

Chinook Valley Area Structure Plan Amendment



Public Hearing: October 9, 2008
2nd & 3rd Reading: November 6, 2008
Bylaw 137/2008

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AMENDMENT TO CHINOOK VALLEY AREA STRUCTURE PLAN

A. 1 AMENDMENT PURPOSE

The Chinook Valley Area Structure Plan (ASP) was adopted by Bylaw 52/2003 on September 11, 2003

The purpose of this amendment is to allow for the creation of one additional 8.9+/- acre Country Residential lot (hereby referred to as lot 9) from the parent 70.92 acre parcel. This would then bring the total number of lots in the SW 14-21-1 W5M to eight Country Residential Lots and one Environmental Protection lot, leaving an Agricultural balance lot of 62.02+/- acres.

Lot 9 was initially created as an agricultural parcel with the intent that it would be utilized as a green horse training field. The purpose of creating lot 9 is to allow the manager of the Calgary Polo Club a residence within the area.

A. 2 RESTRICTIVE COVENANT (Addition to Chinook Valley ASP Sec 3.2.1 Pg. 15)

The Restrictive Covenant for the other seven lots in the quarter section will also be registered on Lot 9 concurrently with the plan of survey.

A. 3 PUBLIC RESERVE (Addition to Chinook Valley ASP Sec 4.4, Pg. 28)

Public Reserve for proposed lot 9 will be to the satisfaction of Council. The Developer has indicated that they would like to pay cash-in-lieu for the new lot.

A. 4 TRANSPORTATION (Addition to Chinook Valley ASP Sec. 4.5.2, Pg. 29)

A.4.1 Access

The proposed access for lot 9 is via an existing approach north of the southeast corner of the said quarter section by approximately 100 meters. In addition, should the existing approaches require upgrading in order to meet current Municipal standards; these upgrades would be completed as a condition of subdivision approval to the satisfaction of the Municipal Engineer.

Should Council require, the Developer will enter into an agreement for acquisition of land along the Full East and South boundaries of the proposed lot (8.9+/- acres) and along the South boundary of the subject parcel (70.92 acres) to accommodate for future road widening of 5 meters and for the future implementation of a 60km/hr speed curve.

The Developer will also enter into a Development Agreement for the road improvement fee for upgrading and maintenance of the existing road system if deemed necessary by Council.

A. 5 SERVICING (Addition to Chinook Valley ASP Sec 4.6, Pg. 29-30)

A.5.1 Water Supply (Addition to Chinook Valley ASP Sec 4.6.1, Pg. 29)
The proposed lot 9 will be serviced with water through the use of an individual water well. Proof of water will meet the Provincial Water Act.

A.5.2 Sewage Disposal (Addition to Chinook Valley ASP Sec 4.6.2, Pg. 30)
The Proposed lot 9 will be serviced by conventional septic field disposal and treatment. The developer will complete high water table and percolation testing to the satisfaction of the Municipal Engineer.

A.5.3 Stormwater Management (Addition to Chinook Valley ASP Sec 4.6.3, Pg, 30)
A Stormwater Management and site drainage plan will be completed to the satisfaction of the Municipal Engineer if deemed necessary by Council.

A. 6 PUBLIC CONSULTATION (Addition to Chinook Valley ASP Sec 1.5, Pg. 3)

It is proposed that a public consultation for this amendment will be held similar in style with the original consultation.

