



**APPLICATION FOR AMENDMENT**

**RAVENCREST  
AREA STRUCTURE PLAN**

**January, 2006**

**PREPARED PURSUANT TO THE PROVISIONS OF THE  
MUNICIPAL GOVERNMENT ACT AMENDED**

**RAVENCREST  
AREA STRUCTURE PLAN  
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## 1.0 INTRODUCTION

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## **1. INTRODUCTION**

### **1.1 Purpose of the Plan**

The Ravenscrest Area Structure Plan has been prepared pursuant to Section 633 (1) of the Municipal Government Act and is in accordance with the requirements of the "Guidelines for the preparation of Area Structure Plans" as adopted by the Municipal District of Foothills No. 31 by resolution of Council.

The Plan has a level of detail greater than the Foothills Municipal Development Plan and is intended to act as a guide to future subdivision and development within the Plan area. In accordance with Section 633 (1) of the Municipal Government Act, a Council of a Municipality may, by Bylaw, adopt the Plan as a Statutory Plan.

Direction for the Plan was provided by the Municipal Development Plan, Municipal District of Foothills No. 31, as adopted by Bylaw 139/98, third and final reading October 1, 1998. The Plan indicated that documents such as this should examine and address the following issues:

- 1.1 the proposed land use
- 1.2 the sequence of development
- 1.3 the location of proposed and existing roads and public utilities
- 1.4 the location of reserves
- 1.5 water supply and public sewage provisions
- 1.6 the developability of the land
- 1.7 impacts on surrounding land uses.

### **1.2 The Process of Plan Preparation**

The M. D. of Foothills No. 31 requires the preparation of an Area Structure Plan to provide a framework for subsequent subdivision and development within the plan area.

The Landscape Architectural firm of Paterson Design Group Inc. was retained by the land owner to prepare the initial Area Structure Plan. They studied the land proposed for the development, assisted the owner with the preparation of a development program that respects all rules and regulations and prepared a plan that reflects what is considered to be the highest and best use for the land under consideration. The Plan converts land which has been mined for gravel into a country residential community that will provide a variety of lots for MD residents in a first class country residential setting.

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The original Ravenscrest Area Structure Plan was presented at a Public Hearing held in Council Chambers, September 20<sup>th</sup>, 2001 at 2:00 P.M. and given unanimous first reading. The Ravenscrest Area Structure Plan received second and third reading by Council and was adopted as Bylaw 153/2001 at the April 11<sup>th</sup>, 2002 Council Meeting.

An amendment to the Ravenscrest Area Structure Plan was presented at a Public Hearing held in Council Chambers on July 10<sup>th</sup>, 2003 and was given unanimous first reading. The amendment received second and third reading by Council and was adopted as Bylaw 94/2003 at the October 30<sup>th</sup>, 2003 Council Meeting. The effect of this amendment was to include the land in Plan 951 1018 Block 1 (75.4 acres) into the Plan Area and to increase the number of lots in the subdivision to 52 from 37.

The purpose of this document is to propose a further amendment of the Ravenscrest Area Structure Plan to allow for the subdivision of two additional Country Residential lots totaling approximately 5.4 acres from the existing Plan 041 3076 Block 1 Lot 5 (16.21 acres) and one additional Country Residential Lot from Plan 041 2645 Block 2 Lot 54 (11.55 acres).

### **1.3 Plan Implementation, Review and Amendment**

The Ravenscrest Area Structure Plan, adopted by Bylaw in accordance with Section 633 of the Municipal Government Act, is a statutory document of the Municipality.

While the Area Structure Plan is designed to provide an outline of how this specific area of the Municipality will be developed, changing considerations may require future amendments to the Plan. Council should review the Plan from time to time to ensure that Plan objectives and policies are current.

Pursuant to Section 692 of the Municipal Government Act, as amended, the Municipality shall hold a public hearing prior to approving any proposed amendment to the Ravenscrest Area Structure Plan.

The Ravenscrest Area Structure Plan does not supercede, repeal, replace, regulate, or otherwise diminish any Statutory Plan in effect in the Plan Area.

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## 1.4 Interpretation

In this Plan:

- a) **“Council”** means the Council of the Municipal District of Foothills No. 31.
- b) **“Plan”** means the Ravenscrest Area Structure Plan as amended from time to time.
- c) **“Plan Area”** means the land included in the existing approved Ravenscrest Area Structure Plan.
- d) **“Subdivision Approving Authority”** means the Council of the Municipal District of Foothills No. 31.
- e) **“Municipal Reserve” (MR)** means land dedicated to the Municipal District of Foothills pursuant to the Municipal Government Act, Section 666(1).
- f) **“Applicant”** means Valiant Ranches Ltd.
- g) **“Landowner”** means H. A. Trimble with respect to Plan 041 3076 Block 1 Lot 5 and Bob Rettie with respect to Plan 041 2645 Block 2 Lot 54.

## 1.5 Legislative Framework

### 1.5.1 The Municipal Government Act

The Municipal Government Act as amended to this date sets out the requirements for an Area Structure Plan in Section 633(2) and in the corresponding subdivision and Development Regulation being Alberta Reg. 43/2002, Section 14(e) as follows:

“An Area Structure Plan

- (a) must describe:
  - i the sequence of development proposed for the area;
  - ii the land uses proposed for the area, either generally or with respect to specific parts of the area;
  - iii the density of population proposed for the area either generally or with respect to specific parts of the area; and
  - iv the general location of major transportation routes and public utilities;

and

- (b) may contain any other matter the Council considers necessary.”

### 1.5.2 The Municipal Development Plan

The Municipal Development Plan, adopted by Council Bylaw 139/98, is a statutory planning document affecting land use within the Municipal District of Foothills No. 31.

