



Fawn Meadows

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Outline Plan

Part One

July 2010

Updated March 2012



for
Pt E 1/2 -4-53-2-W5
Parkland County
by

Fawn Meadows Development Ltd.

Prepared by
The Norcan Group Inc.

Acknowledgements

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PART I: INTRODUCTION

1.1) Preamble

This Outline Plan has been prepared to assist with the further development of the parcel of land known as part of the East Half of Section 4, Township 53, Range 2, West of the Fifth Meridian. This Plan provides for an innovative and ecologically sensitive country residential community with supportive living and neighbourhood commercial use near Carvel, Alberta.



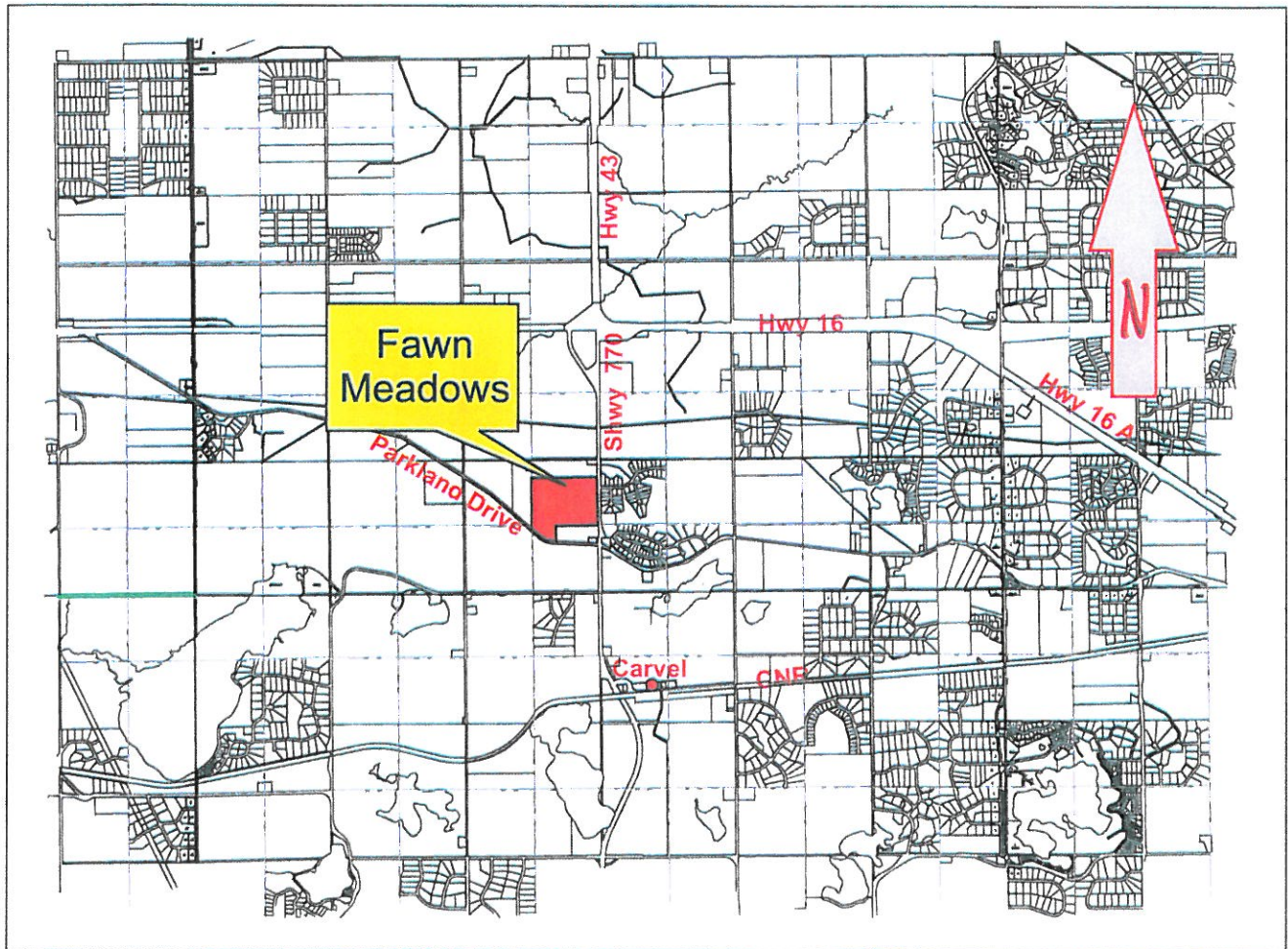
1.2) Purpose & Scope

The purpose of the Fawn Meadows Outline Plan is to establish a land use planning framework that will form the basis for the future development of Fawn Meadows. This Plan includes clear policy directions to guide on-going development and to establish a basis for community discussion and support of Fawn Meadows.

Part I of this Plan will introduce Fawn Meadows and describe the current land use framework that exists for the subject property.

Part II of this Plan describes an inventory of the physical characteristics of the subject property and includes a description of the property including: existing and adjoining

Location Map



Fawn Meadows - Outline Plan

land use, ownership, subdivision and development history, topography and vegetation, geotechnical & bio-physical analysis, environmental issues, groundwater supply and the local transportation network.

Part III of this Plan describes the concept and vision for Fawn Meadows and provides a detailed description of:

- ✚ a framework for supportive and independent living in rural Alberta,
- ✚ an overview of ecological and conservation design as it applies to Fawn Meadows and how Fawn Meadows conforms to the principles of conservation design,
- ✚ the Fawn Meadows residential community that includes a variety of housing opportunities and services,
- ✚ secondary land uses within Fawn Meadows including R.V. storage, a community hall, gas bar & convenience store and a community restaurant,
- ✚ environmental sustainability initiatives such as groundwater recharge, water conservation measures, and protection for large portions of the natural landscape within Fawn Meadows,
- ✚ open space and recreational opportunities including walking trails, developed parks and a community hall,
- ✚ required improvements to the transportation network including Parkland Drive and Highway 770,
- ✚ a utility and servicing scheme including potable water supply and transmission,

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waste water collection, treatment and disposal, solid waste collection and disposal and the development of franchise utilities,

- ✦ the provision of community services including fire protection, ambulance, police, parks and recreation,
- ✦ a phasing and population growth plan,
- ✦ community feedback and a discussion of mitigation measures to address community concerns.
- ✦ an analysis of impacts on the surrounding community that would result from the development of Fawn Meadows, and
- ✦ Landscaping and development standards.

1.3) Historic Land Use

The Manly community, in which Fawn Meadows is located, once held a major portion of its commercial and institutional needs in the near vicinity. Manly, along with the adjacent Carvel District, was primarily settled with people of Ukrainian descent establishing small mixed farming operations on their lands. Their immediate needs were addressed by constructing a Ukrainian Catholic Church on NW4-53-2-5 in 1909. On the adjacent quarter-section, SE4-53-2-5 a grocery store and confectionary soon followed. Later, in the 1930's a service station was built on the same lands. The Manly District School was located on the SW16-53-2-5. The supporting commercial land uses being applied for and designated in this plan will have historic consistency and harbour existing community favour.

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1.4) Concept Plan

Fawn Meadows will be an environmentally friendly residential community and will feature as the principal land uses:

- ✚ 36 single detached residential dwelling units,
- ✚ 24 semi-detached residential dwelling units,
- ✚ 56 duplex dwellings,
- ✚ a 140 unit adult supported independent living complex,
- ✚ a community centre,
- ✚ recreational vehicle and residential-storage facility, and
- ✚ a convenience store, gas bar & restaurant.

The entire area will be developed within the context of a bare land condominium.

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The target market is healthy mobile 50+ adults looking for an aging in place environment and lifestyle options ranging from fully independent to supportive living.

Though most welcome as visitors, children and young adults will not be permitted as full time residents within Fawn Meadows.

Part III of the Fawn Meadows Outline Plan describes the development plan in full detail.

1.5) Legislative Compliance

This Plan has been prepared in accordance with the provisions and requirements of the following provincial legislation, municipal bylaws and regulations. Potential conflicts are highlighted below. Reasoning and recommended solutions are provided in Part IV of this Plan.

(Municipal Development Plan)

The Parkland County Municipal Development Plan (MDP) contains various principles, best practices and policy directions that are applicable to Fawn Meadows. Those which

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are of special significance are highlighted below:

Environmental Sustainability is a guiding principle for future development within Parkland County. Fawn Meadows will include measures that will minimize or mitigate impacts on the natural environment, energy consumption and waste management.

Part III of the MDP encourages conservation design principles to be applied to non-traditional residential communities such as Fawn Meadows.

It is noted that Section 3.15 of the MDP allows for cluster subdivisions where municipal owned piped water and sewer services are available. Fawn Meadows features piped services, however, the service provider will not be Parkland County. An amendment to the MDP will be required to accommodate the Fawn Meadows water and sewer servicing proposal. Section 10.25 of the MDP will have to also be amended in this regard.

Fawn Meadows does not comply with the minimum lot areas and density provisions described in Section 3.17. An amendment to the MDP will be required to accommodate the housing density proposed for Fawn Meadows. Similar to the provision contained in Section 3.15 of the MDP, Section 3.17 will also have to be amended to accommodate non-municipal owned piped water and sewer services.

It is noted that typical approach taken with respect to Municipal Reserves within Parkland County is to take the full amount in the form of land. It is proposed in Fawn Meadows that common lands can be established for the same purpose, though

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not as a fee simple title.

*(Jackfish-Mayatan Lakes
Area Structure Plan)*

The Jackfish-Mayatan Lakes Area Structure Plan (JMLASP) was originally prepared in 1981. Accordingly, policies established within the Plan are based upon norms and technologies that were available at that time. Section 4 of this Outline Plan will further discuss the alternatives to the following JMLASP policy directions that conflict with the Fawn Meadows Outline Plan:

- Limiting acreage residences to single detached dwellings,
- Acreages to be limited to a minimum size of 0.5 acres, and
- A prohibition on privately owned and operated piped water and/or waste water systems.

It is noted that the Jackfish - Mayatan Lakes Area Structure Plan does allow for variations in density subject to carrying capacity improvements (water and waste-water supply and treatment systems) and the application of new technologies. However, a formal amendment to the ASP will be submitted with this Outline Plan to formally address areas where Fawn Meadows is inconsistent with the Jackfish-Mayatan Lakes ASP.

*(Land Use
Bylaw)*

It is noted that amendments to the Parkland County Land Use Bylaw will be required to accommodate Fawn Meadows. Due to the nature of this property with respect to parcel size, density and other non-traditional land uses and infrastructure; it is proposed that a Specific Direct Control approach be used to implement Fawn Meadows.

Amendments to the Parkland County Land

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Use Bylaw will be required to accommodate Fawn Meadows. Due to the nature of this property with respect to parcel size, density and other non-traditional land uses and infrastructure; it is proposed that a Specific Direct Control approach be used to implement Fawn Meadows.

Though not prohibited in this case, the usual procedure for Parkland County is to require municipal reserve at the subdivision stage for residential areas in the form of land. Recommendations for alternatives to this approach are offered later in this Plan.

*(Environmental Protection
& Enhancement Act /
Water Act)*

This Plan has been prepared in accordance with the provisions of the Environmental Protection and Enhancement Act, as amended. Discussion and supporting documentation is provided as part of this plan. Specific details are provided in the area of drainage, water supply and wastewater treatment and disposal.

*(Municipal Government Act
And Land Use Policies)*

Section 633 of the Municipal Government Act, R.S.A., 2000, as amended, (hereinafter known as "the Act") describes the requirements for an area structure plan. This Plan meets the requirements of the Act. Future subdivision and development will be in accordance with this Plan. In accordance with the policy of Parkland County, this document will be submitted and approved as an Outline Plan.

