



**WILLOW
RANCH**

**Conceptual Scheme &
Land Use Amendment**

What We Heard Report

June 2021

Prepared by B&A Planning Group

On Allan Markin

b&a



WILLOW
RANCH

WHAT WE HEARD REPORT

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PROJECT BACKGROUND



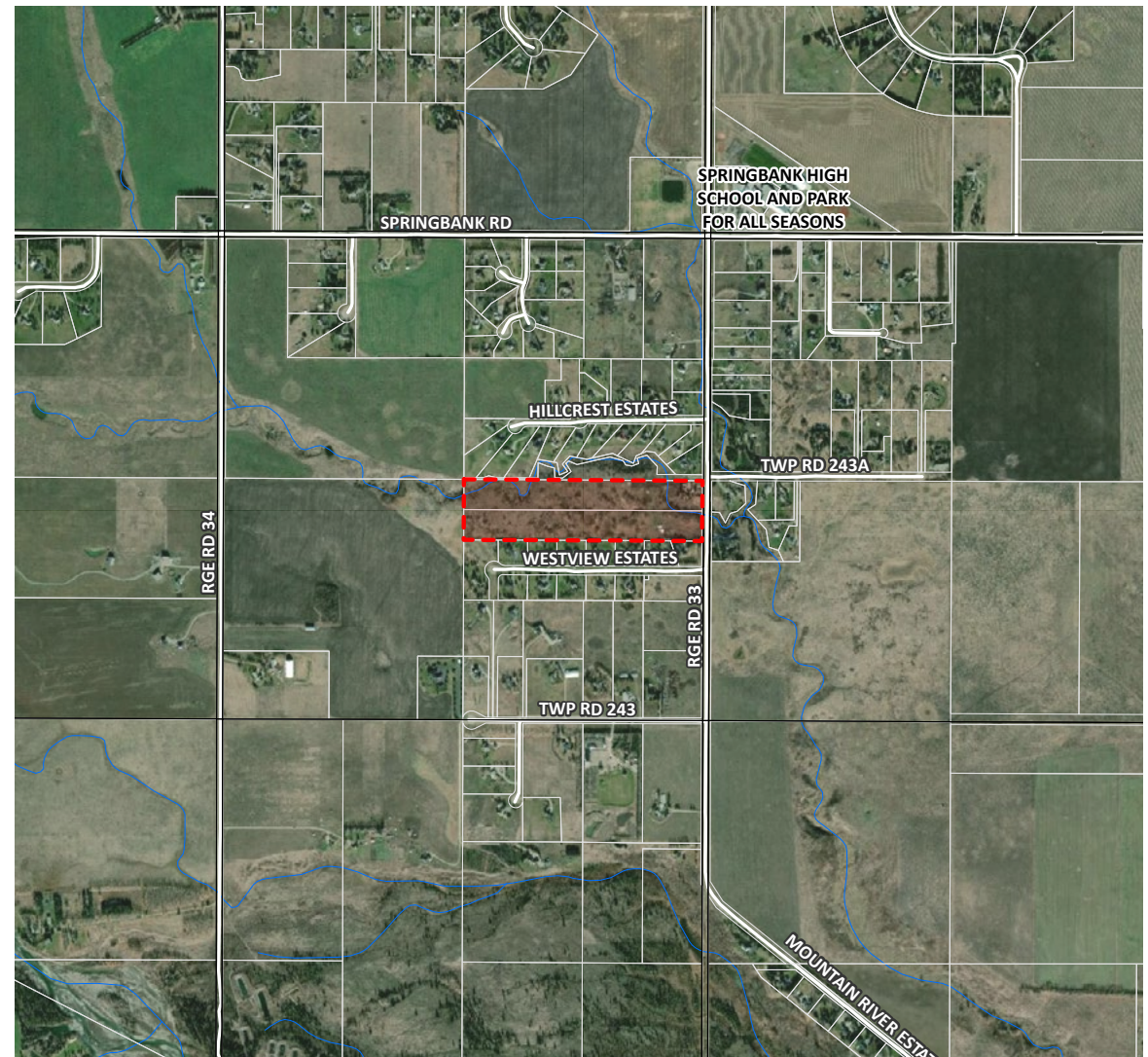
The landowner is pursuing a Conceptual Scheme and Land Use Amendment for his approximately \pm 40 acres of land located within the County's Central Springbank community at 243125 Range Road 33. The Willow Ranch Conceptual Scheme presents a high-quality infill country residential neighbourhood that the Springbank community will be proud of.

ABOUT THE PROJECT




The proposed Willow Ranch Conceptual Scheme was prepared under the provisions of the Central Springbank Area Structure Plan, 2001 (CSASP) and establishes a site-specific policy framework to guide the future development of the approximately \pm 40 acres of land located within the County's Central Springbank community at 243125 Range Road 33.

The Willow Ranch Conceptual Scheme presents a high-quality infill country residential neighbourhood that the Springbank community will be proud of. The Conceptual Scheme will describe how infill residential subdivision will be implemented in an environmentally sensitive manner to ensure the Willow Ranch development is sensitive to the existing wetland and consider the environmental features of the land.