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Pursuant to the Municipal Development Plan, and based on the very low capability of this parcel for agriculture, the appropriate land uses for the Plan Area include the following:

- a) Country Residential Development
- b) Reserves – Municipal/School

Specific policies designed to achieve the objectives contained in the Municipal Development Plan are as outlined in the Municipal Development Plan and this Area Structure Plan.





## 2.0 THE PLAN AREA

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**2.0 THE PLAN AREA**

**2.1 Regional Location**

The Plan Area is located entirely within the Municipal District of Foothills No. 31 approximately 3.5 kilometers east of Okotoks on the south side of the Sheep River and immediately east of Highway 2. (Figure 1)

**2.2 Definition of the Plan Area**

**2.2.1 Boundaries of the Plan Area**

<b>AREA-ACRES</b>		
	<b>Prior to Expropriations</b>	<b>After Expropriations</b>
<b>Original Plan Area:</b>		
Plan 021 1903 Block 2 Lot 2 .....	142.7	126.0
Plan 021 1903 Block 2 Lot 1.....	18.3	18.3
Plan 021 1903 Block 1		
Lots 1,2,3 and 4.....	<u>12.4</u>	<u>12.4</u>
Sub-Total.....	173.4	156.7
<b>Added Pursuant to the first Amendment:</b>		
Plan 951 1018 Block 1	<u>75.4</u>	<u>75.4</u>
SubTotal	<u>248.8</u>	<u>232.1</u>

**Note:**

Within the overall land development area is an existing subdivision known as Totem Ranch (Figure 2) that has been developed by the Applicant and is an integral part of the larger community created by this Area Structure Plan. The Area containing the 7 lots of Totem Ranch (31.0 acres) and its associated Municipal Reserve (3.0 acres) and the Environmental Reserve along the Sheep River (28.3 acres) totals 62.3 acres. The total area included in the Totem Ranch development and the Plan Area of Ravencrest after expropriations is 294.4 acres. Prior to expropriations including 5.7 acres expropriated from the original Block C Plan 29N (portion of NW19-20-28W4) the total acreage was 300.1 acres.

Figure 3 shows the overall site area including the Plan Area, the existing Totem Ranch subdivision the balance parcels and the three proposed new lots pursuant to this application to amend the Plan.

Policies contained in this Plan apply only to the Lands in the Plan Area.