*(Capital Region Growth
Plan)*

Fawn Meadows has been prepared in accordance with the policies and principles of the Capital Region Growth Plan¹, of which Parkland County is a member. In particular and as discussed further in this Plan, the following land use principles are very

¹ Capital Region Growth Plan, 2009 <http://capitalregionboard.ab.ca>

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important to the success of Fawn Meadows:

- ✦ Protect the Environment and Resources (Section 7.5), and
- ✦ Strengthen Communities (Section 7.5).

Fawn Meadows has been prepared to facilitate the land use amendment implementation process as described on page 57 of the Capital Region Growth Plan. A compliance analysis is provided as an Appendix to this Plan.

It is noted that Fawn Meadows is located outside of a *Priority Growth Area*. Section 7.6 of the Capital Region Growth Plan mentions, but does not provide guidance on development outside of a *Priority Growth Area*". That guidance is provided in Section II(C) of the Capital Region Land Use Plan (see below).

(Capital Region Land Use Plan) Fawn Meadows has been prepared to comply with the applicable principles and policies regarding regional land use as put forward by the Capital Region Board². Of significance are:

- ✦ Policy I.(A)(ii) which provides direction on the issue of fragmentation of natural habitat, water systems and forests
- ✦ Policy I(A)(iv) which provides direction on the sustainability of natural water systems,
- ✦ Policy I(A)(v) which encourages innovative design and operational technologies in new developments,

² Capital Region Board: Regional Land Use Plan Principles and Policies
<http://capitalregionboard.ab.ca>

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- ✦ Conformance to Policy II(C) related to development outside of a priority growth area.
- ✦ The creation of inclusive communities through Policy III(A),
- ✦ The creation of healthy communities as described in Policy III(B), and
- ✦ Affordable Housing options provided in accordance with Policy III(D) as applied within the Carvel area.

Through Parkland County, the Developer looks forward to working with the Capital Region Board through its planning process to achieve the realization of this project.

1.6) Plan Policy Interpretation

It is not intended that the policies of this plan be "*fixed in stone*" or inflexible. As changing conditions dictate, this plan will be reviewed and amended as required. Minor adjustments or variances that may be necessary to land use classes, locations of future roads, quantities and figures may not require an amendment to this Plan.



1.7) Public Consultation

An extensive public pre-consultation process has been undertaken as part of the preparation of this Plan.

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Process

It is noted that the Fawn Meadows proposal has been modified significantly from the original presentation that was made in 2005. Consultation summaries are provided as Appendix #4 to this Plan. Generally, consultation consisted of the following elements:

Two open houses were held at the Carvel Hall in early 2009. In total, approximately 130 persons attended.

A detailed consultation process which included newsletters, e-mail correspondence, direct consultation with adjoining landowners, municipal officials, and the public at large transpired under the direction of Lechelt Group Communication Consultants (see Appendix).



Issues of discussion through the public process included:

- ✚ Impacts on groundwater supplies for the surrounding area,
- ✚ Contamination of groundwater supplies from the proposed waste-water treatment and disposal system,
- ✚ Traffic in the area, and
- ✚ Visual impacts.

These issues and others are discussed in further detail as part of Part IV of this

The lands subject to this Plan are under the ownership of Fawn Meadows Development Inc and total 51.05 ha. (126 ac.) more or less. Other than a West Parkland Gas Co-op registration, there are no registrations on the certificate of titles that physically affect the land.

2.3) Subdivision & Development History

The Fawn Meadows property consists of a remainder of a quarter-section (NE 1/4) and a 2004 subdivision registration. Other subdivisions that have taken place on the quarter-section include a church property in 1992, a small farm located adjacent to the north portion of the plan area that was created in 1999

Within the SE ¼ two acreages were created in addition to the remainder of the Fawn Meadows property. These include a small farm and a smaller acreage north of Parkland Drive. The balance of the quarter-section is south of Parkland Drive and is not part of this Plan.

2.4) Topography & Vegetation

The land at Fawn Meadows is very rolling and features an overall relief of about 18.5 metres (61ft.). The highest point at Fawn Meadows is a ridge located in the southeast of the property. The lowest elevation in Fawn Meadows is in the southwest corner of the property.

There are five (5) general drainage basins in Fawn Meadows. The main feature of each basin is a small forest consisting of a mixture of black poplar, birch and black spruce trees characteristic of basins with higher water tables. Surrounding each basin is forest cover.

Fawn Meadows Bare Land condominium

Site Topography & Vegetation



Fawn Meadows

"A quality of Life - Country Style"



The land connecting each basin is arable and has been under cultivation for many years. The land has historically been used for forage crop and pasture.

2.5) Biophysical Assessment

As part of the background preparation for Fawn Meadows, a biophysical assessment was completed for the subject lands by Bruce Thompson & Associates Inc. with a report issued in July, 2010. The assessment included vegetation, drainage patterns and wildlife analysis. It is noted that the report supports conservation or cluster design, retention of the natural contours of the land and the maintenance of existing forested areas as proposed in this Outline Plan.

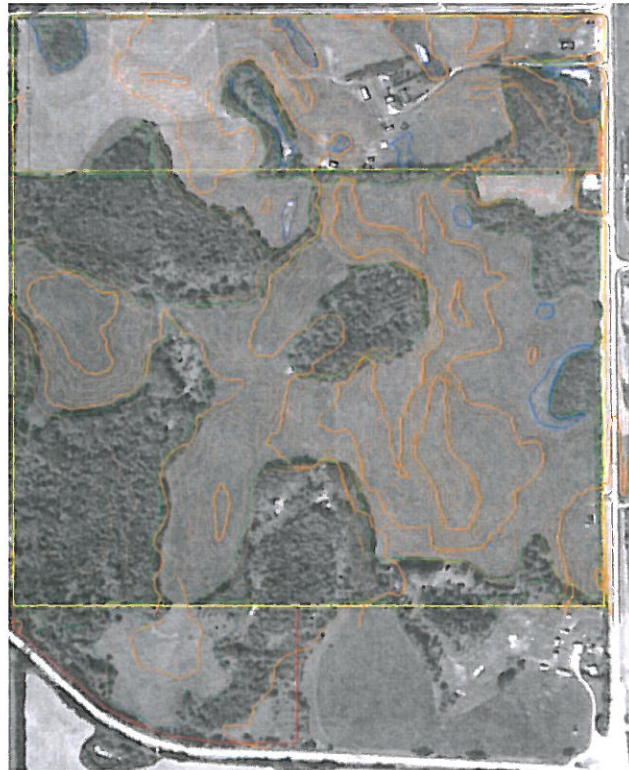
In addition, the study provides a series of recommendations for site development of storm-water ponds and other features with the aim of mitigating possible impacts on vegetation and habitat areas (Section 7.2) as well as some enhancement measures. As part of the detailed design and development phase, Fawn Meadows will implement these measures where possible.

2.6) Geotechnical & Environmental Constraints

Hagstrom Geotechnical Services Ltd. conducted a geotechnical analysis of Fawn Meadows in the summer of 2009. The completed reports for general geotechnical review, slope stability and building foundations are attached as Appendix #8 to this Outline Plan.

The geotechnical investigation was conducted between August and October, 2009. Typical slopes are less than 21% and there is no definite drainage pattern across the site.

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(Proposed Facility Investigations)

Six boreholes were drilled on the site to a depth of 9.0 metres. Specifically, drilling took place at the senior's supportive living complex, the waste-water treatment plant and maintenance building and the community servicing building sites.

The soil profile consists of a thin layer of topsoil that ranged from 18 to 67 cm. in depth. Clay lenses of variable thickness and silt lenses are common beneath the top soil level. Groundwater was found to be variable throughout the site, however, all land designed for development features a water table ~~less~~^{more} than 2.13 metres (7.0 ft.) below the natural surface of the land in accordance with Parkland County standards.

The report concludes that both deep and shallow foundation styles may be used on

Fawn Meadows - Outline Plan

the site provided proper design and construction techniques are applied.

(Building Foundations & Roadways) Hagstrom Geotechnical Services Ltd. Conducted a geotechnical analysis during the month of August 2009 with a total of 14 boreholes being drilled to a depth of 4.5 metres. Top soils range from .05 m to .5 m in thickness with variable layers of sand, silt and clay.

Shallow groundwater was encountered in two boreholes, however, these locations are not in proximity to any land designated for development other than roads.

A variety of foundations may be used provided a proper standard of practice is applied during site preparation and construction.

(Slope Stability) Hagstrom Geotechnical Services Ltd. conducted an evaluation of slopes on the site in August, 2009. This was performed in response to the requirement of the Parkland County Municipal Development Plan (Policy 6.13) that slopes in excess of 15% be assessed by a qualified professional engineer

Five additional boreholes for slope analysis were dug to depths of 12 metres in the general location of the two south cul-de-sacs west of the waste-water treatment area. As part of the overall analysis, the following factors that could lead to slope instability were examined:

- ✚ Placement of fill near crest of slopes,
- ✚ Disturbance of vegetation on the slope or near the crest of a slope,

Fawn Meadows - Outline Plan

- ✚ Increasing groundwater levels,
- ✚ Excessive surface run-off, and
- ✚ Removal or erosion of the toe of the slope.

Each of the above factors can be controlled through proper site planning.

It is noted in the report that no additional setbacks from slope crests are required in order to maintain the integrity of slopes within Fawn Meadows.

*(potable water requirements)*³



A potable water evaluation was prepared by Stantec⁴ in June 2009 (see appendix). A daily water flow of 662 m³ (145,619 gallons) is available with a corresponding flow rate of 0.46m³ (101 gallons) per minute without adversely impacting surrounding water wells or other licenses within the aquifer. Fawn Meadows requires considerably less water, 178.4 m³ (39,242.5 gallons) per day. These volumes are based on a 378 litres/day (83 gallons/day) on a per capita basis.

The water and wastewater systems will have limited capacity. Water for domestic use will be provided by two wells located on-site with a treatment and distribution system. This system will supply water to all dwellings on a year round basis.

Commercial use water will result in an additional use volume of 9.83 m³/day (2,162.3 gallons). This represents approximately 1.5% of the sustainable

³ All references in this Outline Plan are in metric & imperial measurements.

⁴ The original Stantec report was updated in 2012 by SD Consulting Group.

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yield.

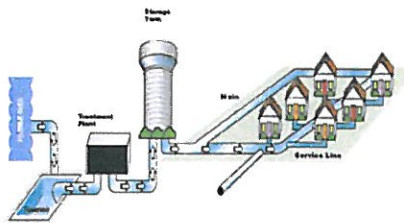
(waste-water treatment)



Wastewater will be serviced by septic tanks located on each lot. The effluent from each septic tank will be pumped to a constructed wetland treatment facility and the treated effluent being disposed of by soil absorption methods.

The wastewater treatment process can be divided into three categories; collection, treatment and disposal. The collection system will consist of the "Septic Tank Effluent Pumping" (STEP) system. The effluent treatment and disposal system is presented by Jacques Whitford NAWÉ in the appendix.

Two groundwater wells have been installed on the property. The first well was dug on June 12, 2008 to a depth of 73 metres (240 feet) with a 17.8 cm. (7 in.) well casing. This well is located in the proposed commercial area in the southwest corner of Fawn Meadows.



The second larger well was dug on May 13, 2009 at a depth of 84.4 metres (277 feet) with a 25.4 cm (10 in.) casing. This production well is located near the proposed south-central storm pond.