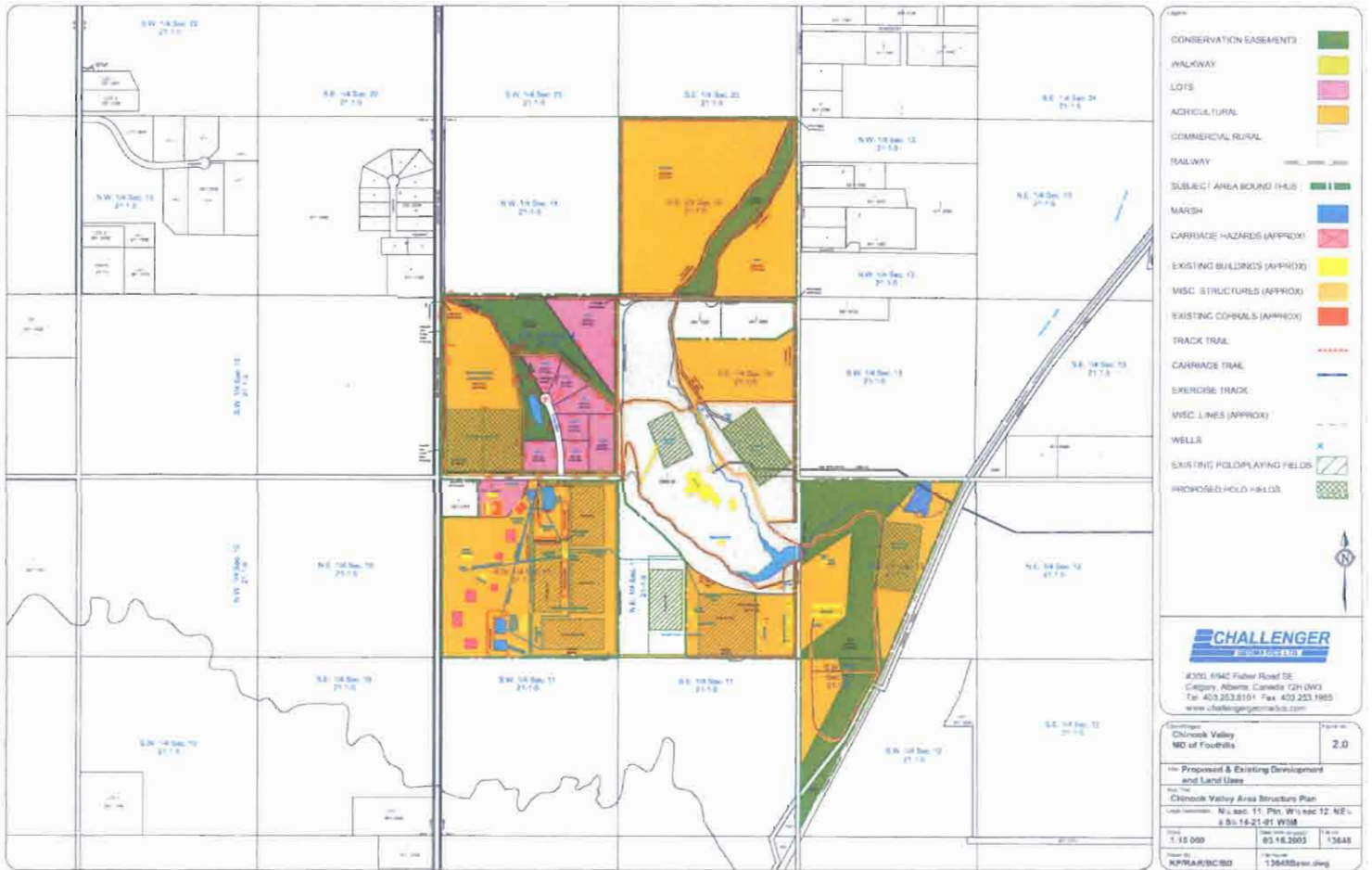
A. 7 AMENDMENTS TO EXISTING CHINOOK VALLEY ASP

A.7.1 Amendment to Section 4.2.2 (i) Proposed Development within SW 14-21-01 W5M Pg. 20-21

This pertains to the third paragraph of this section, and should now read as follows:

The balance shall carry an Agricultural zoning and will be used in association with the Calgary Polo Club. The balance piece shall gain access along the South side of the lands, at the location shown in Figure 3.0: Subdivision Plan Showing SW 14-21-01 W5M.