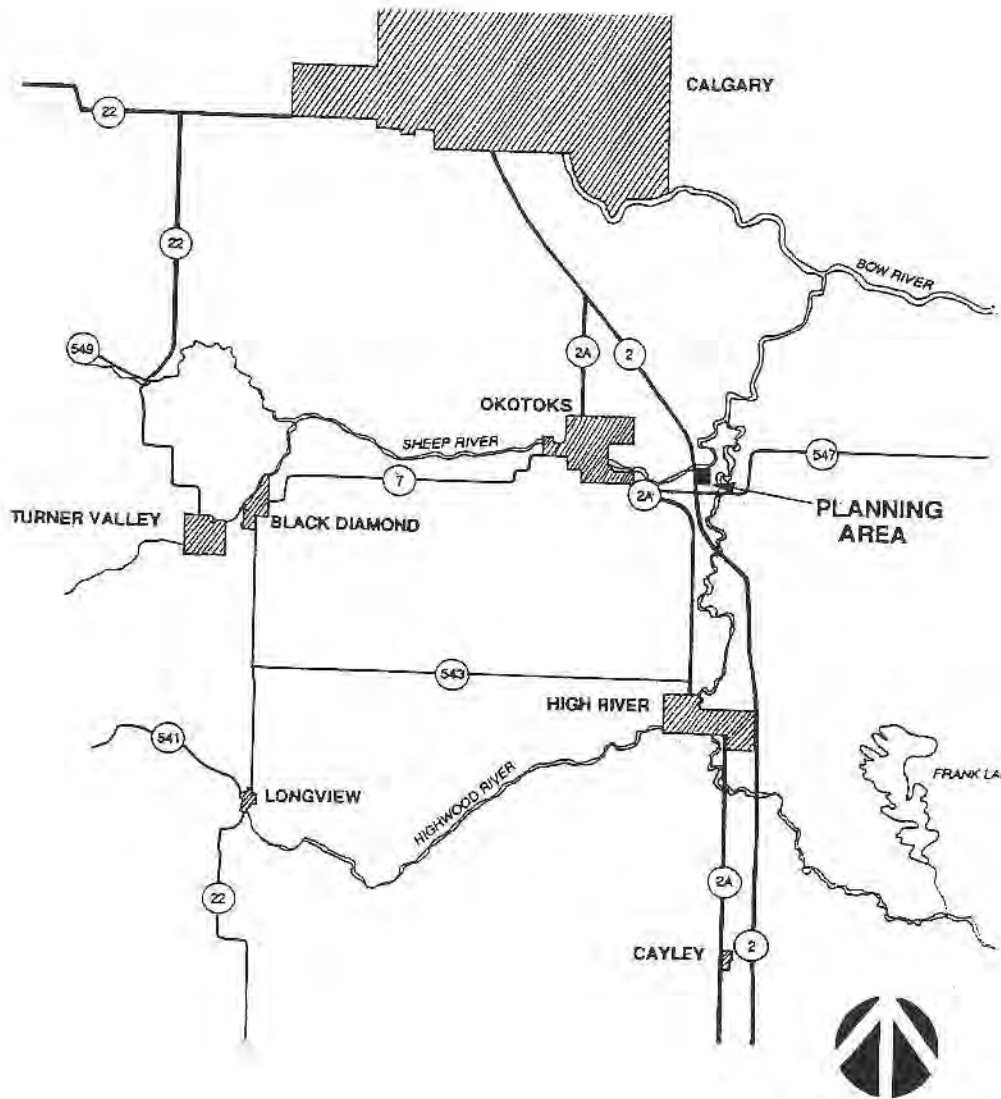


Figure 1- Regional Location

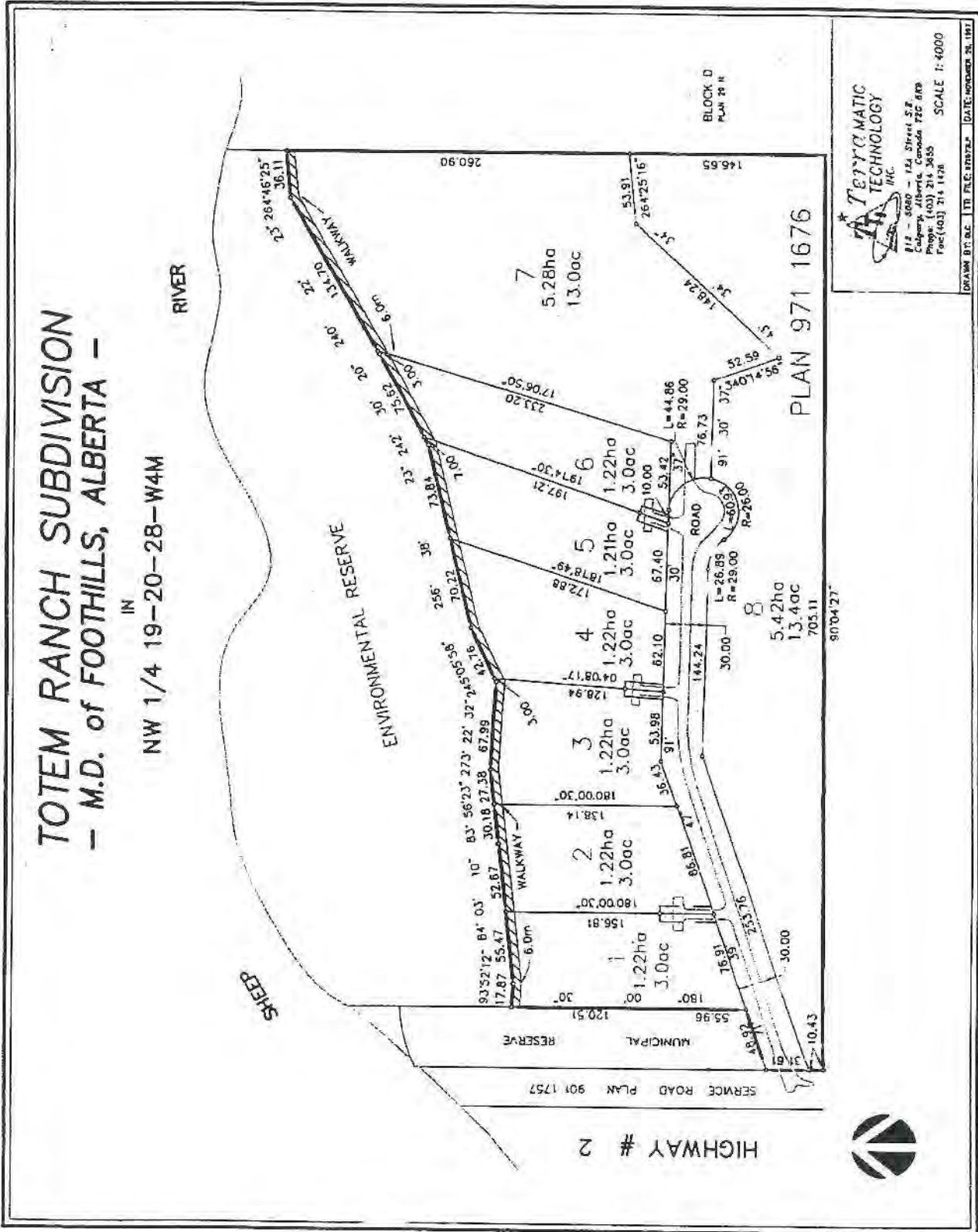


Figure 2- Totem Ranch



## 2.2.2 General Physical Description

### 2.2.2.1 Topography and Drainage

The majority of the Plan Area, approximately 85%, is situated on land that has been altered by gravel mining. Mining is now complete within the Plan Area. Reclamation is complete. The land is fairly flat, gently sloping towards the Sheep River to the northeast, similar to how it was prior to mining and reflects a reclamation plan prepared for the area. Some re-contouring was carried out in conjunction with road building during the subdivision construction. The low area in the southeast portion of SW19 was drained along the roadway and tied back into the natural drainage of the area.

The total change in elevation of the Plan Area is approximately 17 meters (55 feet) from south to north. North of the Plan Area the land continues to slope downward a further 5 meters (16 feet) towards the Sheep River.

### 2.2.2.2 Soils and Geology

The original soils on the mined out portion of the Plan Area were not very productive for crops, according to the Canada Land Inventory classification for Agriculture. Underlain by Upper Cretaceous and tertiary shale and sandstone bedrock, which have been modified by glaciation and erosion, the soil parent materials are composed mainly of glacial till and small amounts of lacustrine, alluvial and aeolian deposits.