The larger well is intended to be the primary water supply well.

Each well utilizes water from the Horseshoe formation. The wells are 244 metres (800 feet) apart.

(pump test results)

A 72 hour pump test with a 24 hour recovery period evaluation was performed on the wells. The predicted radius of influence is 1,038 metres (3,405 feet) from the production well,

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with the primary drawdown radius being approximately 244 metres (800 feet).

It is assumed that as with all residential communities, the well water flow will vary considerably with the season and the time of day. An average flow rate of 0.124 m³/min (27.3 gallons/minute) is expected.

(sustainable yields) Fawn Meadows residential use will only require approximately 27% of the sustainable yield that is available at peak flows. Commercial flows will add a further 1.5% water usage for a total use of 28.5% of the overall sustainable yield.

(fire supply) Fire protection will be provided by using storm-water retention ponds as "fire ponds". A dry hydrant and access point for a tank truck will be provided with sufficient storage to meet minimal fire standards.

PART III: DEVELOPMENT CONCEPT

3.1) Vision

Fawn Meadows is a concept in rural adult living with a particular attention paid to ecology and the natural environment.

Sadly, a housing option that is severely lacking in rural Alberta is adult living where people can settle and reside for their "empty nest" years. Generally, in rural Alberta once a person is no longer able to be 100% self sufficient rural life is no longer practical. Extended family often resides in other areas so nearby family assistance is not available. The end result is often people who have lived their entire lives in rural Alberta are forced by necessity to relocate into urban areas.

Fawn Meadows is looking to fill this gap. At Fawn Meadows a person can live independently, or with a variety of support options that can range from clearing snow to supportive living environments including, but not limited to:

- ✦ A dining facility for meals and social gatherings,
- ✦ Open recreation areas for games, activities and social activities,
- ✦ On-site retail services such as a coffee shop, convenience store or exercise room,
- ✦ On-site staff such as personal care aides,
- ✦ licensed practical nurses, security personnel, maintenance & operations

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personnel,

- ✚ Visitation and group gathering facilities, and
- ✚ On-site and in-community transportation.

All this can be achieved with due respect to the natural environment and modern innovative construction standards.



3.2) Structural Overview

Fawn Meadows has been designed to provide for a predominantly residential community with some low impact commercial support services.

Fawn Meadows is intended to be a bare-land condominium community for year-round occupation. The condominium association will provide a variety of services in much the same way as provided by a municipality, including:

- ✚ Piped potable water and waste-water,
- ✚ Fire fighting water supply,



Fawn Meadows

"A quality of Life • COUNTRY STYLE"

Development Plan for Fawn Meadows

Pt NE-4-53-2-W5
Parkland County

by

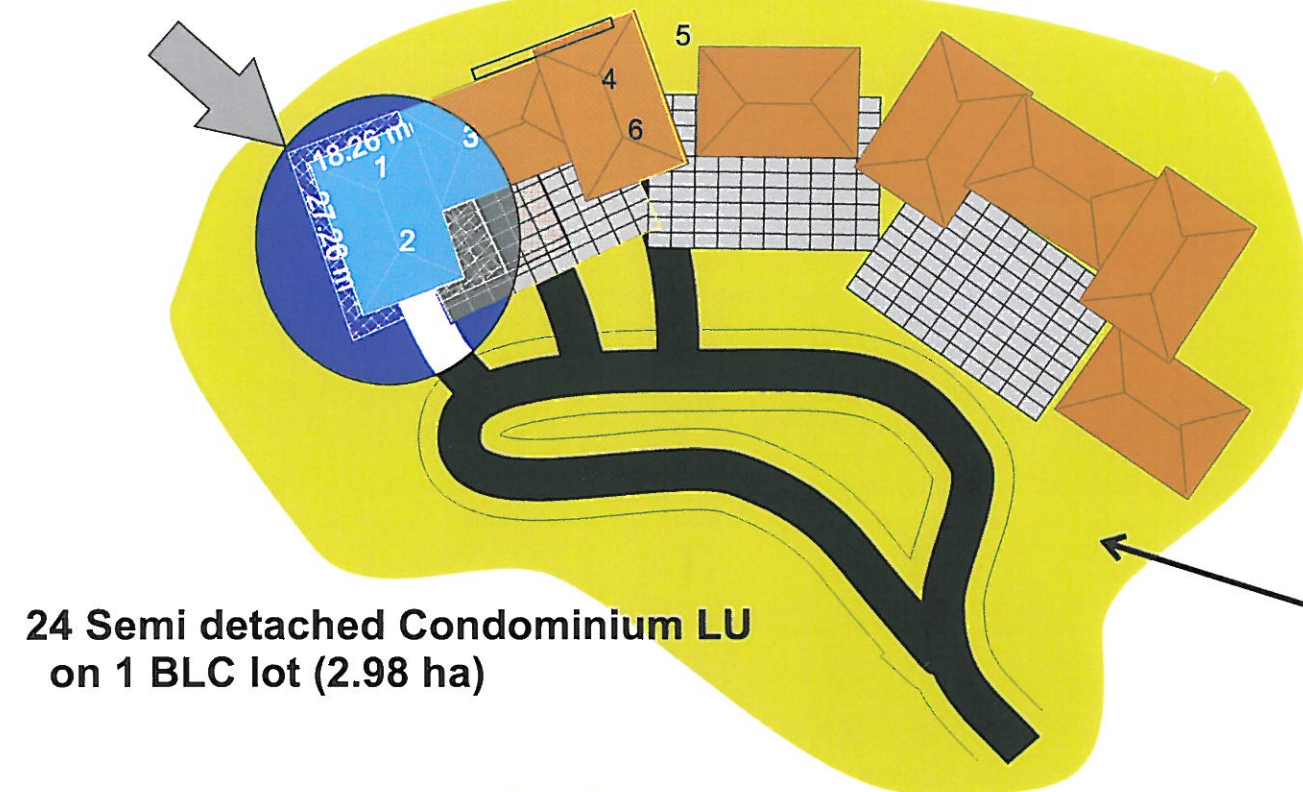
Fawn Meadows Development Ltd.

Land Use	Ha	Acres	Living Units
Residential - SF	7.08	17.49	36
Residential - Semi Detached	2.98	7.36	24
Residential - Duplex	3.96	9.79	56
Residential - Supportive Living	3.46	8.55	140
Commercial	3.49	8.62	N/A
Developed Park (common)	3.67	9.07	
Roads & Utility	7.56	18.68	
Buffers & Widening	1.14	2.82	
Natural Protected land	17.78	43.93	
Gross Area of Development	51.12	126.31	

3D Conceptual View Fawn Meadows Development Plan

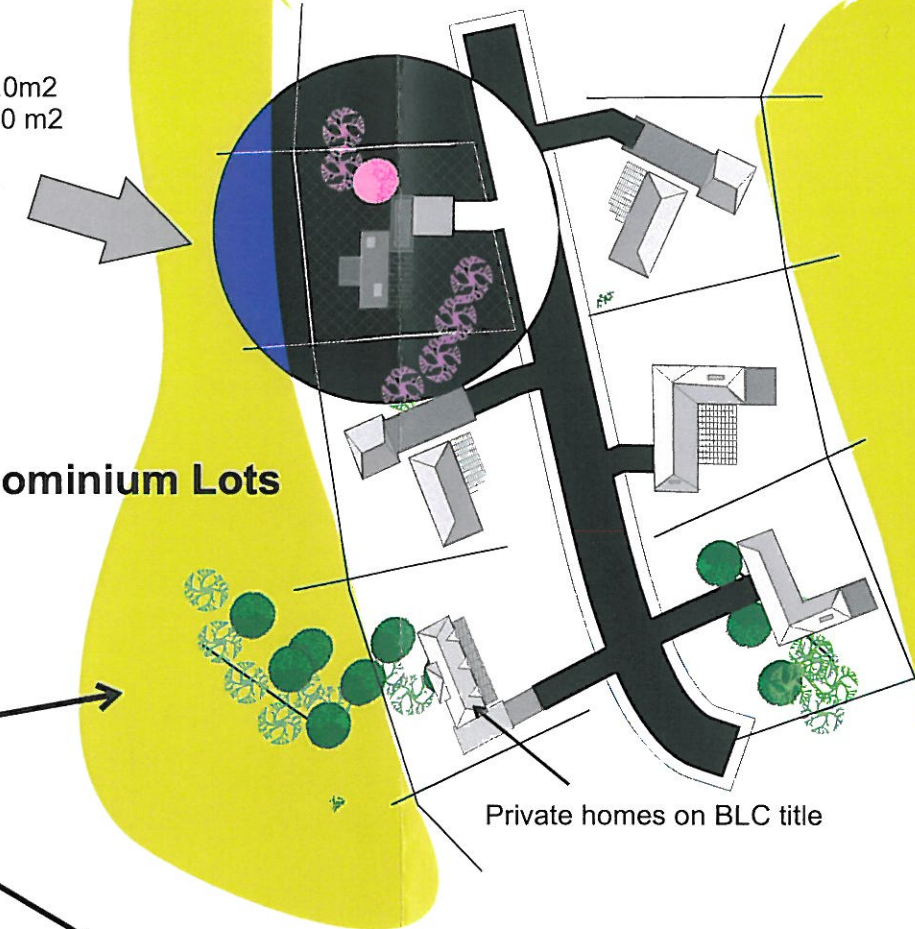


Building Area (2 LU + garage) = 490.7 m²
 Attached exterior amenity = 273.0 m²
 Total site area = 763.7 m²
 Site coverage building only = 64%



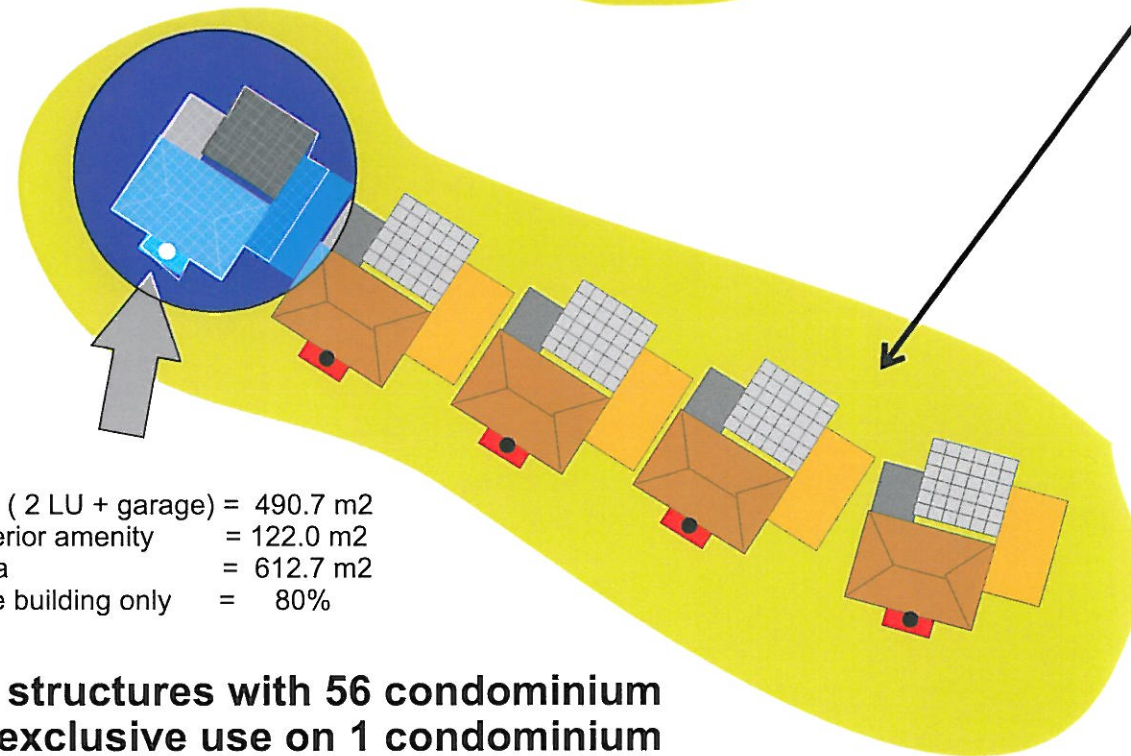
**24 Semi detached Condominium LU
on 1 BLC lot (2.98 ha)**

