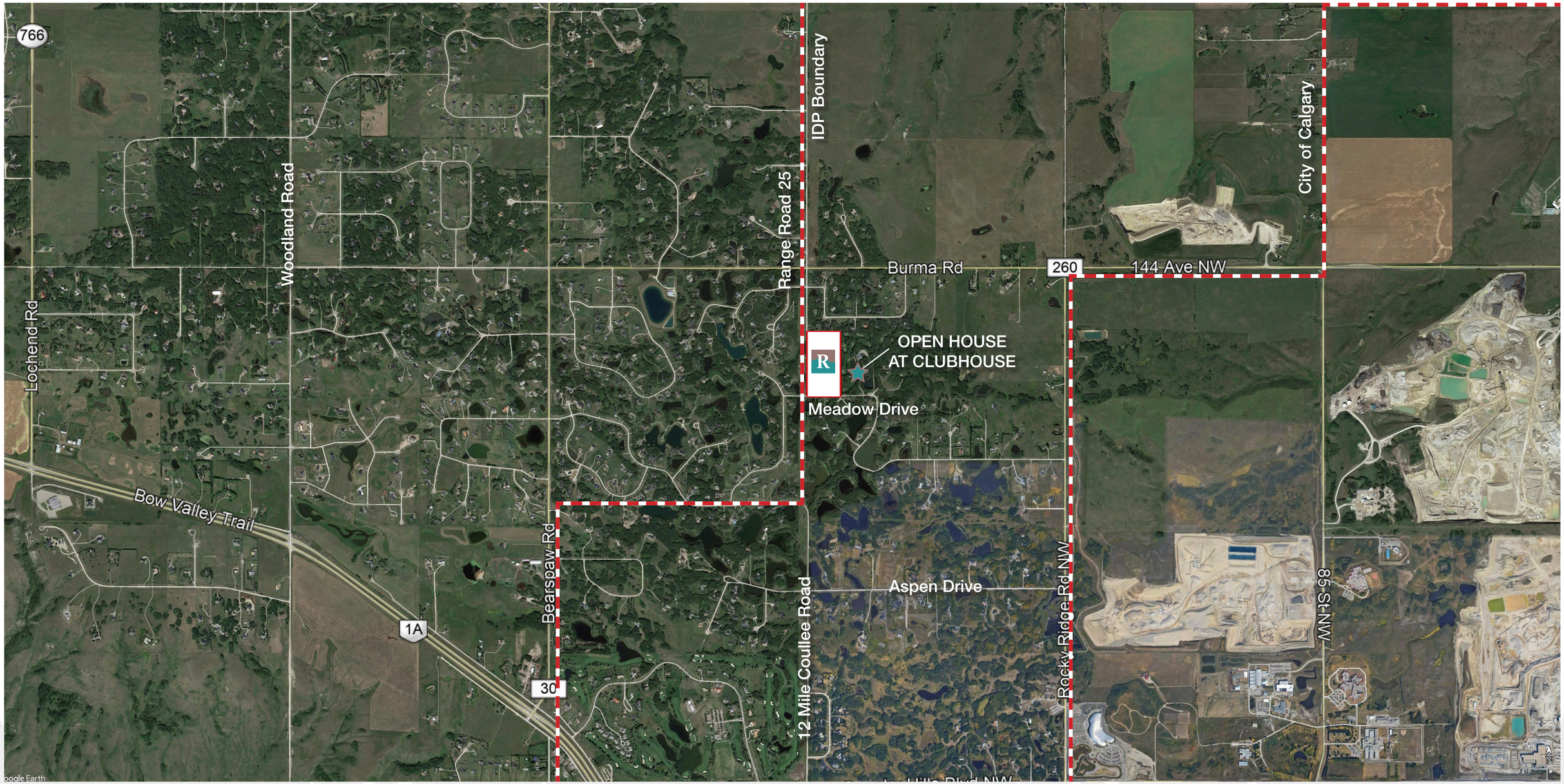
WELCOME

RIDGE MEADOWS

TELL US WHERE YOU LIVE BY PLACING A PIN ON THE MAP BELOW.