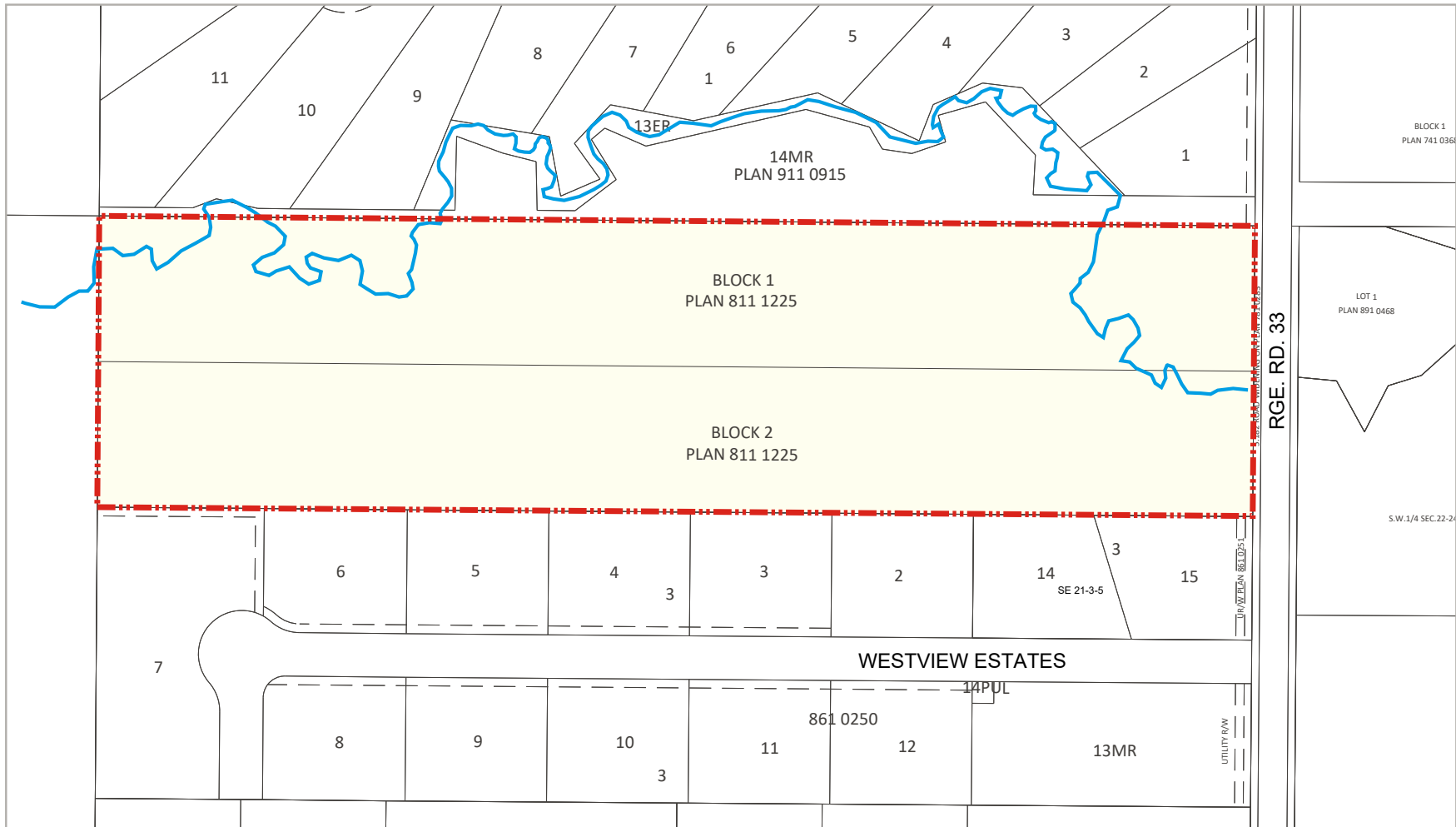
LOCAL CONTEXT MAP



Legend

-  Subject Site
-  ATIS Grid
-  Parcel

CONCEPTUAL SCHEME PLAN AREA



This What We Heard report has been prepared by B&A Planning Group (B&A) on behalf of Allan Markin. This report summarizes the project’s public engagement program as well as the feedback received through the virtual information session, online survey, and phone and email correspondence.

Please note due to the current public health orders in place by implemented by public health officials, all engagement was facilitated virtually to ensure the ongoing safety of all community members.



PUBLIC ENGAGEMENT



B&A Planning Group designed an engagement program to ensure multiple opportunities for neighbours and community members at-large to participate. The following tactics were used to increase awareness and encourage participation:

ENGAGEMENT WEBSITE

To ensure all information was readily accessible, the team developed a Willow Ranch website to host all project and engagement information: <https://www.willowranch.ca/>

RESIDENT AND COMMUNITY NOTIFICATION MAILOUTS

The Project Team notified residents of Hillcrest & Westview Estates, and the greater Springbank Community members through a mailer notification, sent to approximately 295 residences in a mile radius of the Project Site.