Building Area (1 LU + garage) = 298.0m²
 Lot area = 4600.0 m²
 Site coverage building only = 7%



**SF Residential
36 Bareland Condominium Lots**

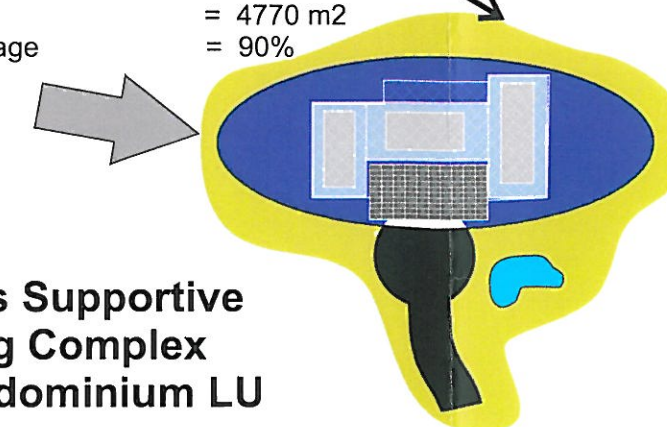
Common Lands



Building Area (2 LU + garage) = 490.7 m²
 Attached exterior amenity = 122.0 m²
 Total site area = 612.7 m²
 Site coverage building only = 80%

**28 Duplex structures with 56 condominium
titles c/w exclusive use on 1 condominium
lot (3.96 ha)**

Building footprint = 4270 m²
 Attached exterior amenities = 500 m²
 Total Site Area = 4770 m²
 Building Coverage = 90%



**Seniors Supportive
Living Complex
140 condominium LU**

Site Development Details

NC-145 2.27.12

Norcan Consulting Group Inc

The Norcan Group Inc.

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- ✦ Solid waste disposal,
- ✦ Recycling,
- ✦ Waste-water treatment and disposal,
- ✦ Common area maintenance,
- ✦ Snow removal, and road maintenance, and
- ✦ Condo-Bylaw enforcement.

A three phase project, Fawn Meadows will include single detached dwellings, semi-detached dwellings, duplex and an apartment style complex.

Though taxation to Parkland County will be similar to other fee-simple developments, as a condominium Parkland County will not be required to provide many of the services that are typical of rural subdivisions.

3.3) Residential Development Concept

The residential area of Fawn Meadows will be developed in four parts for attached & detached homes or units.

(Single Detached Residential) Development on each residential unit will include the residence with a minimum total floor area of 130 sq. metres (1400 sq. feet) and an attached or detached garage with a maximum floor area of 44.6 sq. metres (480 sq. feet). The combined house and garage maximum floor area will be 538.8 sq. metres (5800 sq. feet). A maximum of 40% of each residential unit building pocket will be developed.

These homes will be designed for adult use with a minimum unit area of 0.16 hectares (0.40 acres).

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Dwelling	Min area (m ² , ft ²)
Bungalow	130.1 , (1,400)
2 storey	200.67, (2,160)
1.5 storey	176.52, (1,900)
Bi-level	130.1 , (1,400)

Each unit will be designed to facilitate the use of green and/or energy efficient technologies. This will include:

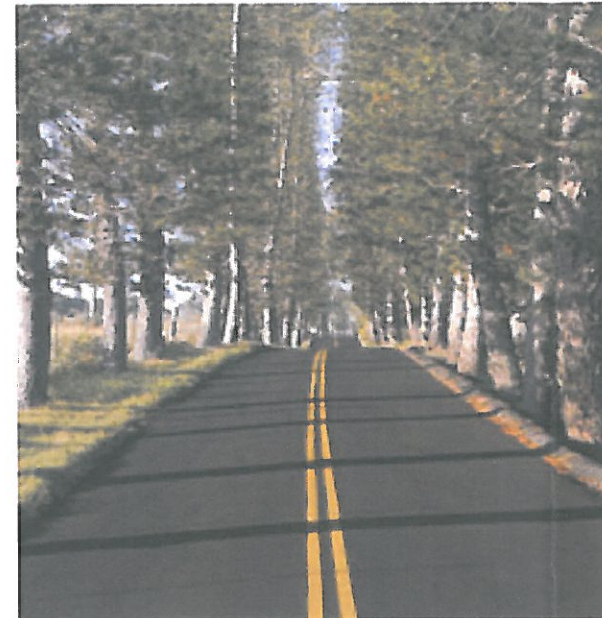
- ✚ Each unit will have the ability to incorporate solar-voltaic, solar-thermal and geo-exchange energy system, and
- ✚ All units may incorporate rain gardens for both groundwater recharge and for water storage purposes.



(Semi-detached Residential) Development of each residential unit will include a semi-detached residence with a minimum total floor area of 111.5 sq. metres (1200 sq. feet), a maximum floor area of 148.6 sq. metres (1600 sq. feet), and an attached or detached garage with a minimum floor area of 44.6 sq. metres (480 sq. feet).

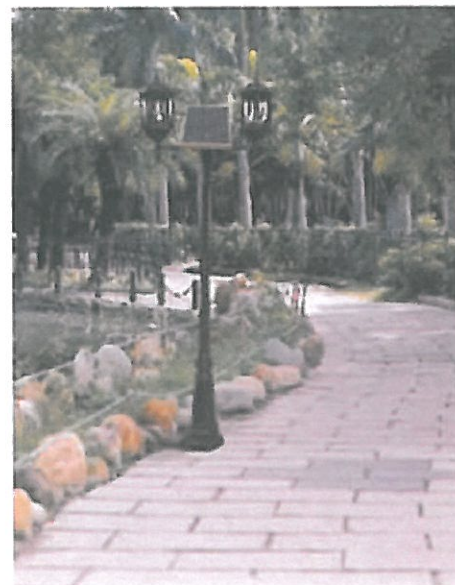


Typical Internal Through Road



Infrastructure & Amenities

Fawn Meadows



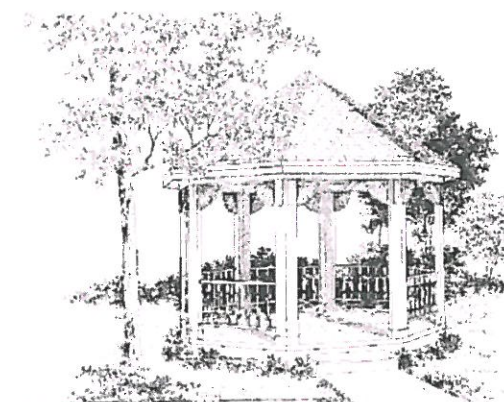
Solar Road & Trail Lighting



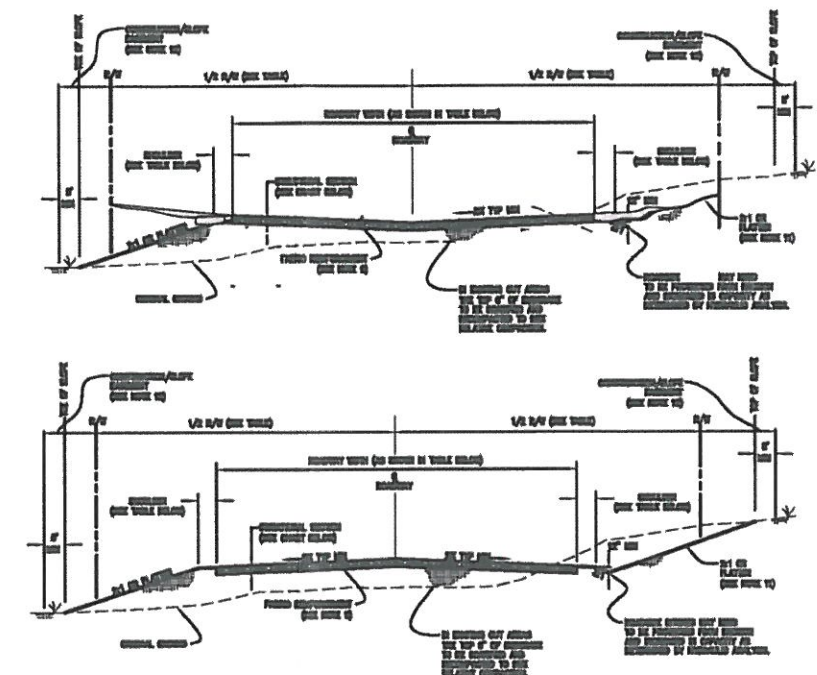
Non Impacting Passive Use Trails



Mail Depot Shelters



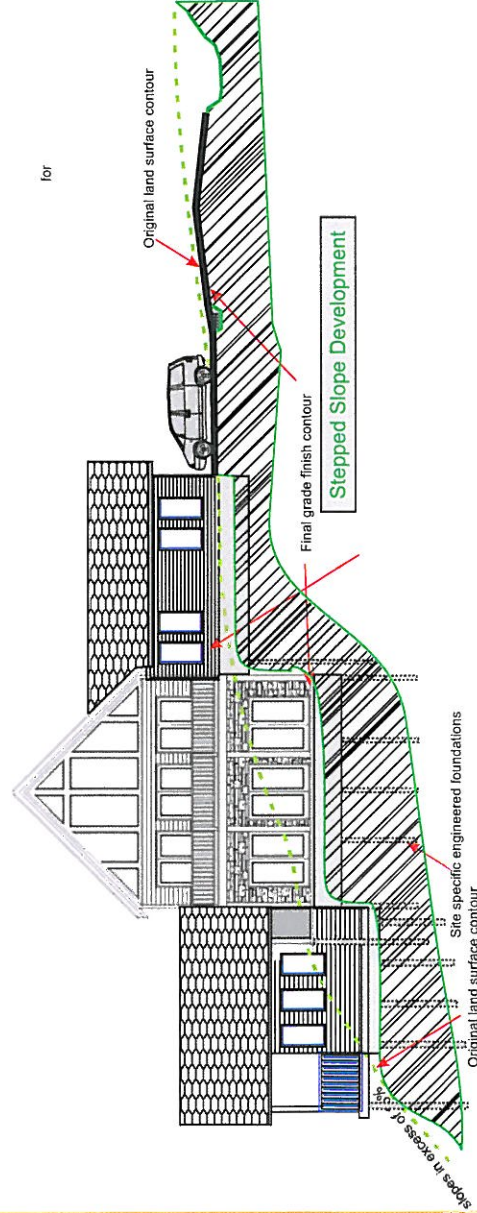
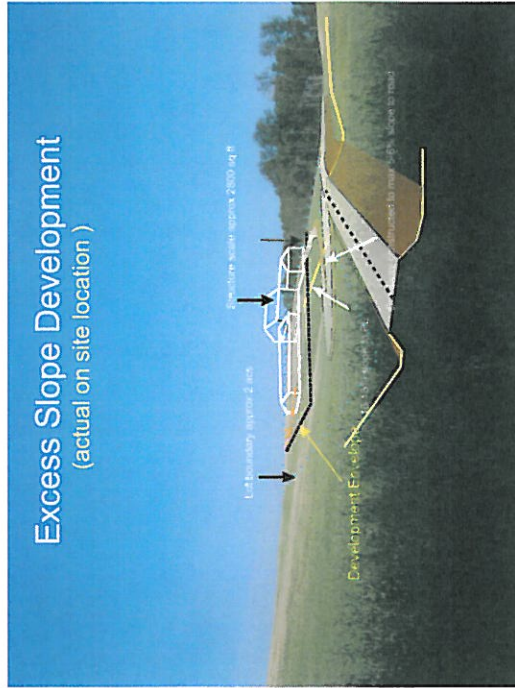
Trail Gazebos