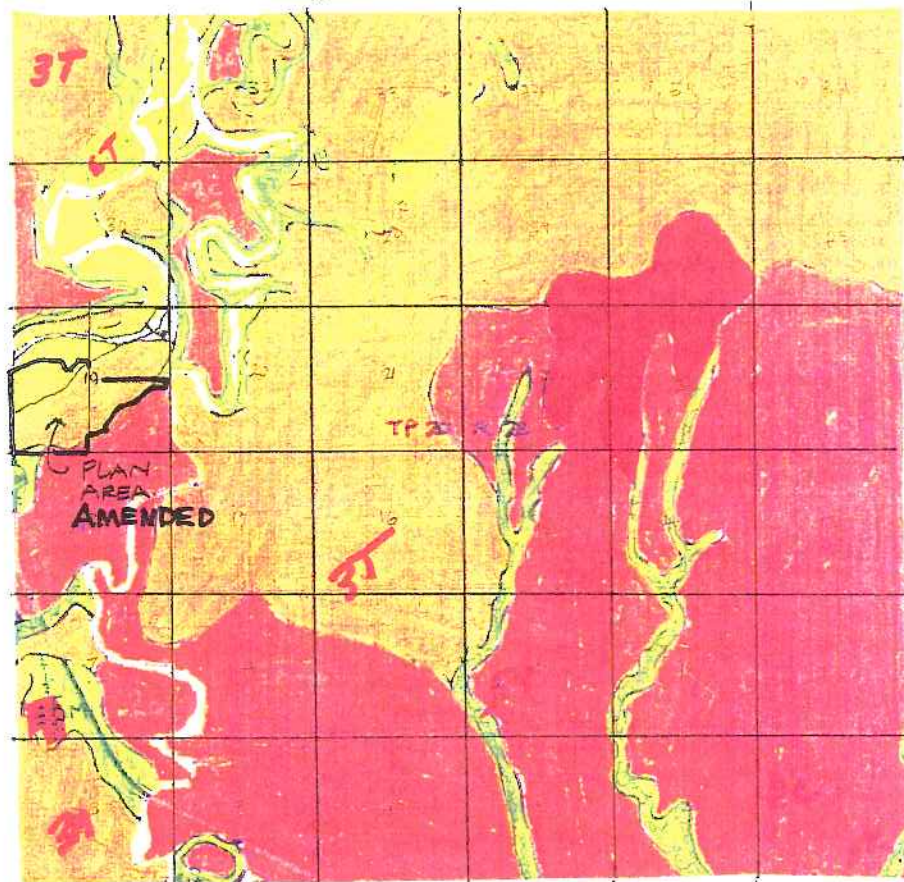
1:1,000,000 scale Maps which were consulted rated soils in the north part of the Plan Area as Class 5-4. These soils have severe limitations that restrict their capability to produce perennial forage crops. In the south portion of the Plan Area soils were rated Class 3. These soils have moderately severe limitations that restrict the range of crops or may require special conservation practices. Information provided by the M. D. of Foothills, and portrayed in Figure 4 confirms these findings noting soils on Canada Land Inventory maps prepared at a larger scale than those noted above are in Class 3 and 4 – moderately severe to severe limitations.

Although topsoil has been placed over the mined out area, it is recognized that topsoils replaced over gravel sub-soils lack the vertical stratification and nutrients, particularly nitrogen, necessary to adequately produce and sustain agricultural crops and that several years will be required before these soils can, if ever, reach their original level of productivity. The current soils are therefore estimated to have more severe limitations than the original ones.



C.L.I. CAPABILITY  
**AGRICULTURE**

Twp. 20 - 28 W 4th Mer.



AS PROVIDED BY M.D. OF FOOTHILLS NO. 31

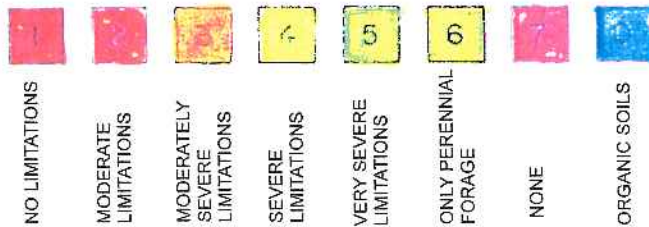


Figure 4 - C.L.I. Agriculture Capability Map

### **2.2.2.3 Natural Areas**

A band of existing forest cover consisting primarily of poplar and choke cherry with an understorey of dogwood, alder and other riverine species is located along the south side of the river, north of the area under consideration by this Area Structure Plan. This forest cover also extends in a narrow band into the development area in a northeast to southwest orientation and is contained within the Totem Ranch Subdivision and the balance parcel. All existing tree cover will be retained as much as possible within the development area. Groupings of spruce trees have been planted within the Totem Ranch Subdivision to the north. There are no trees or shrubs of significance within the mined out area, nor were there any prior to mining. A row of spruce trees and a parallel row of lilac bushes has been planted along the west boundary of the Plan Area. A mixture of spruce and poplar trees plus shrubs has been planted in the central walkways and in the two M. R. parcels which have been developed as parks.

### **2.2.2.4 Existing Development**

Existing buildings include residences located within Totem Ranch subdivision, Phase 1 of Ravencrest and the residence and outbuildings of the landowner. Fences define property boundaries and partition sections of the site into animal enclosures.

### **2.2.2.5 Status of Gravel Mining Operations**

Gravel mining is complete in the Plan Area and on Block D Lot 2 Plan 951 1018 and on Block D Plan 29N to the north of the eastern extension of the amended Plan Area. The reclamation has been completed.





**3.0 PLAN OBJECTIVES**

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### **3.0 PLAN OBJECTIVES**

#### **3.1 Goals and Objectives of the Plan**

- 3.1.1** To create a country residential development achieving the highest design, aesthetic and environmental standards in conformance with the existing provincial, regional and municipal policy documents.
- 3.1.2** To act as a guide under which the Municipal District can review and evaluate specific development proposals.
- 3.1.3** To provide a framework for subsequent subdivision and development proposals.
- 3.1.4** To establish policies which will direct proposed land use, open space, population density, location of transportation routes, location and methods of utility servicing, phasing of development, and other such matters as Council deems necessary.