VIRTUAL STAKEHOLDER MEETING

To ensure key project stakeholders, landowners and residents of Hillcrest & Westview Estates, were engaged appropriately, the Project Team facilitated a virtual stakeholder meeting to address immediate comments and concerns ahead of public engagement. The meeting was held via Microsoft Teams on Tuesday, May 4th from 7 to 8 p.m.

Attendance

- **20 Attendees**

Q&A

- **28+ Comments/questions received through Q&A session**
- **5+ Direct conversations with engagement session attendees**

In addition to the listed attendees, the project team shared the video recording with those who were unable to attend. Following the presentation, the Project Team developed an FAQ document shared with attendees and the Project Website addressing common questions and comments regarding the Willow Ranch Conceptual Scheme and Land Use Amendment (see appendix A.)

NEWSPAPER ADVERTISEMENT

To ensure all potentially interested parties were notified, the project team placed an advertisement in the Rocky View Weekly's April 27th and May 4th papers inviting the community to the Virtual Information Session.

VIRTUAL INFORMATION SESSION

The project team hosted a virtual information session on Thursday, May 13th 2021 from 6 to 7:30 p.m. to share information about the project, answer questions and collect feedback.

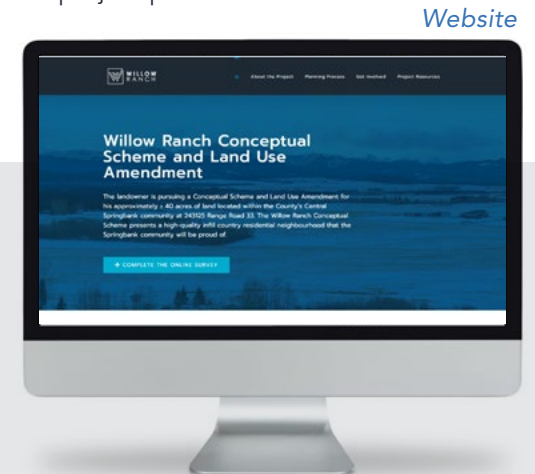
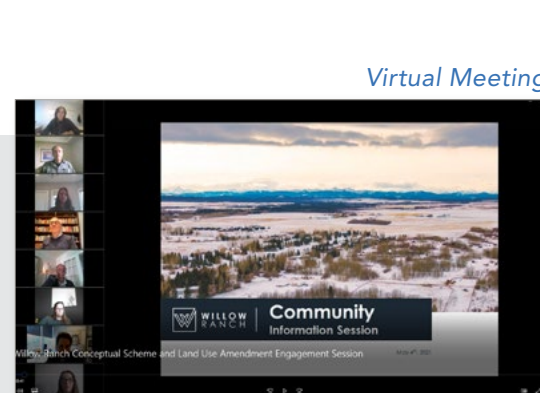
Attendance

- 19 Requests For Registration Link
- 16 Registered
- 13 Attended

Q&A

- 6 Comments/questions received through Q&A session
- Two direct conversations with engagement session attendees

In addition to the listed attendees, the project team shared the video recording on the project website, and the stakeholder database.



ONLINE SURVEY

An online survey was shared with engagement session attendees, any interested stakeholders and placed on the project webpage from May 4th to May 20th to provide an additional platform to participate.

ENGAGEMENT REPRESENTATIVE EMAIL AND PHONE NUMBER

The phone number and email address of B&A's Engagement Specialist were provided on all correspondence and promotions to ensure the opportunity for direct phone call and email communication.

DIRECT COMMUNICATION WITH COMMUNITY MEMBERS

May 2021

- 5+ Phone call correspondence with stakeholders providing feedback and questions
- 90+ Email correspondence with stakeholders providing feedback and questions

STAKEHOLDER DATABASE

Developed an ongoing stakeholder database of approx. 45 contacts to keep interested parties informed of the project process.



STAKEHOLDER ENGAGEMENT



VIRTUAL STAKEHOLDER MEETING

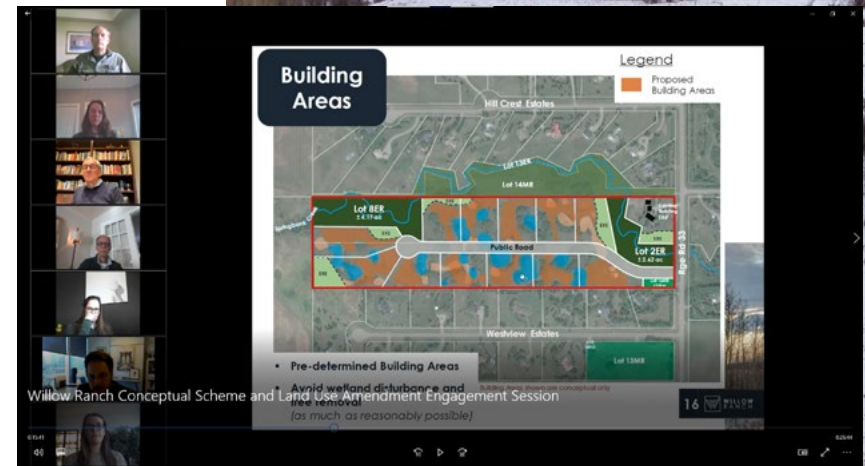
The Virtual Stakeholder Meeting was held via Microsoft Teams on Tuesday, May 4th from 7 to 8 p.m. stakeholders, landowners and residents of Hillcrest & Westview Estates were notified via notification mailers