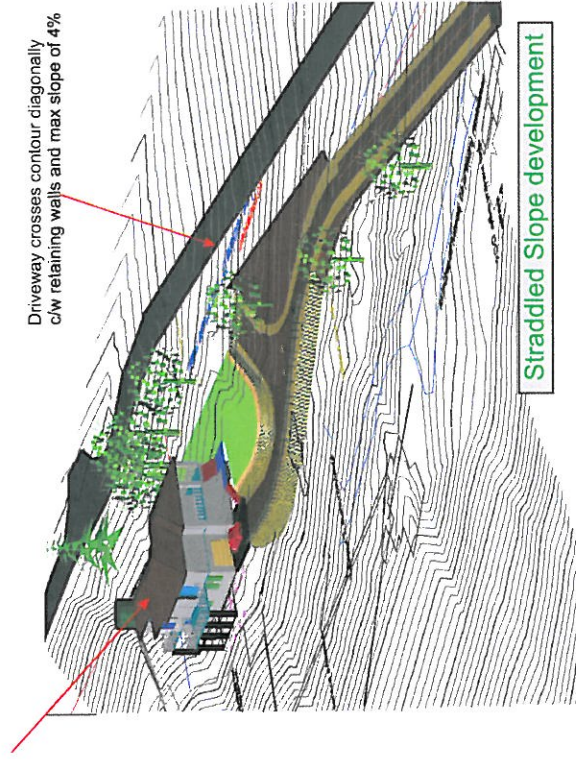
ADT	SR	SHOULDER WIDTH	TRAILER WIDTH	TRAILER SPACING	RAIL GROUND	RAIL GROUND
1-100	25'	25'	1' (EACH SIDE)	30 MPH	SEE FIGURE 100	6" CLASS 2 AD
101-1000	25'	25'	2' (EACH SIDE)	30 MPH	SEE FIGURE 100	6" CLASS 2 AD
1001-10000	25'	25'	3' (EACH SIDE)	40 MPH	SEE FIGURE 100	6" AC OR 7" AD
10001-100000	25'	25'	4' (EACH SIDE)	40 MPH	SEE FIGURE 100	6" AC OR 7" AD

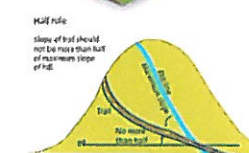
Typical Road Cross - Sections

Slope Development Concepts



for





Drainage and Trail Safety Features



Pet Station & Signage



Trails of Road alignment	- 2300 m
Trails along road alignment	- 2700 m
Total developed trails	- 5000 m

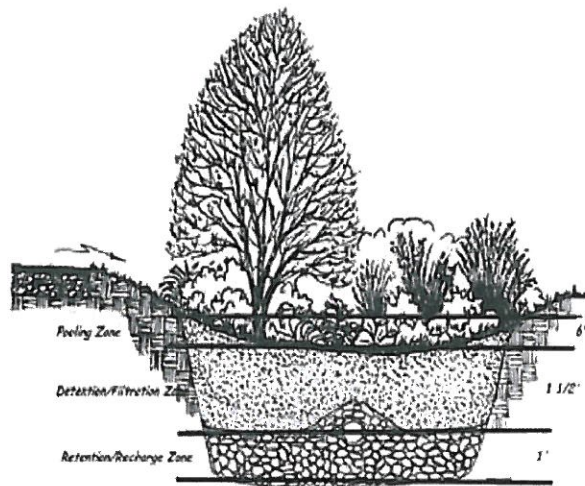
Fawn Meadows - Outline Plan

Each residential unit will have an exclusive use agreement registered against the certificate of title providing approximately half of the open space of each unit for the two residences. Building pockets will be approximately the building footprint of the structure. Yard space will comprise the surrounding common lands.

These homes will be designed for adult use with a minimum unit area of 0.2 hectares (0.5 acres) which will allow for a small outdoor yard for each residence. Developed site coverage within the building pocket will be a maximum of 64% of the lot.

Each unit will be designed to facilitate the use of green and/or energy efficient technologies. This will include:

All units will feature rain gardens for both groundwater recharge and for water storage purposes.



(Duplex Residential) Each duplex unit will have a minimum floor area of 92.9 sq. metres (1,000 sq. feet) and an attached garage with a maximum floor area of 44.6 sq. metres (480 sq. feet). Each unit will have a minimum of a single

Fawn Meadows - Outline Plan

parking stall within a garage for the exclusive use of that unit.

Each residential unit will have an exclusive use agreement registered against the certificate of title for a small amount of exclusive yard space. A surrounding general use common space area will be provided for each duplex to provide for common recreational open space. Site coverage within the building pocket will not exceed 80%.

Each unit will be designed to facilitate the use of green and/or energy efficient technologies. This will include:

- ✚ All units will feature rain gardens for both groundwater recharge and for water storage purposes.



(Adult Apartment Complex) A 140 unit apartment style supportive living condominium is planned for supported independent residential living where the residents want to minimize the amount of work required to maintain their home and quality of life. This facility will provide homes for residents who no longer wish to reside in the single detached, semi-detached or duplex environment.

The apartment complex will be designed in an aesthetically pleasing manner that will provide an enjoyable living environment for residents.

Fawn Meadows - Outline Plan

The apartment dwelling will provide a rural lifestyle setting for people until an assisted care environment is required.



The complex will feature 140 units including single and couples size dwellings. Singles units will have a minimum size of 45 square metres (490 square ft.), couples units will be no less than 56.7 square metres (610 sq. ft.) in area.

The complex will also feature the following amenities including:

- ✚ Elevator services,
- ✚ Facilitated handicapped mobility, and
- ✚ Health care service rooms for meetings with nurses, doctors and other medical service professionals.

(Common Residential Features) The following design and implementation criteria will be applied to all residential development within Fawn Meadows:

All residences will be designed to fit the natural landscape to minimize the amount of ground disturbance required for the building footprint. The resulting look will

Fawn Meadows - Outline Plan

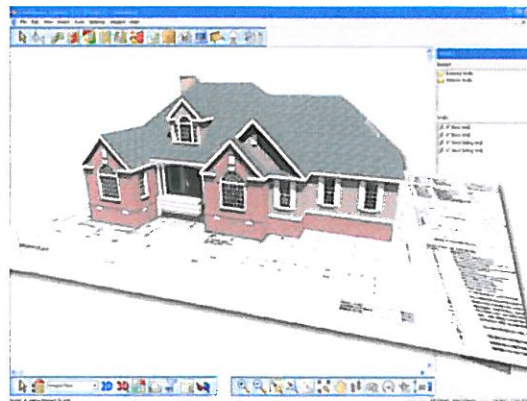
have the effect of minimizing the disturbance of the landscape and will mitigate impacts on natural storm water drainage systems. Also, this method of housing design will ensure that a variety of housing designs will be used in Fawn Meadows.

Bungalows and 1 ½ storey houses will be encouraged on corner lots within Fawn Meadows, though the "fit" with the natural landscape will be the priority.

Repetition in housing designs and elevations will be discouraged.

Residences facing Hwy #770 & Parkland Drive are encouraged to avoid large expanses of blank wall space and to incorporate appropriate overhangs on all roofs.

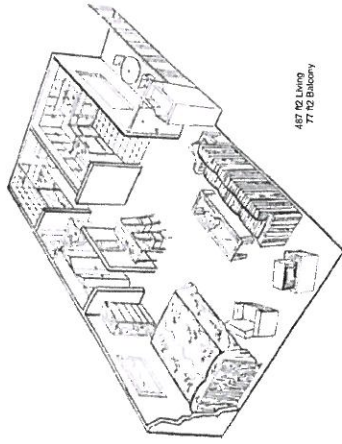
Units designated for walkout basements shall be required to include a walkout basement in their design.



The general architectural theme will be traditional, characterized by features that define entranceways and utilize building



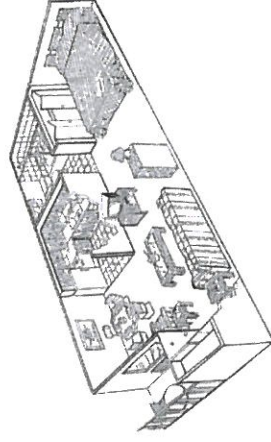
Single Suite A



Single Suite A & B

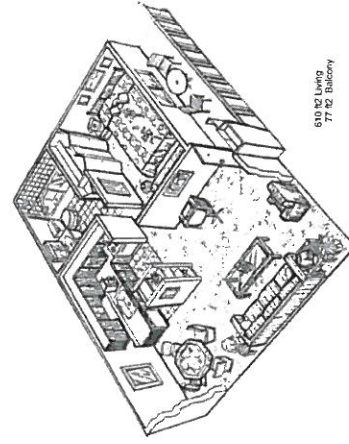


Single Suite B



Fawn Meadows Seniors Complex

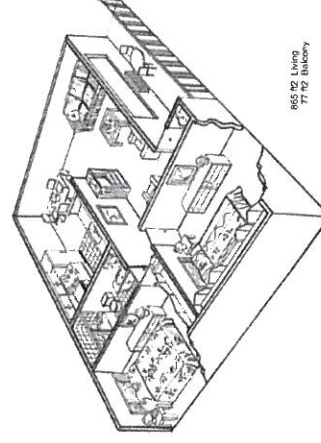
One Bed Room Suite



1 & 2 Bedroom Suite



Two Bed Room Suite

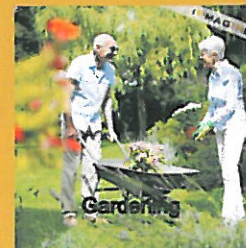
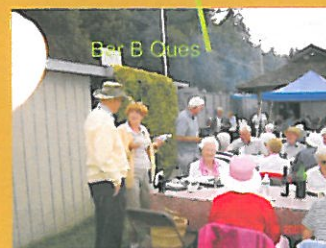
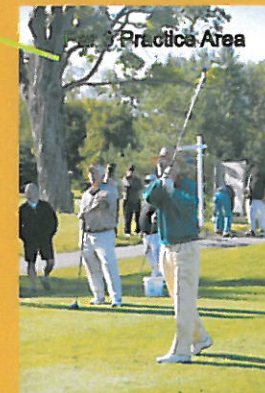
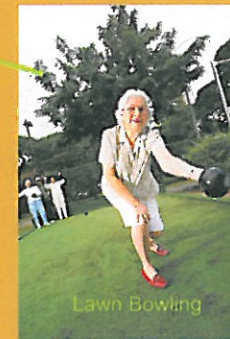
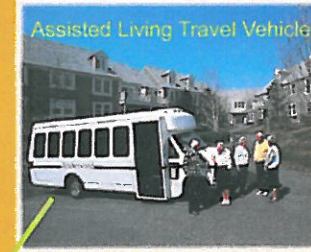
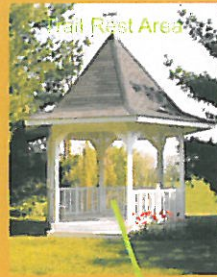
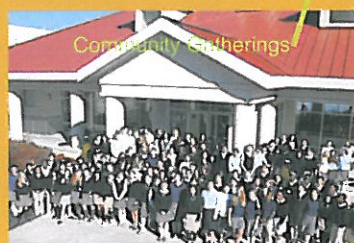
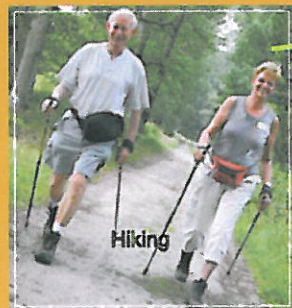
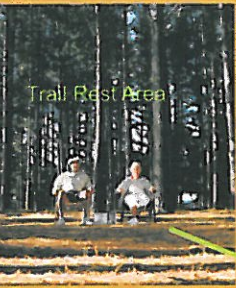