Amended Figure 2

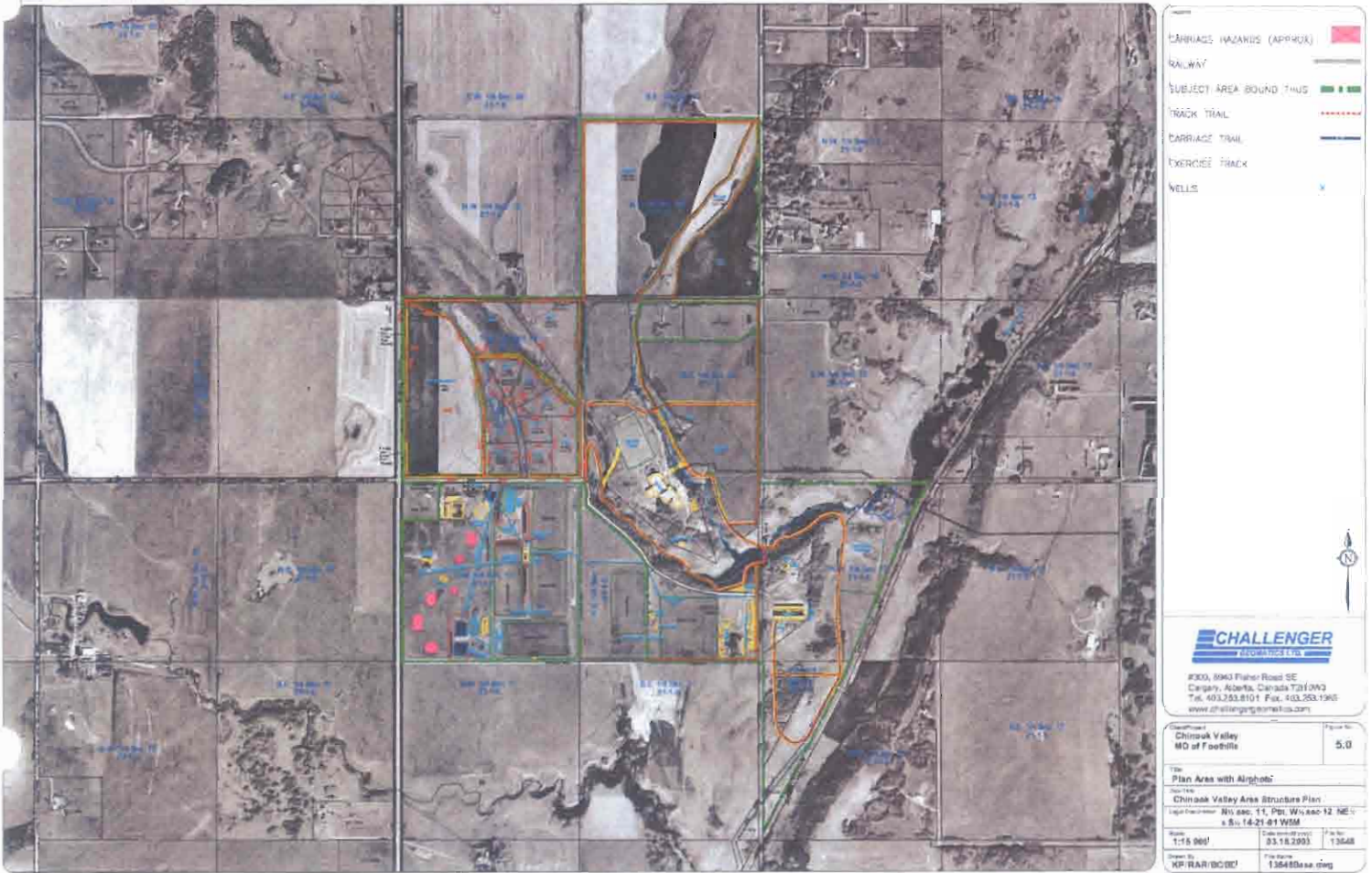


Amended Figure 3



<p>#300, 6940 Fisher Road SE Calgary, Alberta, Canada T2H 0W3 Tel. 403.253.8101 Fax. 403.253.1985 www.challengegeomatrics.com</p>	<p>Legend</p> <p> Subject Lands Containing ±63.88 (±157.84 ac.)</p>	<p>Client/Project</p> <p>Chinook Valley MD of Foothills</p>		<p>Figure No.</p> <p>3.0</p>
		<p>Title</p> <p>Subdivision Plan Showing SW¼ 14 - 21 - 01 W5M</p>		
<p>Sub-Title</p> <p>Walkway & Access Right of Ways</p>				
<p>Legal Description</p> <p>SW¼ 14 - 21 - 01 W5M</p>				
<p>Drawn by</p> <p>KP/RAR/BC/BD</p>	<p>File Name</p> <p>13648Base.dwg</p>	<p>Scale</p> <p>1:5000</p>	<p>Date (mm-dd-yyyy)</p> <p>03.18.2003</p>	<p>File No.</p> <p>13648</p>

Amended Figure 5



Appendix A: Bylaw for the Amendment

Public Hearing: October 9, 2008
1st Reading: October 9, 2008
2nd & 3rd Reading: November 6, 2008
Bylaw 137/2008

October 16, 2008

William Turnbull
4615, 400 – 3 Ave. SW
Calgary, AB T2P 4H2
CANADA

Dear Mr. Turnbull:

Re: Area Structure Plan – PTN: SW 14-21-01-W5M

Please be advised that at its October 9, 2008 meeting, Council gave first reading to Bylaw 137/2008 authorizing the Amendment to the Chinook Valley Area Structure Plan to allow for one additional parcel within Plan 0512775 Block 1 Lot 9 in SW 14-21-1 W5.