FACILITATORS

- Ken Venner, Partner, Municipal Planning Strategic Lead, B&A Planning Group
- Otilie Coldbeck, Communications & Engagement Specialist, B&A Planning Group
- Project Team Members in Attendance
- Allan Markin, Landowner
- Claire Rosenau, AMP Financial Inc.
- Laura Chapman, Richard Lindseth Architecture Inc.
- Dennis Westhoff, Westhoff Engineering Resources, Inc.
- Karen Oldershaw, Westhoff Engineering Resources, Inc.
- Ken Hugo, GRIT LTD.
- Alanna Felske, GRIT LTD.

MEETING FORMAT

- The meeting opened with a brief introduction and welcome by Otilie Coldbeck (B&A). Otilie thanked attendees for joining the meeting and provided instructions on how to participate.
- Ken Venner (B&A) gave a brief presentation to share the purpose and rationale of the Conceptual Scheme Land Use Amendment and provide information on the planning process.
- After the presentation, attendees were able to ask questions and provide comments in two ways:
 - » By typing and submitting questions through the “chat” function, which were read aloud to the group; or
 - » By indicating their interest in speaking to the project team directly by “raising their hand”.
- After the Q&A session, attendees were provided a link to complete an online survey and were informed of the upcoming public engagement session, and that a What We Heard report would be posted on the website and distributed to email subscribers.



VIRTUAL INFORMATION SESSION OVERVIEW

The project team hosted a virtual information session on Thursday, May 13th 2021 from 6 to 7:30 p.m. The meeting was held on the GoTo Webinar platform, which allowed interested stakeholders and community members to register for the meeting in advance and join the meeting by simply clicking on a link they received via email.

FACILITATORS

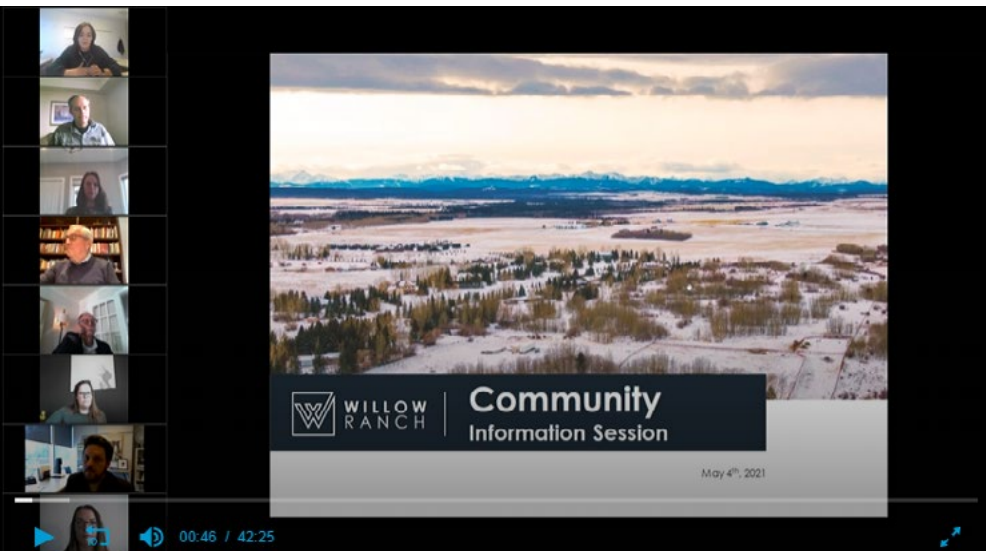
- Ken Venner, Partner, Municipal Planning Strategic Lead, B&A Planning Group
- Otilie Coldbeck, Communications & Engagement Specialist, B&A Planning Group

PROJECT TEAM MEMBERS IN ATTENDANCE

- Allan Markin, Landowner
- Claire Rosenau, AMP Financial Inc.
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 - » By indicating their interest in speaking to the project team directly by “raising their hand”.
- After the Q&A session, attendees were provided a link to complete an online survey and were informed that a What We Heard report would be posted on the website and distributed to email subscribers.





ONLINE SURVEY



OVERVIEW

The following provides an overview of survey participants and their responses. Nine participants completed the survey.