Fawn Meadows

"A quality of Life - Country Style"

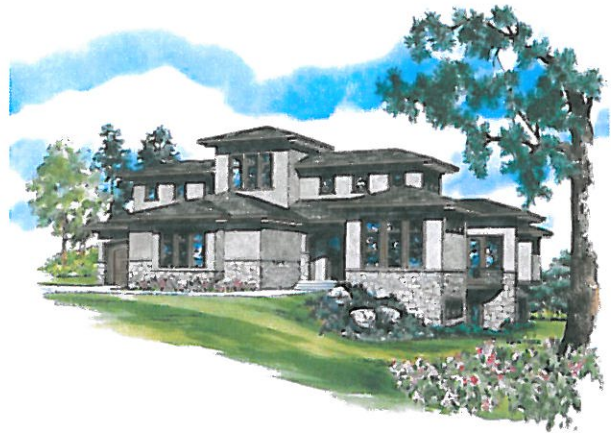
Outdoor Amenities & Activity Detail



Fawn Meadows - Outline Plan

components with strong detailing.

Entrance treatments must incorporate a veranda or covered entry where practical.



Exterior cladding of homes shall consist of one or more of: brick, stone or shale in stacked application, hardboard siding that is prefinished for long life, stucco or stone tile. Vinyl siding and log is not permitted. Fieldstone or river rock may be considered on a site specific basis.

Prior to approval, the design and finish of a home shall be considered with respect to how it "fits" into the general theme and character of the neighbourhood.

Wooden screen fencing shall only be considered on interior side yards adjoining other residential units.

The parking of recreational vehicles and other commercial vehicles in excess of $\frac{3}{4}$ ton capacity shall not be permitted within the front yard or driveway.

All appliances will be energy star approved and the Built Green standard (www.builtgreencanada.ca) will be

Fawn Meadows - Outline Plan

encouraged.

All residences will be equipped with low flush toilets and other water usage appliances that are more efficient with respect to water use.



Animals within Fawn Meadows will be restricted by an on-leash only policy when off private property – within common lands. While on-property, all animals will be restricted to a fenced enclosure within the rear yard of the residence when out of doors.

Houses will be designed and placed where possible to maximize sun-angles for indoor heating throughout the year in an effort to reduce energy consumption. At the subdivision stage, a building pocket map will be prepared for each unit and attached as an appendix to this Outline Plan.

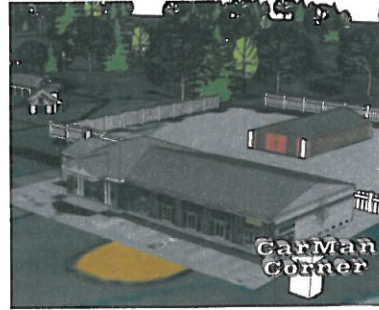
3.4) Secondary Use Development Concept

To support the residential community a single commercial site will be established within Fawn Meadows.

The commercial site will include a small restaurant with patio. The seating area will be a maximum of 204 sq. metres (2200 sq.

Fawn Meadows - Outline Plan

feet). Other features within the commercial property will include a resident-storage area, gas bar and convenience store.



The resident-storage area will be fenced with chain link fencing and be



no more than ~~20,000~~ sq. metres (~~10,763~~ sq. feet) in area. The area will be managed out of the commercial centre under condominium association bylaws and regulations. Use of the resident-storage area will be restricted to Fawn Meadows residents and the Fawn Meadows Condominium Board.

A 929m² (10,000 ft²) community centre with a 150 person seating area and adequate food and beverage area will be provided in the SW corner of the development to allow public and private access. This structure is intended to provide a shared community service to enhance and promote social development and added quality of life for the greater community.



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Structure Features and Application



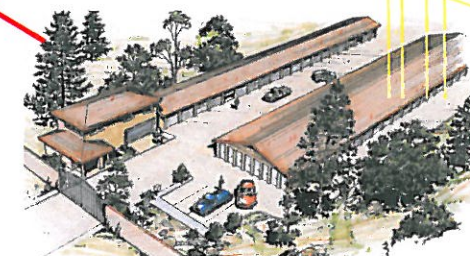
Duplex Living Units



Community Services & Administration



Themed Commercial Complex



Res. Storage & RV Compound



Seniors Assisted Living Complex



Utility & Maintenance Building



Typical single family residence

Fawn Meadows - Outline Plan

The site will be landscaped to include lawns, treed areas and visual features such as rock gardens and flowerbeds.



3.5) The Natural Environment

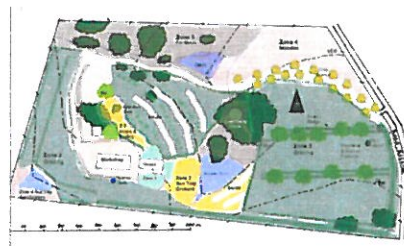
To minimize impacts on the natural environment, the following criteria shall be followed to ensure that the environmental impact of Fawn Meadows is minimized.

(Soils) Development and landscaping will be undertaken in a manner that meets or exceeds Alberta Environment guidelines for erosion. All areas with disturbed soils will be protected to minimize erosion with the use of silt fences, dust suppression and other methods as determined appropriate.

The condominium association shall discourage the use of chemical pesticides where non-toxic alternatives are available within Fawn Meadows.

The sale of top soil from Fawn Meadows will be prohibited.

(Surface Water & Permaculture) Existing surface water drainage shall be left in its natural state except where no reasonable alternatives exist.



Fawn Meadows - Outline Plan

Permaculture water harvesting methods will be applied within identified cleared areas within Fawn Meadows and/or within smaller residential lots as part of the overall development plan.

In this application, on-contour swales will be constructed with the removed material forming a berm (approx. 100 mm higher than bottom of the swale) on the downhill side of the swale. Mulch will be deposited in the swale for added soil cover.

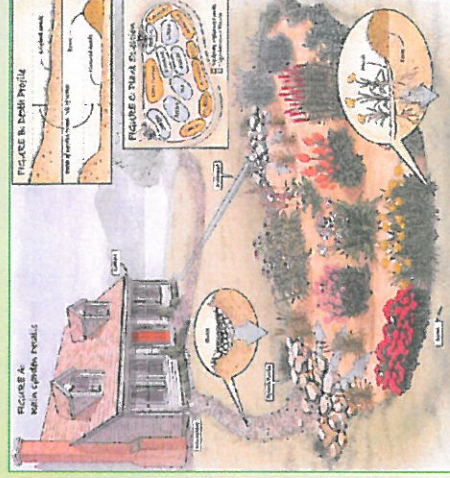
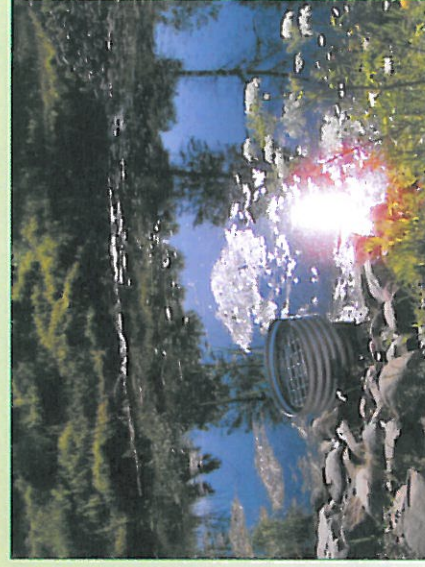
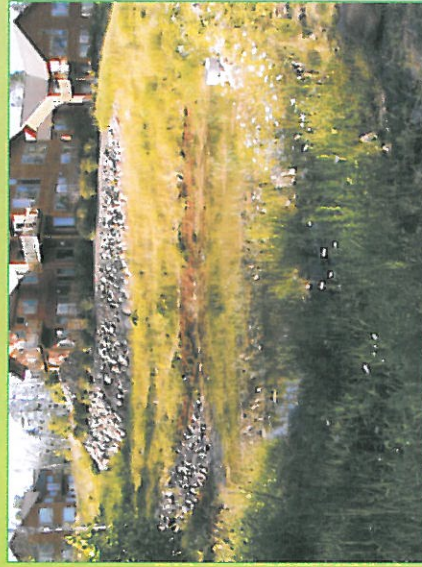
The result will be the use of surface water to recharge the near surface aquifer and provide additional moisture for plants, shrubs and trees below the swale. An example process on the working of the water harvesting method planned for Fawn Meadows is found at the following site: <http://www.youtube.com/watch?v=kPrfNVzDNME>

Permaculture applications will be applied on common lands that have a slope greater than 5%.

In addition to permaculture, to minimize water usage from the servicing aquifer, surface snow melt and storm water on residential units will be conserved through the use of rain gardens.

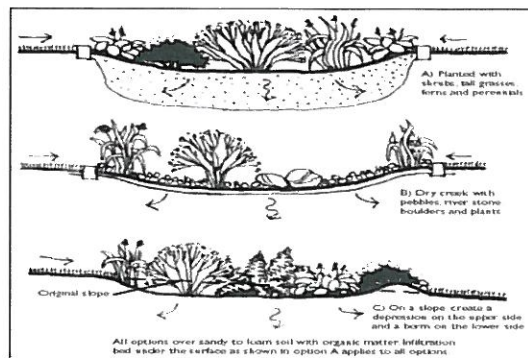


Cross-section of a typical rain garden



Wetlands/Rain Gardens

Fawn Meadows - Outline Plan



(Rain Gardens) The rain gardens will support the storage of sufficient surface water to provide watering for plants, shrubs and lawns within the unit. Excess water will be dispersed from the rain garden to the near surface aquifer to recharge the water table.

(Building Pockets) Building pockets will be determined at the survey stage pending a subdivision approval with the building pocket for each unit being added as an appendix to this Outline Plan.

The building pocket shall be applied for all structures within the residential units that require a foundation for construction.

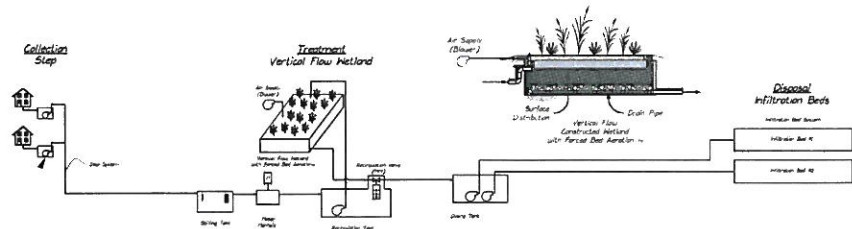
Building pockets shall avoid encroachment onto surface water run-off channels.

Building pockets for residential structures shall include orientation of the residence for maximizing sunshine and view exposure.