SITE CONTEXT

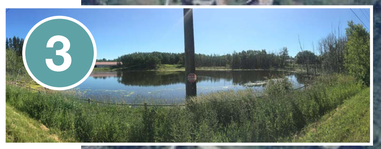
RIDGE MEADOWS

Municipal Address:	255156 Range Road 25
Legal Address:	Plan 8031JK; Block A, Lot 5 (5;2;25;32;NW)
Current Land Use:	R-2
Area:	7.85 hectares (19.4 Acres)
Municipality:	Rocky View County
Client:	Ridge Meadows Properties Ltd.

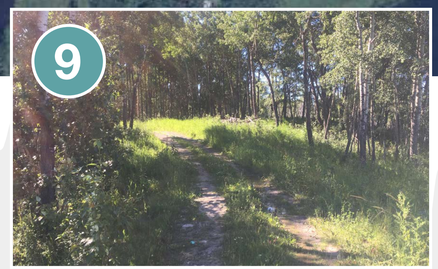
The subject site is located within Rocky View County approx. 0.5 km south of Burma Road and east of Range Road 25 within the community of Bearspaw. Governing policy includes The Municipal Development Plan, Intermunicipal Development Plan, Bearspaw Area Structure Plan (ASP), and the Rocky View County Land Use Bylaw.

The Bearspaw Area Structure Plan indicates that this site is intended for country residential uses, does not require a concept plan and is within development priority area 1. The existing land use is Residential Two (R-2) District and permits residential lots with a minimum size of 1.60 ha (3.95 ac). One residential home and shop building are currently located on the property.

The landowner wishes to subdivide the existing lot into 4 or 5 new lots to allow for additional single-family residences. Three concepts are being considered and can be found on the following boards.



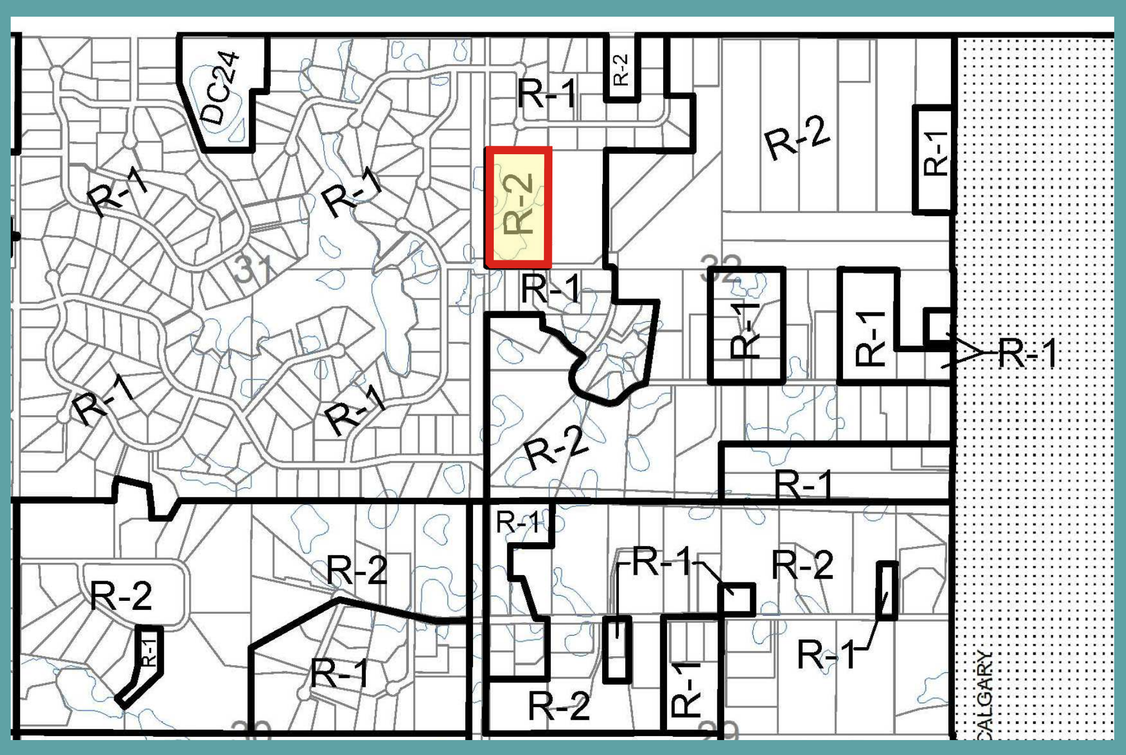
Landuse Map No. 56-North
NW 1/4 32-Twp 25-2-W5M



LAND USE

RIDGE MEADOWS

The site is currently designated Residential Two (R-2) District. No land use redesignation is proposed at this time. However, the additional lots will require a subdivision application. Below is a description of what is permitted in the R-2 land use district as described in the Rocky View County Land Use Bylaw (C-4841-97).