PARTICIPANTS

- Seven residents of Westview or Hillcrest Estates
- Two residents of the Greater Springbank Community

ONLINE SURVEY QUESTIONS

1. I attended the online engagement session prior to completing the survey.
 - a. Yes
 - b. No
2. I have reviewed the information on the project website prior to completing the survey.
 - a. Yes
 - b. No
3. Please tell us about yourself:
 - a. I am a resident of Springbank (Westview or Hillcrest Estates)
 - b. I am a resident of Springbank (Greater Springbank Community)

- c. I Live in Rocky View County (outside of Springbank)
 - d. I live in Calgary
 - e. I represent a business, organization, or community group in Springbank
4. After attending the engagement session, do you have any questions about the proposed Conceptual Scheme and Land Use Amendment?
 5. What do you like about, or consider a strength of the proposed Conceptual Scheme and Land Use Amendment?
 6. Do you have any concerns with the proposed Conceptual Scheme and Land Use Amendment?
 - a. If you responded “yes”, please share any mitigations you would recommend to address your concerns.
 7. Do you have any final questions, comments or ideas related to the proposed Conceptual Scheme and Land Use Amendment?
 8. Do you want to receive updates about the Conceptual Scheme and Land Use Amendment process? If “yes” please provide your contact information.
 - a. Name
 - b. Email
 - c. Phone

9. The information provided during the engagement session helped me understand the vision for the proposed Conceptual Scheme and Land Use Amendment
 - a. Strongly Agree –Agree—Neutral—Disagree—Strongly Disagree
10. The information provided during the engagement session met my expectations:
 - a. Strongly Agree –Agree—Neutral—Disagree—Strongly Disagree

All long answer comments/questions have been included within Section 5 of this report, along with responses from the project team.






WHAT WE HEARD







The project team provided multiple avenues for community members to ask questions and provide feedback, including telephone and email correspondence, the Stakeholder Meeting, Virtual Information Session, and the online survey.

The feedback received throughout all platforms has been consolidated and categorized into a number of themes. This section provides a list of the identified themes, as well as an overview of specific questions and comments received, with the responses provided by the project team.

FEEDBACK THEMES

-  **Architectural Controls (1)**
 - Height (1)
 - Size/Square Foot (1)
-  **Environmental Consideration**
 - Wetlands (8)
 - Wildlife (2)
-  **Servicing**
 - Internet (1)
 - Lighting (1)
 - Sewage (5)
 - Water (4)

-  **Visual Impact (4)**
-  **Connectivity (6)**
-  **Traffic (3)**
-  **Engagement/Process (7)**

FEEDBACK AND RESPONSES



ARCHITECTURAL CONTROLS

Question/Comment	Response
Under the Architectural 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.
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.



ENVIRONMENTAL CONSIDERATION

Question/Comment	Response
Any impact/changes to the wetland on the western boundary?	No. The intention of the Environmental Reserve easements is to mitigate the impact to the Wetlands.
What is the setback from surface septic and wetlands?	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.
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.
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.
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 Country requires the cash in lieu of dedicated Municipal Reserve land, we will address that.
What wildlife assessment has been conducted on the site to date?	Based on the timeline of this project, we are conducting a series of follow-up field surveys. The field surveys are considerate of when wildlife are present on the site; therefore, we have a Frog Survey that is being completed in the coming weeks and a few Bird Surveys that will be completed in June, during the peak nesting activity. Following these primary surveys, we will be conducting Vegetation Community Mapping relating to Wildlife Habitats.

<p>When will the environmental studies regarding flora and fauna, and how thorough will this study be?</p>	<p>The field surveys are considerate of when wildlife are present on the site; therefore, we have a Frog Survey that is being completed in the coming weeks and a few Bird Surveys that will be completed in June, during the peak nesting activity. Following these primary surveys, we will be conducting Vegetation Community Mapping relating to Wildlife Habitats.</p>
<p>I am concerned about the wetlands. How will the Project Team ensure the guidelines in the application are followed, if approved?</p>	<p>The application will consider strict technical considerations in line with Rocky View County. 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.</p>
<p>I appreciate that the application has proposed a limited number of houses, to keep as many trees as possible and the overall environmental considerations.</p>	<p>No Response Required.</p>
<p>I like that the proposed changes will maintain a great deal of the existing environment, trees etc., not effect the water or drainage and will be assessed by AEP.</p>	<p>No Response Required.</p>



SERVICING

Question/Comment	Response
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.
Is it reasonable to assume that new owners will not want to drain those areas?	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.
Will there be streetlights on in the development?	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.
The stormwater drainage sketch showed the path down the new road. What happens at RR33?	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.
For the septic systems, you mention quite extensive testing has been done. Can you elaborate?	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.
What is the risk of groundwater contamination from septic?	The studies conducted demonstrate a best practice to mitigate any groundwater contamination in the proposed development.
Why are you not contemplating a small sewage treatment plant?	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>Are there any considerations for increasing internet capabilities in the community with this development?</p>	<p>At this stage of the process, Internet servicing has not been explored; however, we would be happy to work with neighbouring residents and the community to determine the best outcome if this is a concern.</p>
<p>Can you provide more information about the proposed Septic System?</p>	<p>The Project Team looked reviewed the size of the septic fields required, considering the type of soil and number of bedrooms on the lot. With the Silty Clay soil and shallow water table, Septic Mound Systems are recommended. Considering the size of the proposed lots, there will be enough room for the required setbacks to accommodate these systems.</p>
<p>Does MD restrict the number of fields within a specified area?</p>	<p>There is no restriction on the number of fields, but there are setback requirements for each Septic Mound System. A Level IV Private Sewage Treatment System Assessment was completed on the site and the groundwater in the area to confirm the permeability of the soil.</p>
<p>I am concerned about the proposed Septic Mound System.</p>	<p>A Level IV Private Sewage Treatment System Assessment was completed on the site and the groundwater in the area to confirm the permeability of the soil. Considering the size of the proposed lots, there will be enough room for the required setbacks to accommodate these systems.</p>



VISUAL IMPACT

Question/Comment	Response
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.
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.
We will be losing all of our privacy. Any plans to plant some trees along the southern border to help with this?	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.
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.	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.
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?	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.