#### **3.2 Principles of Development**

The major objectives of this development are as follows:

- 3.2.1** To ensure all development is in accordance with the current statutory policy and municipal standards.
- 3.2.2** To provide for land uses that respect the character of the landscape and which reflect the rural surroundings.
- 3.2.3** To provide high quality design and development standards for all proposed development.
- 3.2.4** To provide Municipal Reserve parcels that serve the needs of the neighbourhood and that take advantage of the natural features of the area.
- 3.2.5** To ensure municipal reserves allow public recreational activities that respect the quality of the landscape.
- 3.2.6** To develop safe and efficient road and utility systems that respect the natural qualities of the landscape.
- 3.2.7** To encourage safe and efficient movement of traffic within and adjacent to the proposed development by adhering to the long term goals of Alberta Transportation and Utilities.
- 3.2.8** To ensure that all development is controlled by fair and equitable policies that respect the character of the neighbouring developments.
- 3.2.9** To respect the area's natural resources and to actively mitigate against their destruction or overuse.
- 3.2.10** To improve upon and preserve the aesthetic qualities of the area.



#### 4.0 PLAN POLICIES

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## 4.0 PLAN POLICIES

### 4.1 The Plan

This section discusses the implementation of the Area Structure Plan objectives and principles of development identified in Section 3.0, as they apply specifically to Ravenscrest.

**Goal:**

***To comprehensively plan a Country Residential subdivision that reflects the highest standards of design, aesthetic and environmental respect in conformance with the existing provincial, regional and municipal policy documents.***

The Ravenscrest Area Structure Plan, Figure 3, provides the Municipal District of Foothills with a planned development consisting of fifty-four (54) new Country Residential lots and open space land uses that respect the character of the surrounding landscape and complement neighbouring residential acreages. The Plan Area has been developed in three phases. Phase 1 has been re-designated and subdivided into its four lots as indicated on the Plan and those 4 lots have been developed and sold. Phase 2 has been re-designated and subdivided into its twenty-five lots as indicated on the Plan and those 25 lots have been sold. Phase 3, a consolidation of the formerly contemplated Phases 3 and 4 (23 lots total) has received third reading for redesignation to Country Residential and the subdivision has been approved. More than half of those lots have been sold.

### 4.2 Country Residential Land Use Component

**Principle:**

***To provide for Country Residential uses in a manner that is sensitive to the character of the landscape and the needs of the greater community.***

**Policies:**

- 4.2.1 All Country Residential development shall conform to provisions of the Municipal Development Plan and the Land Use Bylaw including the general and specific setback requirements from highways, property lines and internal roads.
  - 4.2.2 All Country Residential subdivision and development shall be in conformity with the provisions of the Municipal Government Act, the Subdivision and Development regulations.
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- 4.2.3 The fifty-five (55) Country Residential lots within the Plan Area shall range in size from 1.1 hectares (2.7 acres) to 2.34 hectares (5.29 acres) more or less. Two of these lots totaling approximately 2.2 hectares (5.4 acres) will be subdivided out of Plan 041 3076 Block 1 Lot 5 which presently contains 6.65 hectares (16.21 acres) and contains the Landowner's residence. One of these lots containing 2.02 hectares (5.0 acres) more or less will be subdivided out of Plan 041 2645 Block 2 Lot 54 containing 4.68 hectares (11.6 acres) more or less, located at the east end of the Plan Area.
- 4.2.4 The design of the Plan Area takes into account all existing adjacent land uses to the extent possible at the time of application, and will not negatively impact on any approved adjacent land uses. Also, the Country Residential use contemplated in the amended Plan will not be negatively impacted by any currently approved land uses on adjacent lands. At the present time the adjacent land uses are as follows:
- a) North of original Plan Area: The existing Totem Ranch subdivision. The Ravenscrest development is in keeping with this existing Country Residential subdivision.
  - b) North of the eastern portion of the Plan Area: Plan 951 1018 Block D Lot 2 to the immediate north is presently under development as a six (6) Lot Country Residential development. Block D Plan 29N to the further north has had one Country Residential parcel subdivided out of it. The Ravenscrest development is in keeping with the present utilization and any known future plans for these parcels. Access to Block D Lot 2 from the Plan Area was provided for in the Plan. The access road has been built.
  - c) South: The portion of the N1/2 Sec. 18-20-28 W4M that lies north of S.H. No 547 is currently being farmed but has a Country Residential parcel on the NE18. The portion south of the S.H. No 547 is contained within the Silver Tip Area Structure Plan which includes Residential, Country Residential and Highway Commercial components. The remainder of the SE 19-20-28W4 is being farmed but has a Country Residential parcel subdivided out of it.
  - d) West: The SE 24-20-29 W4M, in addition to its Country Residential component, is the site of the 300 lot Country Lane RV Park and a Gate House. It is separated from the Ravenscrest Area Structure Plan area by Highway No. 2.
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- 4.2.5 The internal subdivision road is covered by a signed Development Agreement between the Developer and the M. D. of Foothills No. 31. The internal road bed through Phases 2 and 3 was built in 2004. The Phase 2 portion was graveled and paved with its first 50 mm. lift of asphalt in 2004. The Phase 3 portion has been graveled and paved with its first 50 mm. lift of asphalt in October, 2005. Both sections still have to have a second 40 mm. lift of asphalt installed during their respective two year maintenance periods.