SUBJECT PROPERTY

N

N.T.S.

Land Use Map No. 56-North
NW 1/4 32-Twp 25-2-W5M

Residential One District	R-1
Residential Two District	R-2
Direct Control District	DC

RESIDENTIAL TWO DISTRICT (R-2)

50.1 PURPOSE AND INTENT

The purpose of this District is to provide a residential use on a small parcel of land which accommodates minor agricultural pursuits and required ***accessory buildings.***

50.2 USES, PERMITTED

- Accessory buildings less than 150.00 sq. m (1,614.59 sq. ft. building area
- Dwelling, single detached
- Home-Based Business, Type I
- Keeping of livestock (See Section 24 for regulations)
- Private swimming pools

50.3 USES, DISCRETIONARY

- Accessory buildings greater than 150.00 sq. m (1,614.59 sq. ft.) building area and less than 225.00 sq. m (2,421.87 sq. ft.) building area
- Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a
- Garden Suite)
- Bed and Breakfast Home
- Child care facilities
- Commercial Communication Facilities - Type “A”
- Dwelling, moved-in
- Health Care Practice
- Home-Based Business, Type II
- Keeping of livestock (See Section 24 for regulations)
- Kennels, Hobby
- Market Gardens and Greenhouses on parcels greater than 6.00 hectares (14.83 acres) in area where there is a surface supply of water
- Private Riding Arena on parcels greater than 6.00 hectares (14.83) acres in area
- Signs
- Special Care Facilities
- Special Events Parking
- Tree Farms on ***parcels*** greater than 6.00 hectares (14.83 acres) in area where there is a surface supply of water

50.4 GENERAL REGULATIONS

The General Regulations apply as contained in Part 3 of this ***Bylaw,*** as well as the following provisions.

50.5 MINIMUM AND MAXIMUM REQUIREMENTS

(a) Parcel Size:

The minimum ***parcel size shall*** be 1.60 hectares (3.95 acres) or the area in title at the time of passage of this ***Bylaw.***

(b) Yard, Front:

(i) 45.00 m (147.64 ft.) from any road, ***County;***

(ii) 60.00 m (196.85 ft.) from any road, ***highway;***

(iii) 15.00 m (49.21 ft.) from ***any road, internal subdivision,*** or road, service.

(c) Yard, Side:

(i) 45.00 m (147.64 ft.) from any road, County;

(ii) 60.00 m (196.85 ft.) from any road, highway;

(iii) 15.00 m (49.21 ft.) from any road, internal subdivision, or road, service.

(iv) 3.00 m (9.84 ft.) all other.

(d) Yard, Rear:

(i) 30.00 m (98.43 ft.) from any road;

(ii) 7.00 m (22.96 ft.) all other.

50.6 MINIMUM HABITABLE FLOOR AREA, EXCLUDING BASEMENT

(a) 112.00 sq. m (1,205.56 sq. ft.) single storey dwelling;

(b) 112.00 sq. m (1,205.56 sq. ft.) split level dwelling, the total area of two finished levels;

(c) 92.00 sq. m (990.28 sq. ft.) split entry or bi-level and the main floor; 18.00 sq. m (193.75 sq. ft.) finished lower level;

(d) 130.00 sq. m (1,399.31 sq. ft.) combined floor area, two storey dwelling;

(e) 112.00 sq. m (1,205.56 sq. ft.) main floor for dwelling, moved-in.

50.7 MAXIMUM HEIGHT OF BUILDINGS

(a) principal building - 10.00 m (32.81 ft.);

(b) accessory buildings - 7.00 m (22.96 ft.).