Prior to further consideration, the Restrictive Covenant Agreement will need to be amended in order that the agreement would allow for a residence to be located within the proposed new parcel.

We would like to make you aware that third and final reading must be given within two years from the date of first reading. You therefore have until the last Council meeting prior to October 9, 2010 to finalize this application or your Bylaw will automatically be rescinded.

The fees for the enclosed Subdivision Application will be \$650.00 per new lot + \$75.00 filing fee and a \$500.00 Subdivision Appeal Fee which is to be paid up front.

By copy of this letter, the landowners who attended the hearing and/or landowners who submitted letters of concern will be notified of this decision. Regretfully, we are unable to send individual letters in response to concerns.

Should you require any further assistance please contact Coreena Carr of our Planning Department.

Sincerely,
MUNICIPAL DISTRICT OF FOOTHILLS NO.31

Judy Gordon
Planning Coordinator

JG/sj
cc: Chinook Valley Inc.
Attendees & Those who submitted letters
Encl.

CHINOOK VALLEY INC. – AREA STRUCTURE PLAN AMENDMENT AND REDESIGNATION – SW 14-21-1 W5

Mr. W. Turnbull, representative for the landowner, was in attendance for the public hearing in connection with two concurrent applications: firstly, an application for an amendment of the Chinook Valley Area Structure Plan and secondly, an application for redesignation to allow for one additional 8.9+/-acre parcel. Also in attendance were ~~Mr. and Mrs. M. Vellacott~~, Mr. K. Fargey and Ms. Kozminski. The public hearing was advertised in the Western Wheel and circulated to landowners within one-half mile of the subject property which is located approximately 1.5 miles Northwest of Okotoks on the East side of Secondary Highway 552. Letters of support were received from ~~Cam Clark, View West Foundation~~, W.R. Jones (Head of Strathcona-Tweedsmuir School) and ~~R. Dalton of the Calgary Polo Club~~.

The Planning Officer gave an outline of the background of the Chinook Valley Area Structure Plan which was adopted by Council in 2003. This plan limited subdivision within the area to seven Country Residential lots, one Agricultural lot and two Environmental Protection lots. Another purpose of the plan was to expand and enhance the existing combined driving event facilities to allow for world class competitions. This was achieved through walkways that were dedicated by way of access right-of-way plans. These walkways are utilized by the Calgary Polo Club, High Country Driving Club, Strathcona-Tweedsmuir School and residents of the subdivision within the plan area.

The plan area consists of a total of 859 acres and encompasses eight country residential lots, eight agricultural lots, one commercial rural lot and two environmental protection lots. This application proposes one additional country residential lot within SW 14-21-1 W5 (70.92 acres). The proposed new parcel is already physically separated by the existing country residential lots. The original intent of this 8.9 acres was for use as a polo training field and that the balance would continue to be used in association with the Polo Club. An existing approach off 24th St. W.. is to provide access to this lot.

Mr. Turnbull stated that he was the representative for the landowner when it was originally submitted and at that time, they wanted the 8.9-acre portion of SW 14-21-1 W5 to be left for expansion of the club if necessary. They are of the opinion that this is no longer needed but that they require full time management to be living on the premises. This parcel would be subject to the same set of architectural guidelines as the other lots.

Mr. Vellacott stated that they have no objection to the proposal and would like to see the trails continue for the enjoyment of everyone.

BYLAW 137/2008

Bylaw 137/2008 was introduced into the meeting to authorize an Amendment to the Chinook Valley Area Structure Plan to allow for one additional parcel within Plan 0512775 Block 1 Lot 9 in SW 14-21-1 W5.

Mr. Chase moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

Prior to further consideration, the Restrictive Covenant Agreement will need to be amended in order that the agreement would allow for a residence to be located within the proposed new parcel.

November 21, 2008

William Turnbull
4615, 400 – 3 Ave. SW
Calgary, AB T2P 4H2
CANADA

Dear Mr. Turnbull:

Re: Area Structure Plan - PTN: SW 14-21-01-W5M

Please be advised that at its November 6, 2008 meeting, Council gave third and final reading to Bylaw 137/2008 authorizing an Amendment to the Chinook Valley Area Structure Plan to allow for one additional parcel within Plan 0512775 Block 1 Lot 9 in SW 14-21-1 W5.

Should you require any further assistance please contact Coreena Carr of our Planning Department.