(Groundwater) As described further in Section 3.8, Servicing, Fawn Meadows will incorporate a communal potable water supply system. This feature will eliminate the need for additional water wells within Fawn Meadows except those approved by Alberta Environment under license for the Fawn Meadows water supply and distribution system.

Fawn Meadows - Outline Plan

As well, waste-water (grey and black water) will be treated on-site and then be allowed to filter back into the near surface ground water table, eventually to recharge the deeper underground aquifers that support Fawn Meadows and the surrounding community.



(Ecology) The ecological component for Fawn Meadows is a key ingredient in the effort to promote healthy lifestyle. Fawn Meadows will feature a balance between environmental protection, recreation and minor agricultural activities including: developed parks, trail networks, natural areas, wildlife corridors and minor agricultural areas.

Environmental and Municipal Reserve designations as defined in the Municipal Government Act are also discussed in this section.

(Developed Parks) Fawn Meadows will include four (4) parks which will be developed for use in an adult neighbourhood and a significant amount of undeveloped open space areas.

A developed park area consisting of two parts will be located adjacent to the Senior's Supportive Living Complex. The park will be approximately 1.5 ha. (3.7ac.) in area. Development will consist of gazebos, benches, gardens and other related developments that would be attractive to the clientele of the complex.

Fawn Meadows - Outline Plan

A second park will be located south of the complex and north of the waste-water treatment site. This park will have an area of approximately 3.0 ha. (7.4 ac.) and will be developed for the residents of the single family clusters.

A third park will be developed near the semi detached housing areas with an area of 2 ha. (4.9 ac.). This park will be developed for use of duplex or semi detached home dwellers.

(Trail Networks) Several trails will be constructed within Fawn Meadows. Trails will be limited to a maximum width of 2.0 metres (6.6 feet). Trail uses will be primarily walking, cross-country skiing and cycling. Surfacing on trails consist of natural materials such as wood chips, small gravel or similar material that will minimize impacts on the natural environment.



Approximately 4.7 km (2.9 miles) of trails will be constructed in Fawn Meadows. Trails will link each residential neighbourhood together and connect them to the commercial area in the southwest portion of Fawn Meadows. Other trails will be purely recreational and will connect residential areas to the open space and protected areas within Fawn Meadows.

Fawn Meadows - Outline Plan



(Natural Areas) Approximately 16.8 hectares (41.6 acres) of land will be designated as a protected area within Fawn Meadows. These areas will be subject to the following standards of practice:

- ✚ All pets on-leash within the area, and
- ✚ No cutting of live vegetation other than hazard trees.

(Wildlife Corridors) Other than the property boundary of individual units, no fencing can be established within Fawn Meadows that would be an unreasonable barrier to the movement of wildlife. Specifically, opaque fencing extending from ground level to typical fence heights will be prohibited.

(Agricultural Areas) Approximately 2.5 hectares (6 ac.) of land within Fawn Meadows will be used for community agricultural purposes. This will consist of fruit trees and other large shrubs (berry bushes) that are native or adapted to the area.

Permaculture methods for near surface ground-water recharge will be applied in these areas to eliminate the need for irrigation.

Fawn Meadows - Outline Plan



*(Environmental &
Conservation Reserve
Designation)*

3.6 ha. (8.9 ac.) of land or 7% of the total land area has been identified for designation as conservation reserve (incl. within natural area). These areas are described as follows:

- ✚ Area one is located north of the south gate in the existing trees.
- ✚ Area two is located in the northwest corner of the property and is designated as such for the same reasons as Area One.
- ✚ Area three is located in a forested area in the south central portion of Fawn Meadows, bounded on the west, north and east by single unit housing.
- ✚ Area four is located southwest of the assisted living complex in a forested area.
- ✚ Area five is located southeast of the assisted living complex and north of the main access road.
- ✚ Area six is located north of the water treatment area adjoining Highway 770.

The land in each area is designated as such

Fawn Meadows - Outline Plan

due to tree growth, natural vegetation, water catchment areas and the natural use of the part of these lands for storm water collection areas that in turn is used to recharge the near surface groundwater aquifer. It is proposed that most of these lands designated Conservation reserve be protected by environmental easements or transferred to a land trust option.



It is proposed under this Outline Plan that the existing ponds are to be used as storm water ponds through the direction of storm water run-off from roadways into the area through the use of a bio-swale. From these ponds the run-off water will slowly seep into the near surface aquifer to further recharge the groundwater aquifer.

(Water Act Approval Required) In accordance with provincial and municipal licensing and approvals a formal application at the subdivision stage will be made under the Water Act to authorize the use of the natural areas as storm ponds.

(Municipal Reserve Designation) As none of the lands outside of the conservation reserve areas within Fawn Meadows qualifies for Environmental Reserve, 10% of the gross area less Conservation lands or 3.6 hectares (8.9ac.) of land is subject to municipal reserve designation under the provisions of the Municipal Government Act and Parkland County's Municipal Development Plan.

Fawn Meadows - Outline Plan

Within Fawn Meadows land for parks and open space is provided through the controlled use of common lands. It is important to maintain access control to Fawn Meadows that these areas remain under condominium control for access and use.

To maintain conformance with Parkland County's policy regarding municipal reserve it is proposed to identify areas that would be suitable for municipal reserve in the event that Fawn Meadows was a fee simple subdivision. These areas totaling 3.6 hectares shall have a deferred municipal reserve caveat attached.

Through this Plan and as incorporated into the Parkland County land use bylaw, development of the above identified areas shall be in accordance with generally accepted land uses for municipal parks. Any other use will require an amendment to this Plan.

3.6) Community Services

The following is a discussion on the wide range of community services that are within easy reach to Fawn Meadows.

(Ambulance) For a rural community Fawn Meadows is in reasonable proximity to a wide range of community services.

Fire) Ambulance services are provided by Parkland Ambulance and Associated Ambulance Authority. The primary ambulance station is located in the Town of Stony Plain, 16 km (10 miles) from Fawn Meadows. Average response time to Fawn Meadows is 15 minutes through use of 911 service.

Fire fighting services will be provided by the Parkland County with the nearest fire

Fawn Meadows - Outline Plan

station located 16 km (10 miles) from Fawn Meadows.

(Police & Bylaw Enforcement) R.C.M.P. services are provided through Stony Plain. Similarly, Parkland County patrol and Alberta Sheriff services provide services to the Fawn Meadows area.

(Library Services) The nearest library is located in the Hamlet of Duffield, approximately 10 km (6.2 miles) southwest of Fawn Meadows.

(Churches) Several churches of various denominations, approximately nine are located in a 20 km radius.

(Postal) The nearest post office facility to Fawn Meadows is in Beach Corner, 8 km (5 miles) from Fawn Meadows.

(Confectionary / Eatery & Grocery) The nearest restaurant and grocery facilities are located in Beach Corner and Mink Lake.

(Urban Services) Nearby urban communities include:

✚ Stony Plain 17 km (10.3 mi.),

✚ Alberta Beach 23 km (14.3 mi.), and

✚ Wabamun 19 km (11.8 mi.)

Each of these urban communities offers a wide range of services for residents of Fawn Meadows and area.

(Resident-Storage) Fawn Meadows will include resident-storage services for residents. The nearest location for this service is currently the Town of Stony Plain on a commercial basis.

(Fuel) The nearest commercial gas station is located on Highway 43 approximately 6.0 km (3.7 mi.) north of Fawn Meadows. Gas

Fawn Meadows - Outline Plan

services are also provided in nearby urban areas, Beach Corner and Duffield Corner, each about 9 km. (5.6 miles) distant from Fawn Meadows.

(Education) As Fawn Meadows is an adult community, school services are not discussed in this Outline Plan.

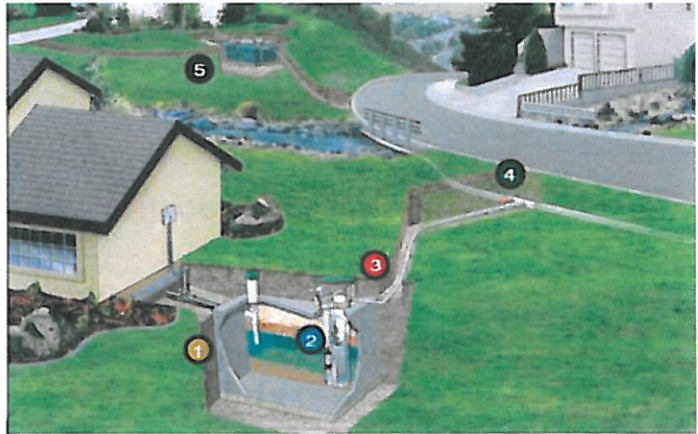
3.7) Water & Waste-Water Servicing

Each unit will be connected to a low pressure potable water and waste-water line. This will require a cistern and holding tank to be installed for each living unit or cluster. The two compartment holding tank will separate solids and liquids with the liquids being pumped along a line connected to the waste-water treatment area. The apartment complex will have a single mechanical room to service the entire complex, though the technology used will be based on the same principles.

(Potable Water) Water supply will be through a connection of two (2) wells with a minimal treatment system under a Water Act license. Generally, treatment will be limited to chlorination, however, this component will be determined at the water license stage as part of the pre-development phase.

The location and description of the two wells are described in Section 2.6 of this Plan.

Fawn Meadows - Outline Plan

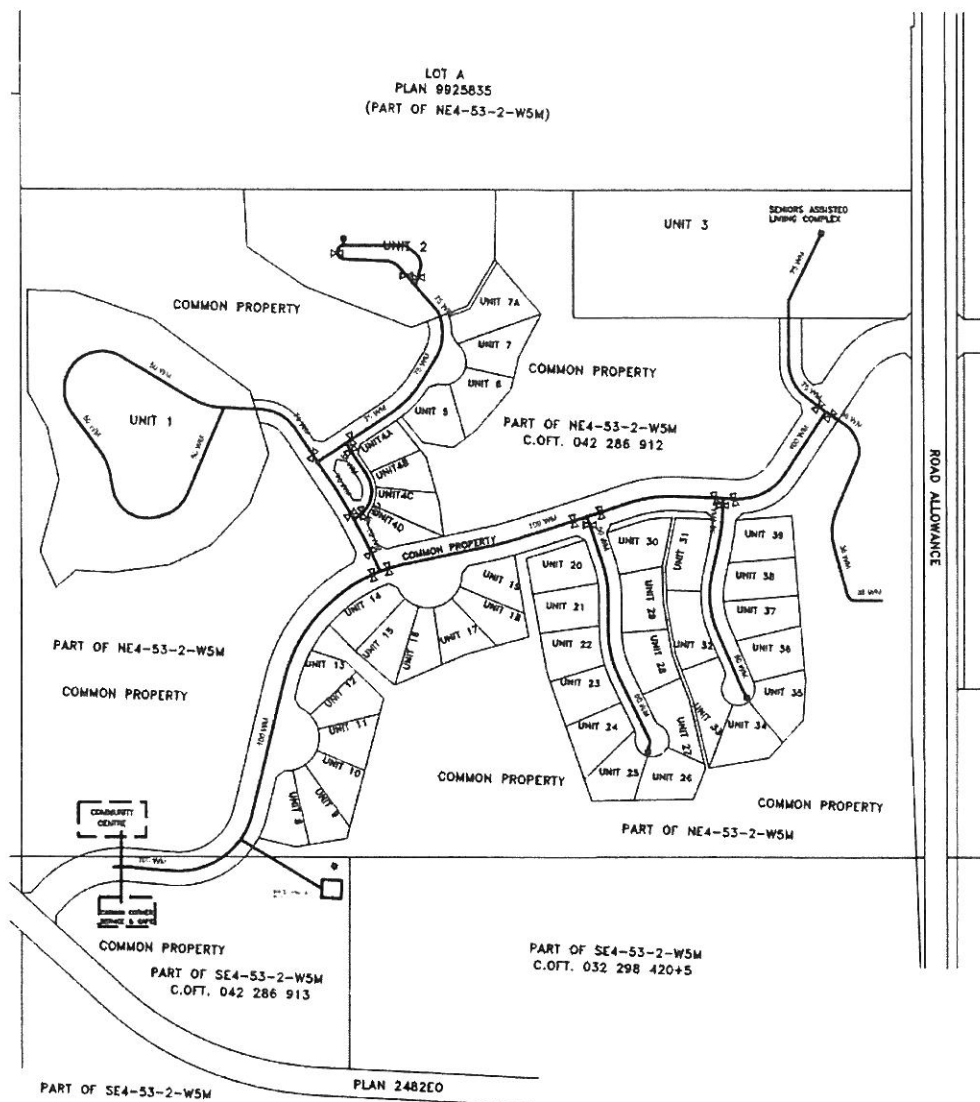


Generally, a "trickle system" volume of 2.25 litres (0.5 gallons) per minute is required per residence.