50.8 Maximum ***dwelling units*** per lot is one ***Dwelling, Single Detached,*** and one ***Accessory Dwelling Unit.***

50.9 Total ***building*** area for all ***accessory buildings*** – 225.00 sq. m (2,421.88 sq. ft.).

50.10 Maximum number of ***accessory buildings*** – 3.

VISION

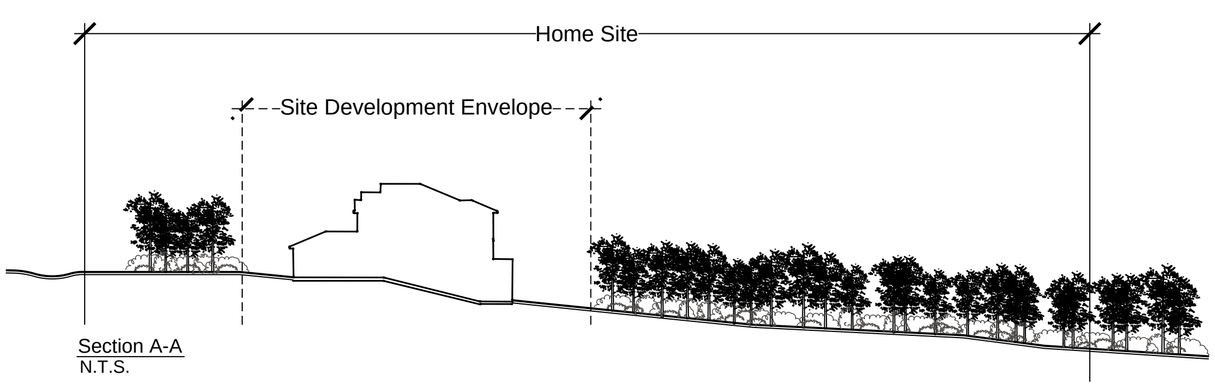
RIDGE MEADOWS

The proposed development is intended to be sustainable in nature and will follow conservation design guidelines. The conservation approach focuses on protecting the natural environment while at the same time allowing for development that is contextually appropriate and respects the natural surroundings.

EXAMPLE OF CONSERVATION PLANNING

- Lot Area: 1.66 ac.
- Building Envelope Area: 0.31 ac. (13504 sq ft)
- Limit of Disturbance Area (Site Development Envelope)
- Rocky View County Bylaw Setback
- Local Pathway
- Regional Pathway
- Re-Vegetated Area
- Utility Right of Way