#### 4.3 Reserves – Municipal/School

***Principle:***

***To ensure that the school and recreational land needs of the community are met through the provision of a publicly accessed municipal reserve.***

**Policies regarding Reserves:**

- 4.3.1 Capacity currently exists within the area schools to accommodate the projected student population from the Plan Area. Therefore no provision for school reserves is made within the Plan Area.
- 4.3.2 As required in the Municipal Government Act a total of 6.06 hectares (14.97 acres) of Municipal Reserve would be required in the Plan. This is equal to 10% of the area in the lots in Phases 2 and 3. The Municipal Reserve requirement for Phase 1 has been paid for on a 'cash in lieu' basis. The Municipal Reserve is provided for as follows:
- a) A Municipal Reserve parcel of 3.38 hectares (8.35 acres) is located at the west side of Phase 2, bounded by the Highway 2 service road on the west and the internal road on the east.
  - b) A Municipal Reserve parcel of 2.71 hectares (6.70 acres) is located within the Phase 3 lands. It was set aside at the time of the redesignation and subdivision of Phase 3.
  - c) It is proposed that the 10% M. R. requirement for the three new lots that would be created upon approval of this amendment be handled by cash in lieu.
- 4.3.3 The Applicant has landscaped the 2 MR parcels in a park-like setting. At an appropriate time the maintenance of the parks will be turned over to the Ravencrest Homeowner's Association.
-

- 4.3.4 A caveat will be placed on Lot 14 to allow a 15 meter wide walkway easement on its East boundary to connect residents of Phases 2 and 3 with the Environmental Reserve on the Sheep River. This easement will connect to a caveated existing 6 meter easement along the east side of Block 1 Plan 041 3076 Lot 6 (the original Lot 7 in the Totem Ranch subdivision) and to the internal subdivision road. See Figure 3.
- 4.3.5 A walkway easement will be created by caveat on the lots in the central core of Phases 2 and 3 to allow a 12 meter wide green belt between the north and south lots. See Figure 3. This area will be landscaped.
- 4.3.6 The combination of the 30 meter internal road system and the caveated pathways on private lots will ensure easy pedestrian access throughout the Plan Area to the Environmental Reserve north of the Totem Ranch subdivision and to the Municipal Reserve parcels.

#### 4.4 Transportation

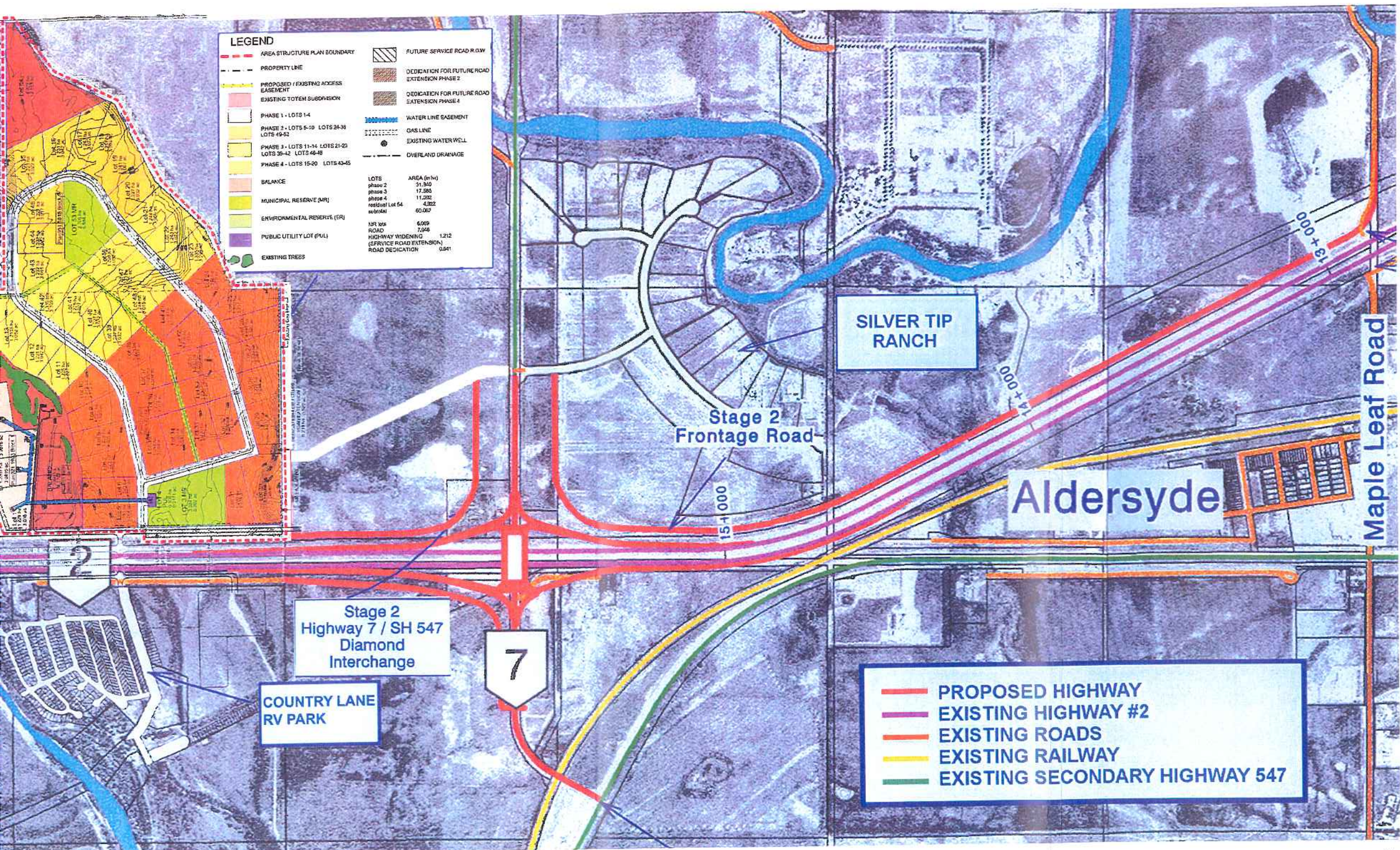
***Principle:***

***To develop an efficient and safe internal roadway in accordance with the standards of the Municipality of Foothills.***

The existing residence, the Totem Ranch subdivision and Phase 1 of Ravenscrest are serviced by an access road that intersects with Highway 2. This intersection will continue to service the new development until Alberta Transportation eventually phases it out and provides access to the Plan Area via a new service road. A study conducted by Alberta Transportation and summarized in a report prepared by McElhanney Land Surveys Ltd., August 1999, outlines the proposed changes to Highway 2 in the region of this development. Figure 5 contains an excerpt from the study, with the Ravenscrest subdivision superimposed. It shows how the Plan Area will eventually be accessed by a service road designed to accommodate the anticipated traffic volumes. The service road will be constructed by Alberta Transportation when they undertake to upgrade the intersection.