CONNECTIVITY

Question/Comment	Response
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.
The community would like to see further connectivity in Springbank, ideally through pedestrian pathways. Is there an opportunity to do this?	The Project Team has reviewed the Rocky View County Parks and Open Space Master Plan, which has not outlined a specific desire for pathways at this south section of Range Road 33; however, the proposed Conceptual Scheme and Land Use Amendment includes both Municipal Reserve (MR) and Environmental Reserve (ER) parcels. If the County and community would like the Project Team to consider a linear MR along with the property, we will consider this.
Does the cash-in-lieu of Municipal Reserve support Springbank directly?	Rocky View County's Municipal Reserve (MR) cash-in-lieu funds support several projects and grants throughout Rocky View County.
Would the Project Team be willing to support Springbank for the development of the Range Road 33 pathway?	The Project Team is open to exploring this option and working with the Springbank Community Association.



TRAFFIC

Question/Comment	Response
<p>I am concerned about the entrance to the development. Is there any appropriate engineering to eliminate head lights and some traffic noise being considered?</p>	<p>The design of the intersection for the Willow Ranch Project will be prepared by a civil engineer at the subdivision stage in accordance with the technical requirements and specifications established by the County Servicing Standards. A Landscaping Plan will be prepared at the subdivision stage to establish the vegetative plantings that may be required within the proposed Municipal Reserve (MR) parcel situated directly south of the proposed intersection. As per the County's country residential roadway specification (CR 400.4), the posted speed limit on the proposed internal subdivision road will be 40 km/hr.</p>
<p>How will the Project Team mitigate increased traffic on Range Road 33? Is there a way to reduce road speed?</p>	<p>A Traffic Impact Letter was prepared by a Transportation Engineer (Bunt & Associates) to support the Willow Ranch Project. The results of this technical assessment indicate the local municipal road network has capacity to support the proposed development. The control of speed limits on municipal roads is the responsibility of the County. The Project Team is not aware of any plans for the municipality to reduce speed limits along Range Road 33.</p>
<p>The entrance to the development needs to be clear and modified to avoid head lights and other traffic concerns.</p>	<p>The design of the intersection for the Willow Ranch Project will be prepared by a civil engineer at the subdivision stage in accordance with the technical requirements and specifications established by the County Servicing Standards. A Landscaping Plan will be prepared at the subdivision stage to establish the vegetative plantings that may be required within the proposed Municipal Reserve (MR) parcel situated directly south of the proposed intersection. As per the County's country residential roadway specification (CR 400.4), the posted speed limit on the proposed internal subdivision road will be 40 km/hr.</p>



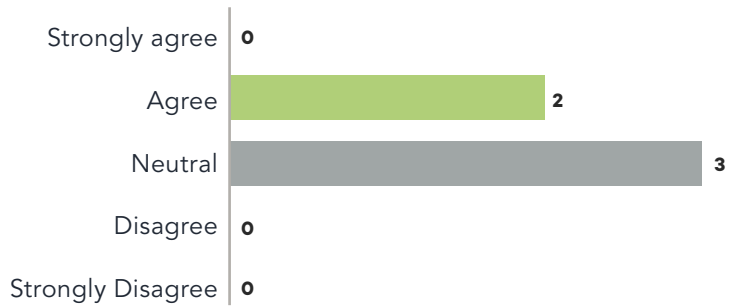
ENGAGEMENT/PROCESS

Question/Comment	Response
What is the application process for the Conceptual Scheme and Land Use Amendment?	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.
Will the presentation be available to us?	Yes, the presentation is available on the WillowRanch.ca website here. Additionally, please reach out to ocolbeck@bapg.ca to be emailed a copy.
What is the timeline for development?	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.
What is the current ownership status of the land?	Allan Markin is pursuing a Conceptual Scheme and Land Use Amendment for his approximately ± 40 acres of land located within the County's Central Springbank community at 243125 Range Road 33. Allan Markin has been an 40-year steward of the lands.
How will all of the design requests/considerations be implemented in the development stage?	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.
When will the development stage occur?	If this application moves ahead, following the Conceptual Scheme and Land Use Amendment, the landowner will determine the next steps, whether to move ahead with selling the land or to proceed into the Subdivision stage.
It is nice to have information provided to us before we receive it from Rocky View.	No Response Required.

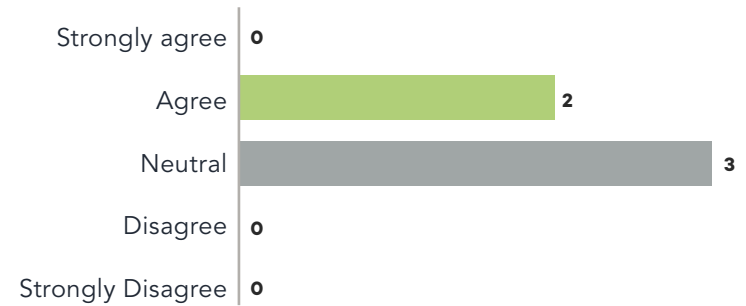
EVALUATION

The following is a summary of the feedback provided by online survey participants related to the engagement program.