Example of Site Development Guidelines

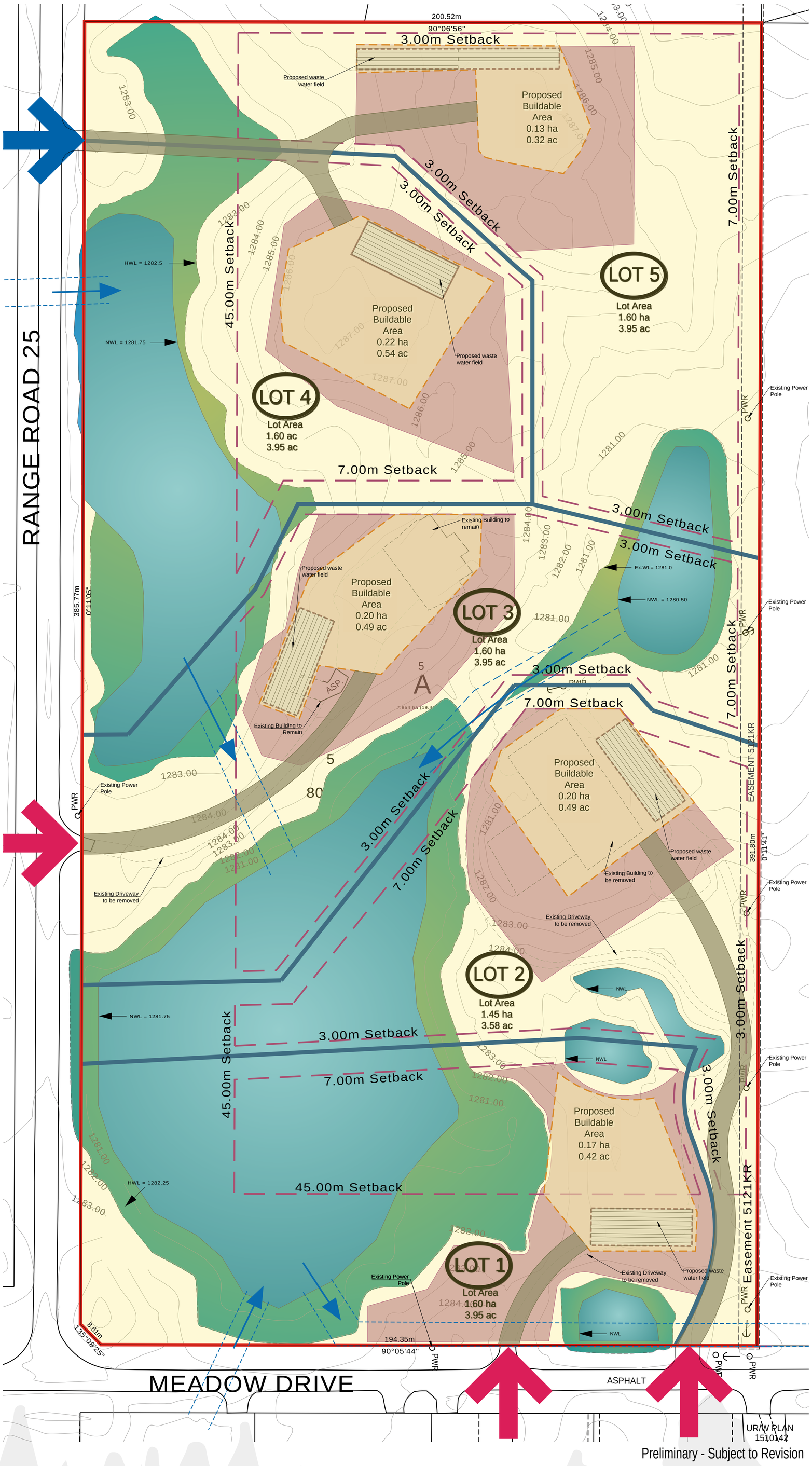


DESIGN ELEMENTS:

- Protection of wetlands
- Protection of trees
- Protection of natural habitat
- Minimal land disturbance
- Linking of natural areas to provide connected wildlife corridors
- Cluster development (keep disturbed / developed area to confined areas and not spread across the entire site)
- Reduction of impervious surface areas
- Flexibility in lot size and design to suit surrounding land conditions
- Site development guidelines
- Storm water management
- Cash in lieu for MR is proposed

CONCEPT 1 (5 Lot Preferred Option)

RIDGE MEADOWS



1

Site area:	7.85 ha (19.4ac)
Minimum Parcel Size:	1.60 ha (3.95 ac)
Number of lots that will fit on the site:	4.9 lots
Lots proposed:	5

This option proposes that the site be subdivided into 5 lots with one lot being slightly smaller than permitted within the existing land use district R-2. This option will require a relaxation on 1 of the lots because the size will be less than the min lot requirement of 1.60 ha (3.95 ac). The relaxation that would be requested on Lot 2 of this plan would be from a permitted 1.60 ha (3.95 ac) lot to a reduced lot size of 1.45 ha (3.85 ac) or a relaxation of 0.15 ha (0.37 ac). The lot would be internal to the subdivision and not visible from the main road.

RIDGE MEADOWS

N.W.¼ SEC. 32, TWP. 25, RGE. 2, W.5M. / LOT 5, BLOCK A, PLAN 8031JK

- SUBJECT LANDS
- PROPOSED LOT LINES
- PROPOSED BUILDABLE AREA
- ACCESS POINT
- POSSIBLE DUAL ACCESS POINT
- POTENTIAL WASTEWATER FIELD
- CONTIGUOUS LOT AREA (1.00ac)
- Proposed 6.00m wide Driveway
- POTENTIAL PURCHASE AREA ±0.15ha (±0.37ac)
- EXISTING WETLAND
- WETLAND DRAINAGE FLOW