Sincerely,
MUNICIPAL DISTRICT OF FOOTHILLS NO.31

Judy Gordon
Planning Coordinator

JG/sj
cc: Chinook Valley Inc.

BYLAW 137/2008

Bylaw 137/2008 was reintroduced into the meeting to authorize an Amendment to the Chinook Valley Area Structure Plan to allow for one additional parcel within Plan 0512775 Block 1 Lot 9 in SW 14-21-1 W5.

Mr. Chase moved second reading.

THE BYLAW WAS PASSED FOR TWO READINGS

Mr. Chase moved third reading.

THE BYLAW WAS PASSED

Appendix B: Bylaw for the Redesignation

Public Hearing: October 9, 2008
1st Reading: November 27, 2008
2nd & 3rd Reading:
Bylaw 161/2008

October 16, 2008

William Turnbull
4615, 400 – 3 Ave. SW
Calgary, AB T2P 4H2
CANADA

Dear Mr. Turnbull:

Re: Redesignation– PTN: SW 14-21-01-W5M

Please be advised that at its October 9, 2008 meeting, Council passed the following resolution:

MOVED that Council table its decision regarding the proposed redesignation of Plan 0512775 Block 1 Lot 9 in SW 14-21-1 W5 from Agricultural District to Country Residential District.

Should you require any further assistance please contact Coreena Carr of our Planning Department.

Sincerely,
MUNICIPAL DISTRICT OF FOOTHILLS NO.31

Judy Gordon
Planning Coordinator

JG/sj
cc: Chinook Valley Inc.

December 8, 2008

William Turnbull
4615, 400 – 3 Ave. SW
Calgary, AB T2P 4H2
CANADA

Dear Mr. Turnbull:

Re: Land Use Bylaw Amendment – PTN: SW 14-21-01-W5M

Please be advised that at its November 27, 2008 meeting, Council gave first reading to Bylaw 161/2008 authorizing the redesignation of Plan 0512775 Block 1 Lot 9 in SW 14-21-1 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of one 8.9-acre parcel.

Prior to further consideration, the following will be required by the landowner:

1. Final lot fee of \$650.00;
2. Compliance with all requirements of Alberta Transportation;
3. The applicant will be required to prove water in accordance with the Provincial Water Act;
4. Development Agreement for the road improvement fee of \$8,000.00;
5. Percolation and High Water table testing to be completed to the satisfaction of the Municipal Engineer and Council.
6. Building Envelope for the new lot to be identified to the satisfaction of Council and the Municipal Engineer;
7. Overland Drainage Easement to be registered on the subject parcel to the satisfaction of Council and the Public Works department;
8. Subdivision application with appropriate fees.

We would like to make you aware that third and final reading must be given within two years from the date of first reading. You therefore have until the last Council meeting prior to November 27, 2010 to finalize this application or your Bylaw will automatically be rescinded.

The fees for the enclosed Subdivision Application will be \$650.00 per new lot + \$75.00 filing fee and a \$500.00 Subdivision Appeal Fee which is to be paid up front.

By copy of this letter, the landowners who attended the hearing and/or landowners who submitted letters of concern will be notified of this decision. Regretfully, we are unable to send individual letters in response to concerns.

Should you require any further assistance please contact Coreena Carr of our Planning Department.

Sincerely,
MUNICIPAL DISTRICT OF FOOTHILLS NO.31

Judy Gordon
Planning Coordinator
JG/sj
cc: Chinook Valley Inc.
Encl.

CHINOOK VALLEY INC. – REDESIGNATION – SW 14-21-1 W5

BYLAW 161/2008

Bylaw 161/2008 was introduced into the meeting to authorize the redesignation of Plan 0512775 Block 1 Lot 9 in SW 14-21-1 W5 from Agricultural District to Country Residential District in order to permit the future subdivision of one 8.9-acre parcel.

Mr. Chase moved first reading.

THE BYLAW WAS PASSED FOR ONE READING

Prior to further consideration, the following will be required by the landowner:

1. Final lot fee of \$650.00;
2. Compliance with all requirements of Alberta Transportation;
3. The applicant will be required to prove water in accordance with the Provincial Water Act;
4. Development Agreement for the road improvement fee of \$8,000.00;
5. Percolation and High Water table testing to be completed to the satisfaction of the Municipal Engineer and Council.
6. Building Envelope for the new lot to be identified to the satisfaction of Council and the Municipal Engineer;
7. Overland Drainage Easement to be registered on the subject parcel to the satisfaction of Council and the Public Works department;
8. Subdivision application with appropriate fees.