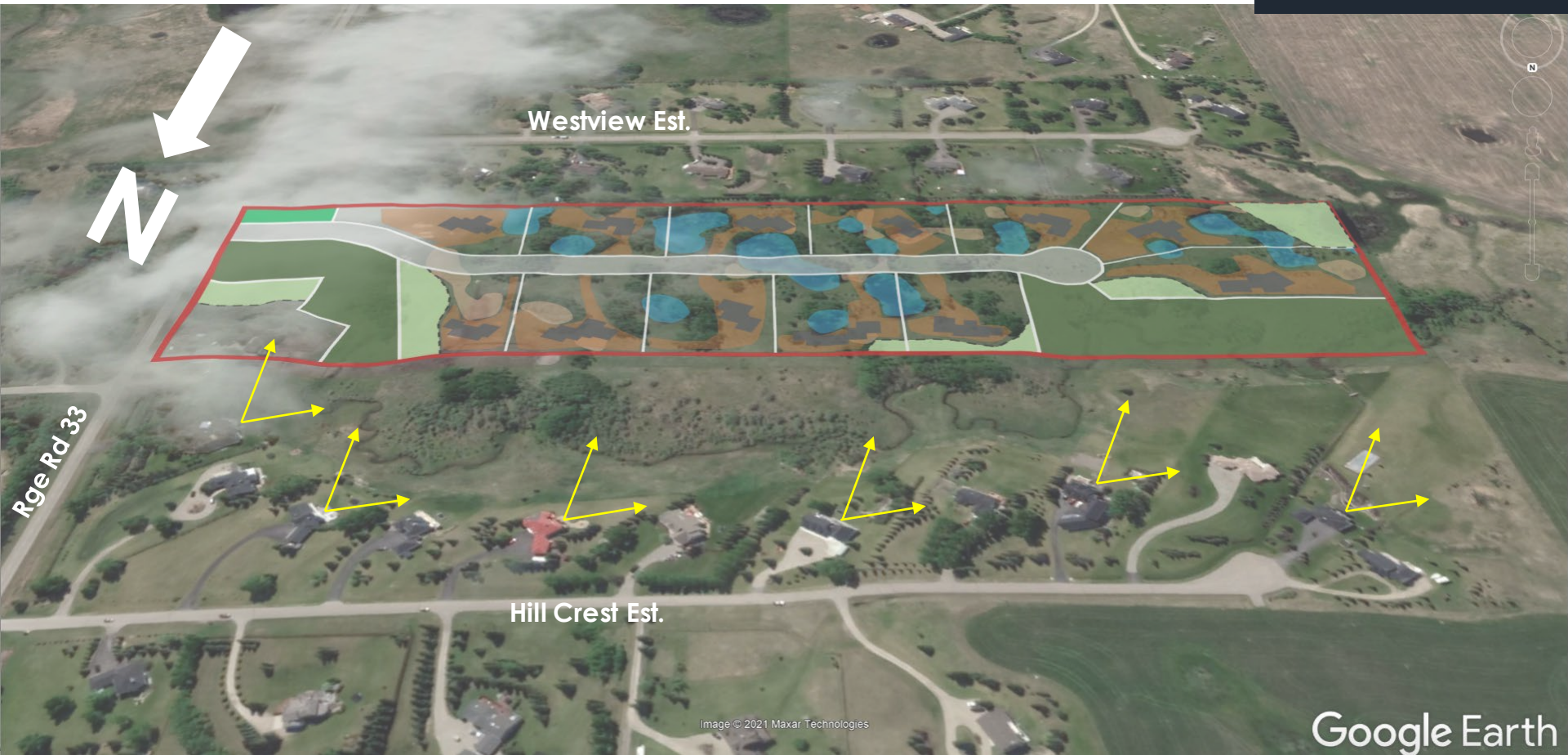
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Aerial Perspective

NE looking SW

May 2021

3



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Aerial Perspective

N looking S

May 2021

4



Rge Rd 33



Hill Crest Est.

Westview Est.

Aerial Perspective

W looking E

5

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