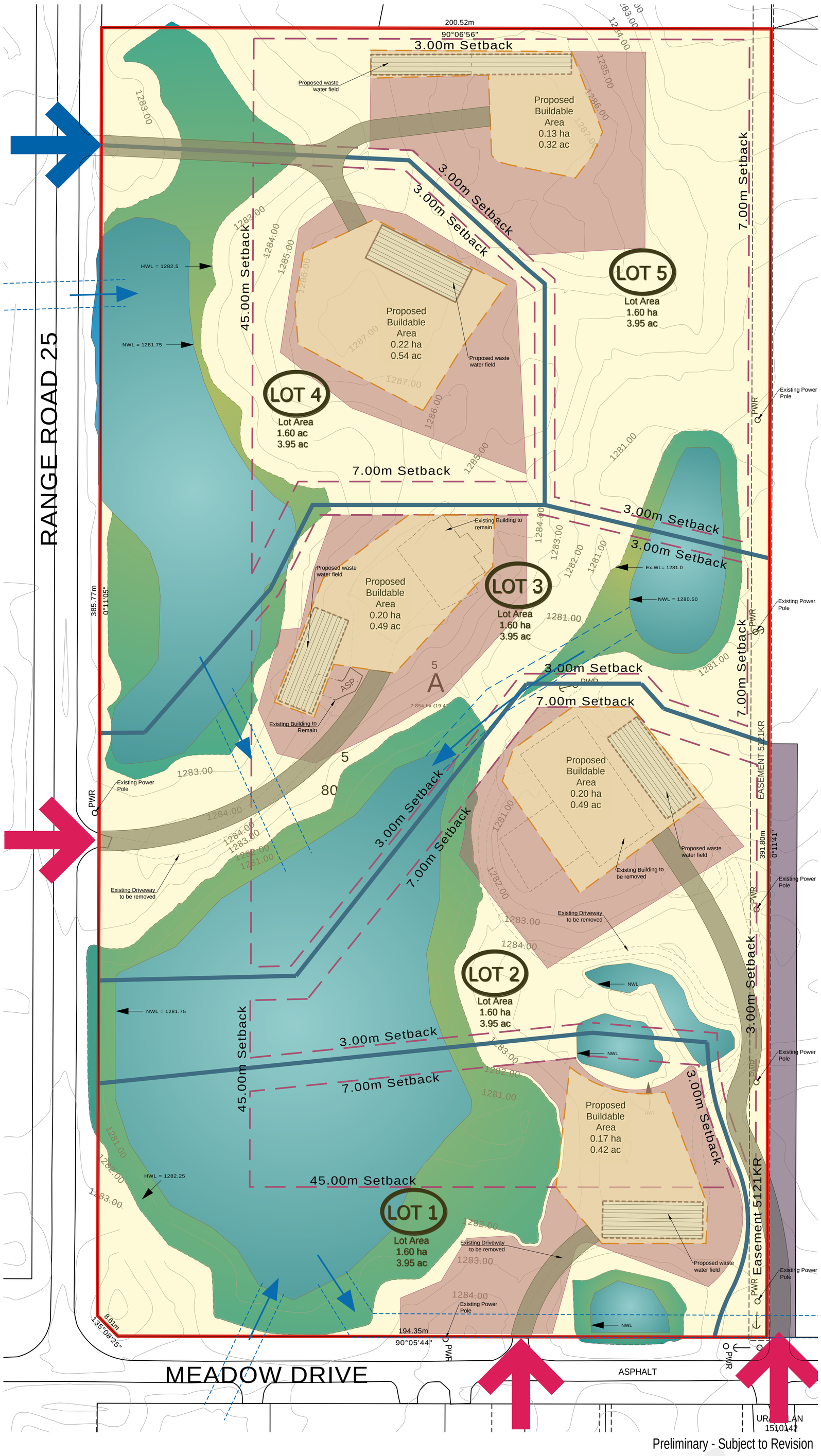
TOTAL SITE AREA:

±7.85 ha(±19.40 ac) EXISTING LAND

TOTAL LOTS: 5

CONCEPT 2 (5 Lot Alternative Option)

RIDGE MEADOWS



2

Site area:	**7.85 ha (19.4ac)**
Minimum Parcel Size:	**1.60 ha (3.95 ac)**
Number of lots that will fit on the site:	**4.9 lots**
Lots proposed:	**5**

This option proposes that the site be subdivided into 5 lots, with each lot meeting the Rocky View County minimum size requirement of 1.60 ha (3.95 ac). To achieve this a small strip of land 0.15 ha (0.37 ac) will need to be purchased from the adjacent landowner and consolidated with one of the new lots. The adjacent lot contains a land use designation of R-1. The buildings will be built fully within the R-2 land use designated area, with the access driveway being constructed on the adjacent R-1 Lot.

This option meets the requirements of the Rocky View County land use bylaw for the lot sizes, it may require a land use redesignation for the small strip of land on the adjacent parcel and consolidation of this strip of land onto Lot 2.