**Policies regarding Transportation:**

- 4.4.1 Long term access to the Plan Area shall be from a service road intersection on Highway 547 east of the proposed Highway 2/7/547 interchange. This intersection will align with the existing intersection servicing the Silvertip development. It will tie to the proposed internal subdivision roads. A 1.21 hectare (2.99 acre) parcel has been provided on the West boundary of the Plan Area to provide for the extension of the existing service road to the south boundary of the Plan Area.
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**LEGEND**

- AREA STRUCTURE PLAN BOUNDARY
- - - PROPERTY LINE
- PROPOSED / EXISTING ACCESS EASEMENT
- EXISTING TOTEM SUBDIVISION
- PHASE 1 - LOTS 1-4
- PHASE 2 - LOTS 5-10 LOTS 24-36 LOTS 49-52
- PHASE 3 - LOTS 11-14 LOTS 21-23 LOTS 38-42 LOTS 48-49
- PHASE 4 - LOTS 15-20 LOTS 43-45
- BALANCE
- MUNICIPAL RESERVE (MR)
- ENVIRONMENTAL RESERVE (ER)
- PUBLIC UTILITY LOT (PUL)
- EXISTING TREES
- FUTURE SERVICE ROAD R.O.W.
- DEDICATION FOR FUTURE ROAD EXTENSION PHASE 2
- DEDICATION FOR FUTURE ROAD EXTENSION PHASE 4
- WATER LINE EASEMENT
- GAS LINE
- EXISTING WATER WELL
- OVERLAND DRAINAGE

LOTS	AREA (m <sup>2</sup> )
phase 2	31,340
phase 3	17,585
phase 4	11,292
residual lot 54	4,282
total	60,067

MR 10%	6,009
ROAD	3,046
HIGHWAY WIDENING	1,212
(SERVICE ROAD EXTENSION)	
ROAD DEDICATION	0,541

SILVER TIP RANCH

Stage 2 Frontage Road

Aldersyde

Maple Leaf Road

Stage 2 Highway 7 / SH 547 Diamond Interchange

COUNTRY LANE RV PARK

- PROPOSED HIGHWAY
- EXISTING HIGHWAY #2
- EXISTING ROADS
- EXISTING RAILWAY
- EXISTING SECONDARY HIGHWAY 547

7

14+000

15+000

19+000



**Policies regarding Transportation cont'd:**

- 4.4.2 Alberta Transportation has approved access to Totem Ranch, Phase 1 of Ravenscrest and the Landowner's residence using the present at grade intersection on Highway 2 on an interim basis.
- 4.4.3 Alberta Transportation has approved access to Phases 2 and 3 of Ravenscrest using the present at grade intersection on Highway 2 on an interim basis. It is agreed that the removal of the at grade intersection will be subject to the terms and conditions of an access agreement between the landowner and Alberta Transportation.
- 4.4.4 Since land acquisition for the proposed Highway 2/7/547 interchange commenced prior to the subdivision of the Phase 2 lots, Alberta Transportation negotiated the purchase of the +/- 3 acres required for the extension of the existing service road to the south where it will connect with Secondary Highway 547 across from the Silver Tip Subdivision entrance. The negotiated outcome includes an undertaking by Alberta Transportation to pay all construction costs for the service road extension including paving it to their rural standard to the intersection with Secondary Highway 547.
- 4.4.5 Internal roads have been developed in accordance with Municipal Standards. The only remaining requirement is to install the second 40 mm. lift of asphalt in Phases 2 and 3.
- 4.4.6 Access to all Country Residential lots shall be from the internal road, with the exception of the two new lots to be created out of Plan 041 3076 Block 1 Lot 5 pursuant to this amendment which will share a single access onto the service road to the south of the existing access to the Landowner's residence.
- 4.4.7 The internal road system was designed to allow for future expansion, if required, on to adjacent parcels of land. A land dedication of 0.43 hectares (1.06 acres) was provided in the Area Structure Plan on the north side of Lot 15 to facilitate a future connection to the east and north. A similar land dedication of 0.21 hectares (0.52 acres) was set aside between Lots 29 and 30 to permit future access to the south. The access to the northeast has been built. The one to the south will not be built since the existing service road will be extended to the south as discussed in **Clause 4.4.4** above.
- 4.4.8 Upon redesignation of Phase 2, the applicant undertook at the time of paving the internal subdivision road for Phase 2 to pave the existing portion of service road from the south boundary of the intersection of
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the internal road with the service road north to the existing commencement of the pavement serving the Totem Ranch Subdivision and the Landowner's residence, at no cost to the M. D. This has been done. Conditional upon first reading of the redesignation of Phase 3 the applicant undertook further to provide a maintainable road oil surface on the service road from the internal road entrance for Phase 2 to Secondary Highway 547. This will no longer be required since Alberta Transportation has agreed to pave this section of service road as outlined in Clause 4.4.4 above.

#### 4.5 Phasing

***Principle:***

***To phase development in an efficient manner based upon market conditions.***

***Policies:***

- 4.5.1 Phase 1 of Ravencrest has been completed. The four new lots complement the size of the Totem Ranch lots and utilize the same access road. The existing Landowner's residence containing 7.4 hectares (18.28 acres) has been created. 2.07 acres of that parcel has been added to Plan 041 3076 Block 1 Lot 6 by boundary adjustment.
  