The information provided during the engagement session helped me understand the vision for the proposed Conceptual Scheme and Land Use Amendment:



The information provided during the engagement session met my expectations:





NEXT STEPS



The project team is currently reviewing all feedback received through the stakeholder meeting, virtual information session, email and telephone correspondence, and online survey. Upon completing this review, the project team will make any necessary amendments to the Willow Ranch Conceptual Scheme and Land Use Amendment.

CONTACT INFORMATION

Otilie Coldbeck, Communications & Engagement Specialist

403.692.4547

ocoldbeck@bapg.ca



APPENDIX | A



Willow Ranch Conceptual Scheme and Land Use Amendment FAQ Document

7

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 ocolbeck@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?	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. 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.

Is it reasonable to assume that new owners will not want to drain those areas?	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.
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?	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.
Any impact/changes to the wetland on the western boundary?	No. The intention of the Environmental Reserve easements is to mitigate the impact to the Wetlands.
Will there be streetlights on in the development?	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.
The stormwater drainage sketch showed the path down the new road. What happens at RR33?	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.
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What is the setback from surface septic and wetlands?	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.
What is the risk of groundwater contamination from septic?	The studies conducted demonstrate a best practice to mitigate any groundwater contamination in the proposed development.
Why are you not contemplating a small sewage treatment plant?	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.

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 Country requires the cash in lieu of dedicated Municipal Reserve land, we will address that.

What is the application process for the Conceptual Scheme and Land Use Amendment?	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.
What is the timeline for development?	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.



APPENDIX | B



Willow Ranch Conceptual Scheme and Land Use Amendment Landowner Letters

WILLOW RANCH CONCEPTUAL SCHEME AND LAND USE AMENDMENT LANDOWNER LETTERS

In addition to feedback received during the proactive engagement practices, including two engagement sessions, project survey, and ongoing stakeholder communication, Rocky View County shared Landowner Letters received during the statutory notification period. The below summarizes the comments and concerns received from adjacent landowners and community members.

Drainage/Surface Water

- The minimal slope on the subject lands leads to water pools in the wetlands during spring snow melts and heavy rains.
- There are two surface water runoff problems in West View Estates that require attention and action by Rocky View.
- The drainage paths beyond West View boundaries have become constricted by the gradual accumulation of silt and vegetation. In spring runoff and high rainfalls, these constrictions cause water levels to back up into West View.
- The detailed topographic data we obtained show elevations of the area and revealed the drainage constraints that have developed.
- The proposed Application fails to include topographical drainage of overland flows from Westview Estates.
- The redesignation provides no consideration for water from Westview Estates is intended to drain North to the creek. There is no right-of-way for culverts, ditches, or seasonal overland flows to carry excess water from Westview Estates.
- Willow Ranch needs to outline better how it intends to drain excess water from Westview Estates. Rocky View County needs to understand drainage before the land is redesigned.
- The area has a high-water table, the ground has many clays, and most of the neighbourhood is flat; under these conditions, basement sump pumps are constantly discharging.
- The surrounding farmlands pitch towards our neighbourhood, so we receive a lot of water on the west end.
- After heavy rains, residents often need to pump surface water away to protect their residences.
- The drainage for the neighbourhood is supposed to drain from our neighbourhood to a swale and then into Springbank Creek. Unfortunately, this is not occurring. Once the water enters the swale, it encounters a large wetland, which becomes very large and deep throughout Spring/summer, resulting in water backing up into our neighbourhood via the swale.
- The development of Willow Creek will further isolate Westview Estates from potential drainage relief.
- We are not opposed to the development as long as a comprehensive drainage study includes Westview Estates. A drainage solution is presented that would benefit all residents in the immediate area.
- The stormwater management plan ensures that the subject lands do not exacerbate our existing surface and subsurface water issues.
- Considering the commitments to maintain wetlands and treed areas and to restrict building to designated sections of each lot, and also considering the significant impairment of the lots noted above concerning the amount of wetland, we are concerned that Rocky View County ensure it has sufficient information before making any decision to approve the reduction in lot size from 4 acres to 2 acres.

Sewage Treatment

- The soil conditions within the Plan area can support the treatment of septic effluent with mounded septic fields due to the shallow water table and low permeability of the clay found across the site.
- When considering proposals for subdivisions or developments not served by a municipal sewer system, the Subdivision and Development Regulation requires that a municipality assess the suitability of the land for a private sewage disposal system.
- The map presented by the Willow Ranch team shows mounded septic fields placed in between the wetlands and treed areas, along with homes also squeezed in that will range in size of 3,000 square feet or more. It will be extremely challenging to fit mounded septic fields on 2 acre lots, given all of the surface constraints.