RIDGE MEADOWS

N.W.¼ SEC. 32, TWP. 25, RGE. 2, W.5M. / LOT 5, BLOCK A, PLAN 8031JK

- SUBJECT LANDS
- PROPOSED LOT LINES
- PROPOSED BUILDABLE AREA
- ACCESS POINT
- POSSIBLE DUAL ACCESS POINT
- POTENTIAL WASTEWATER FIELD
- CONTIGUOUS LOT AREA (1.00ac)
- Proposed 6.00m wide Driveway
- EXISTING WETLAND
- WETLAND DRAINAGE FLOW

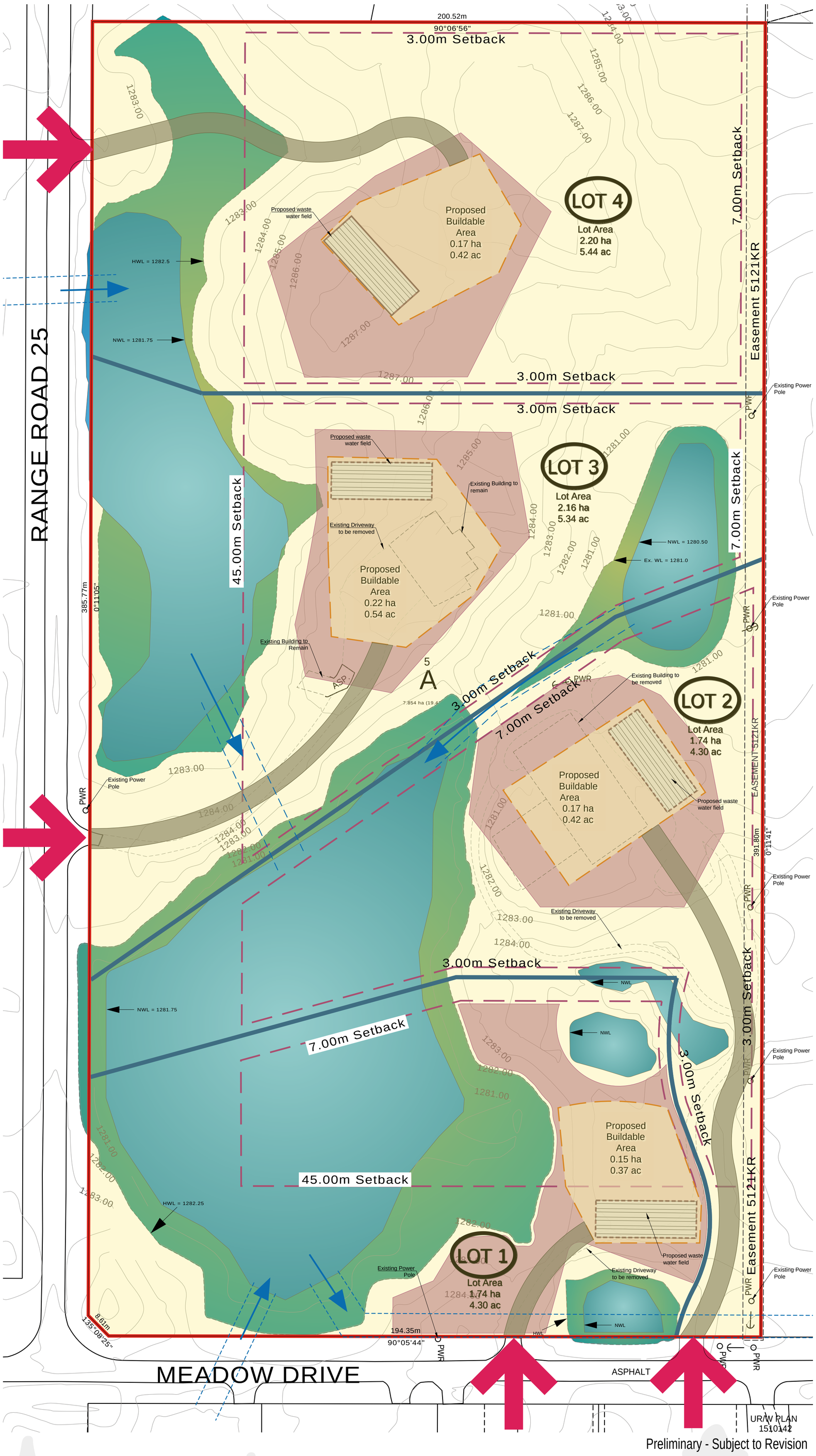
TOTAL SITE AREA:

±7.85 ha(±19.40 ac) EXISTING LAND

TOTAL LOTS: 5

CONCEPT 3 (4 Lot Option)

RIDGE MEADOWS



3

Site area:	**7.85 ha (19.4ac)**
Minimum Parcel Size:	**1.60 ha (3.95 ac)**
Number of lots that will fit on the site:	**4.9 lots**
Lots proposed:	**4**

This option proposes that the site be subdivided into 4 lots which is permitted within the existing land use district R-2. All lots are greater than the minimum 1.60 ha (3.95 ac). The lots average size is 1.96 ha (4.85 ac).

RIDGE MEADOWS

N.W.¼ SEC. 32, TWP. 25, RGE. 2, W.5M. / LOT 5, BLOCK A, PLAN 8031JK

- SUBJECT LANDS
- PROPOSED LOT LINES
- PROPOSED BUILDABLE AREA
- ACCESS POINT
- POTENTIAL WASTEWATER FIELD
- CONTIGUOUS LOT AREA (1.00ac)
- Proposed 6.00m wide Driveway
- EXISTING WETLAND
- WETLAND DRAINAGE FLOW

TOTAL SITE AREA:

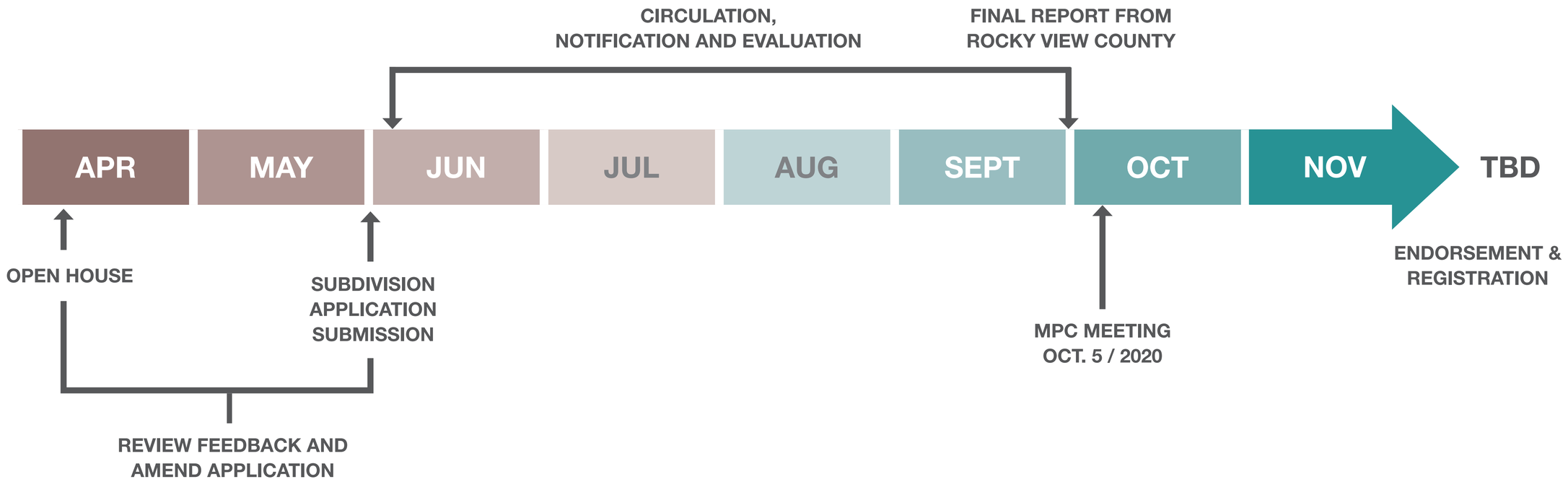
±7.85 ha(±19.40 ac) EXISTING LAND

TOTAL LOTS: 4

Preliminary - Subject to Revision

ANTICIPATED TIMELINE

RIDGE MEADOWS



TELL US WHAT YOU THINK

RIDGE MEADOWS

WHICH CONCEPT PLAN DO YOU PREFER AND WHY?