- 4.5.2 Phase 2 of Ravencrest was developed in 2004. This Phase includes 25 new lots. During servicing of Phase 2 the communal water treatment plant with sufficient capacity to service all phases of Ravencrest was built and the entire road system and overland drainage system was built.
  
- 4.5.3 Phase 3 of the Plan Area has been redesignated and subdivided in 2005, providing 23 new lots ranging in size from 1.22 hectares (3 acres) to 1.394 hectares (3.44 acres).

#### 4.6 Utility Servicing

***Principle:***

***To provide a high level of services which will not detrimentally affect adjacent communities.***

The Plan Area will have high quality development standards in all areas including water and sewage systems, roadways, landscaping and architectural guidelines/restrictive covenants aimed at creating a quality residential development. All utilities and services will be developed in keeping with municipal and provincial standards as follows:

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**Policies:****4.6.1 Water Supply, Storage and Distribution**

- 4.6.1.1** Ravenscrest has four bedrock water wells located on Lots 1, 2 and 4 of Phase 1 plus a well on the Landowner's parcel. These wells are licensed with Alberta Environment under License No. 00147194-00-00 (covering the original Plan Area with 38 lots) and License No. 00204 497-00-00 (covering an increase up to a total of 54 lots).
  - 4.6.1.2** The Ravenscrest water system has been approved by Alberta Environment under Approval No. 187967-00-01.
  - 4.6.1.3** The Applicant's consulting engineer, Sim-Flo Systems Inc., has certified to the M. D. in writing that the existing system has the capacity to service the water needs of the 54 lots covered by our licenses and approvals.
  - 4.6.1.4** One of the 4 lots of Phase 1 will not be connected to the water system. Lot 54 will not be connected to the system. The remaining 3 lots of Phase 1, all the lots in Phase 2 (25 lots), all the lots in Phase 3 (23 lots) and the Landowner's parcel are or will be connected to the system. This leaves a surplus of 2 lots of licensed capacity. This will supply the needs of the two new lots that would be created out of Plan 041 3076 Block 1 Lot 5 as a result of this amendment to the Plan. Lot 54 and the new lot that would be created out of it will be serviced by individual water wells to be drilled on those lots.
  - 4.6.1.5** Each of the parcels containing the licensed wells are caveated to ensure continued connection the system and access to the wells by the system operator for maintenance. The M. D. is a party to those caveats. See Figure 3 for the location of the licensed wells, the gathering system and the water treatment plant.
  - 4.6.1.6** A Public Utility lot (PUL) of 0.10 hectares (.25 acres) that houses the communal water plant has been provided in the Area Structure Plan. The PUL will be owned by the M. D. and an agreement will be entered into with the Developer with respect to the maintenance and operation of the water facility. See Figure 3 for location of the Public Utility lot.
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**4.6.1.7** The communal water plant will be operated and maintained by the developer initially. The ownership, operation and maintenance may eventually be taken over by the Ravenscrest Homeowner's Association.

**4.6.1.8** All capital costs associated with the provision of the facilities to service new lots will be the responsibility of the developer.

#### **4.6.2 Sanitary System**

**4.6.2.1** Sewage treatment and disposal shall utilize septic tanks and fields in accordance with the guidelines established by Alberta Labour in the Alberta Private Sewage Treatment and Disposal Regulations of Alberta Environmental Protection. The Applicant has carried out a representative sampling of percolation tests in Phases 2 and 3 to the satisfaction of the M. D.

**4.6.2.2** All capital costs associated with the provision of sanitary system facilities will be the responsibility of the home owner.

#### **4.6.3 Storm Drainage System**

**4.6.3.1** A system of surface drainage integrated with the road system shall form the basis for run-off control within the development area. The open space overland flows will be directed to natural discharge water features within the site and ultimately to the natural drainage areas adjoining the property. The routes, discharge rates and flow will not be altered by new construction other than the access road which will direct water towards existing drainage channels. Cross flows will be contained within culverts as necessary to ensure positive drainage. A detailed storm water management plan has been presented to the M. D.

#### **4.6.4 Shallow Utilities – Power/ Telephone/Gas**

**4.6.4.1** Installation of overhead and underground power, gas, and telephone services shall be completed to all new lots at the developer's expense and shall be in accordance with the franchised utility company design and installation standards.

#### **4.6.5 Regional Distribution Gas Line**

A regional gas distribution gas line currently crosses the Plan Area in an east west direction, near the south boundary. The line enters the property on the

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south west corner of the site and runs parallel to the south boundary . A north-south branch runs near the east boundary of the existing service road to service Totem Ranch, Phase 1 of Ravencrest and the balance parcel.

See Figure 3 for location of this gas line.

Lot 54 is supplied with gas from a north-south line on the East boundary of Section 19-20-28W4.

#### **4.6.6 Miscellaneous**

**4.6.6.1** Timely garbage pickup and disposal from the development to an approved disposal site shall be the responsibility of each individual lot owner.

**4.6.6.2** Utility rights-of-way shall be provided in accordance with provincial and municipal regulations.

#### **4.7 Protective Services**

##### **4.7.1 Police Service**

**4.7.1.1** Police service to the Plan Area is provided by the RCMP detachment at Okotoks.

##### **4.7.2 Fire Service**

**4.7.2.1** Fire Department assessments are part of the Municipal District's tax base of existing residences in this area and will extend to all lots in the Plan Area. The Plan Area can be serviced by either the High River or Okotoks Fire Departments.

##### **4.7.3 Ambulance and Hospital**

**4.7.3.1** The High River District Ambulance Services and the Foothills Emergency Medical Services of Okotoks provide service to this area and the Hospital is located in the Town of High River 13 kilometers to the south.

#### **5.0 IMPLEMENTATION**

##### **5.1 Community Contact to Date**

The plans and information contained in this document are currently being discussed on an on-going basis with all neighbouring property owners within a one half (0.5) mile radius of the Plan Area.