Property Value

- They propose an easement of +/- .43 acres of R-RUR / S- PRK at the entrance to the development property and next to my property. Under the current proposal, Rocky View Application PL20210057 - PL 202110058 Division 2, neighbours will expect an issue regarding my property value decline.

Traffic/Vehicle Access

- The proposed entrance is located very close to specific residential lots, presenting a visibility safety hazard. The development should follow Rocky View County's minimum guidelines regarding entry and exit roadways/driveways from a defined Range Road represent the distance required of 45 meters to have a safe distance between those access points.
- The proposed access from Range Road 33 into the proposed development, vehicle light pollution will impact the neighbours.

Environmental Consideration

- The community would like information on when an AEP Approval would be obtained.
- The conceptual scheme shows a significant modification to existing wetlands. Those modifications include infilling wetlands to build a proposed roadway, as well as draining existing wetlands.
- Redesignation should only come after an AEP approval is granted.
- I'm sad to see an area that has been an animal corridor for moose, deer, coyotes etc., disrupted by development.
- This land is located in a unique environmental setting with an adjoining riparian zone, existing wetlands and a wildlife corridor. Having redesignation to CRD 2 acres lots will have ramifications to the environment that exists.
- The current rural RUR designation ensures better protection of the environment. Two-acre lots will prevent the grazing of horses on these properties. It is a perfect grazing ground for horses with natural wetland bodies to drink from, and the horses coexist nicely with the natural setting.
- This area of Springbank is unique in that horses are an integral part of the recreation and scenery. Creating a development that allows for horse ownership and grazing is consistent with the character of the area. This sort of development would blend into the surroundings as there are several barns, horse arenas and horse businesses in the
- A 4-acre lot size will enable more flexibility to locate home buildings and install PSTS around the natural wetlands and preserve the unique integrity of the environment. Landowners can have horses and indeed own the name Willow Ranch.

Technical Studies

- The Applicant has not provided suitable information to the Rocky View County to consider the ramifications of the drainage issues the new development will face and the adjacent landowners.
- The study conducted by Westhoff Engineering Resources, Inc. for the proposed Willow Ranch development has the Swale/roadside ditch water flow for all homes on Westview Estates flowing east. This report is incorrect as the water for the west end of our community flows West. More research needs to be completed by Westhoff Engineering to account for the current water flow systems more accurately.
- The baseline reporting and site analysis conducted in March 2021 are not an accurate reflection of how much wetland there is in that area.
- A more detailed drainage study is required to assess the impact of the proposed development on the area wetlands more accurately. The study should identify the drainage of the wetlands by the proposed swales on the individual lot boundaries. Restrictive covenants placed on the new landowners, not drain the wetlands, contradicts having to drain those wetlands to preserve basements in wet seasons.
- There has been no work on historical precipitation and how it influences the size and duration of the seasonal wetlands on a year-to-year basis.
- The conceptual plan does not consider topographic elevations in the area. As a result, the land is flat, poorly drained, wetlands throughout and a very high-water table.

Considerations for Rocky View County

- We have reached out to Rocky View several times to help us remedy our neighbourhood drainage. Currently, our neighbourhood has the following issues:
 - » Minimal drainage on the east end.
 - » Flat ditches in the middle of our neighbourhood result in pooling water.
 - » Poor drainage on our west results in water backing up into our neighbourhood.
- We ask that the County of Rocky View take the following actions:
 - » Restore the drainage channel to Springbank Creek as initially approved, and
 - » Restore the drainage inverts along range road 33.
- We have purchased topographic data and have had renderings/ maps created, showing the issues we face. We have also taken many aerial photos and have spoken to all of the adjacent landowners. The landowners all agree that this is a problem area, and they have decided to work with us in resolving this issue. Unfortunately, we need Rocky View to become more engaged.
- Per Rocky View County's "Springbank Context Study" July, 2013, Springbank Water Drainage Plan April 26, 2016 and Rocky View Municipal District's "Springbank Context Study" 2009, the importance for well-defined drainage and conveyance plans is important for existing and proposed developments. These reports also recommend that all stormwater issues identified by the County be further investigated, prioritized, and remediated as part of a broader Master Drainage Plan.
- The County of Rocky View is well aware of the surface water issues of the West View development. They were outlined in detail in a letter signed by fill lot owners in West View Estates and sent to the County back in November 2020. To date, Rocky View has not made any commitments relative to remedying this situation.
- We believe Rocky View is responsible for reviewing the entire drainage area surrounding the proposed Willow Creek Development.
- The Westview community has asked the County multiple times to correct our ditches to improve drainage but has had no success. Westview needs to pump either groundwater or surface water from low-lying areas on our lots to the poorly graded ditches in wet years.
- We are not opposed to the Willow Ranch development but are opposed to any amendments to land use considerations until Rocky View County can address our Westview drainage and water flow issues and a stormwater management strategy is prioritized, and drainage issues have been remedied.

Additional Considerations

Internet Servicing

- Willow Ranch ought to provide information on whether high-speed internet/cable access will be provided. My understanding is that there is currently high-speed cable access along Springbank Road. I would like to see Willow Ranch's plans for bringing that access south, along Range Road 33.





WHAT WE HEARD REPORT