A 100mm (3.9 in.) main diameter line as a deep service distributing treated water from the pump house will connect to 50mm (1.9 in.) lines which supply each residence or unit with water. A 75mm (2.9in.) line will link the complex to the main line.

Within each housing unit, duplex or semi-detached; a hydro-pneumatic air and water pressure system will be placed within the residential mechanical room. This system will pressurize water for internal use within the home.

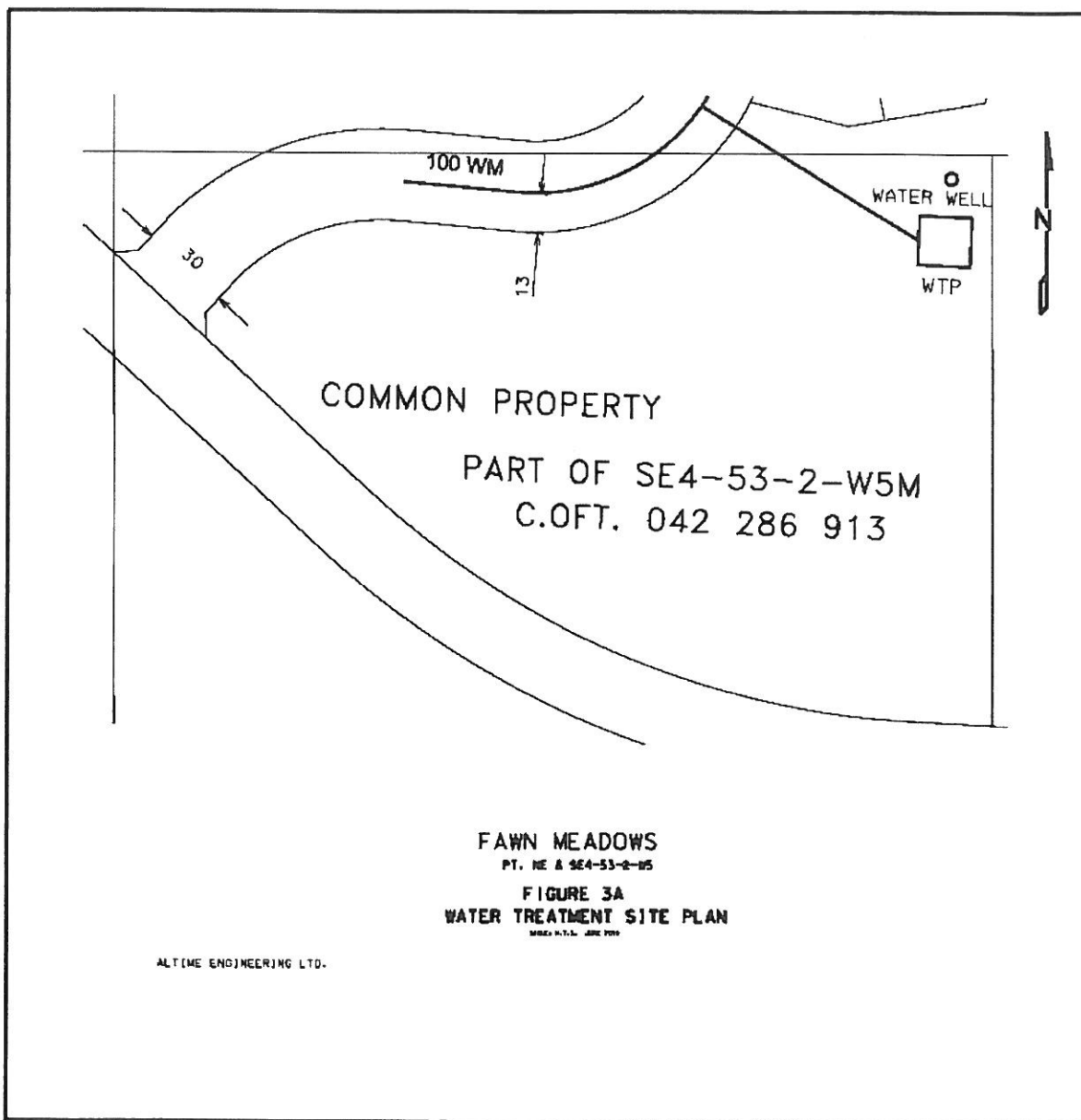
A detailed description of the pump and treatment system is provided in the appendices to this Plan.

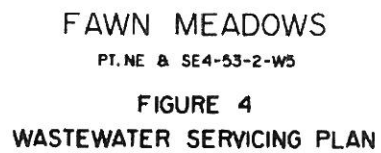


FAWN MEADOWS
PT. NE & SE4-53-2-W5
FIGURE 3
WATER SERVICING PLAN

ALTMÉ ENGINEERING LTD

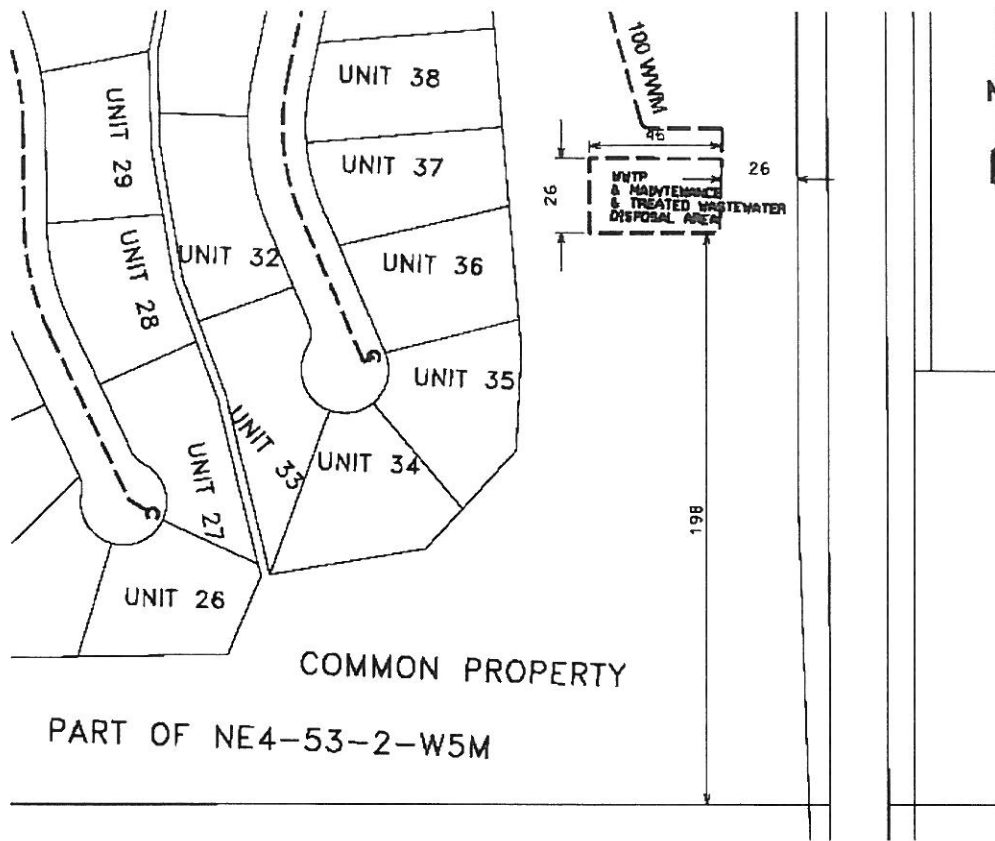
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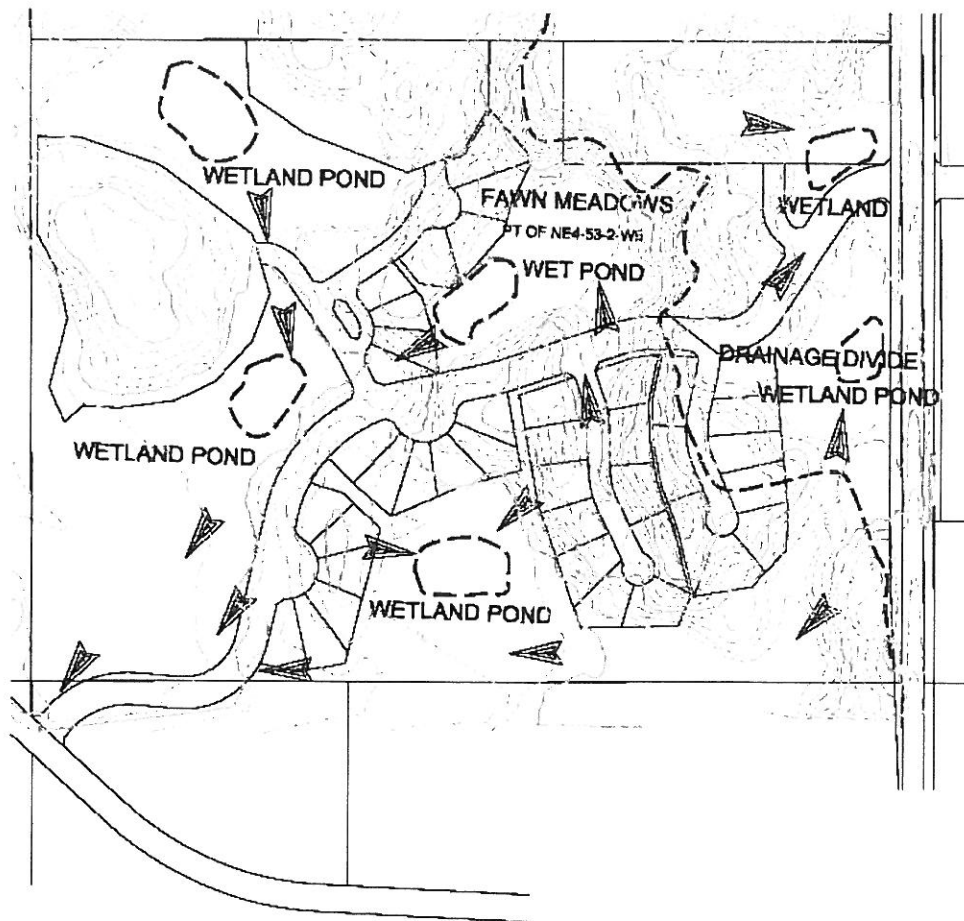


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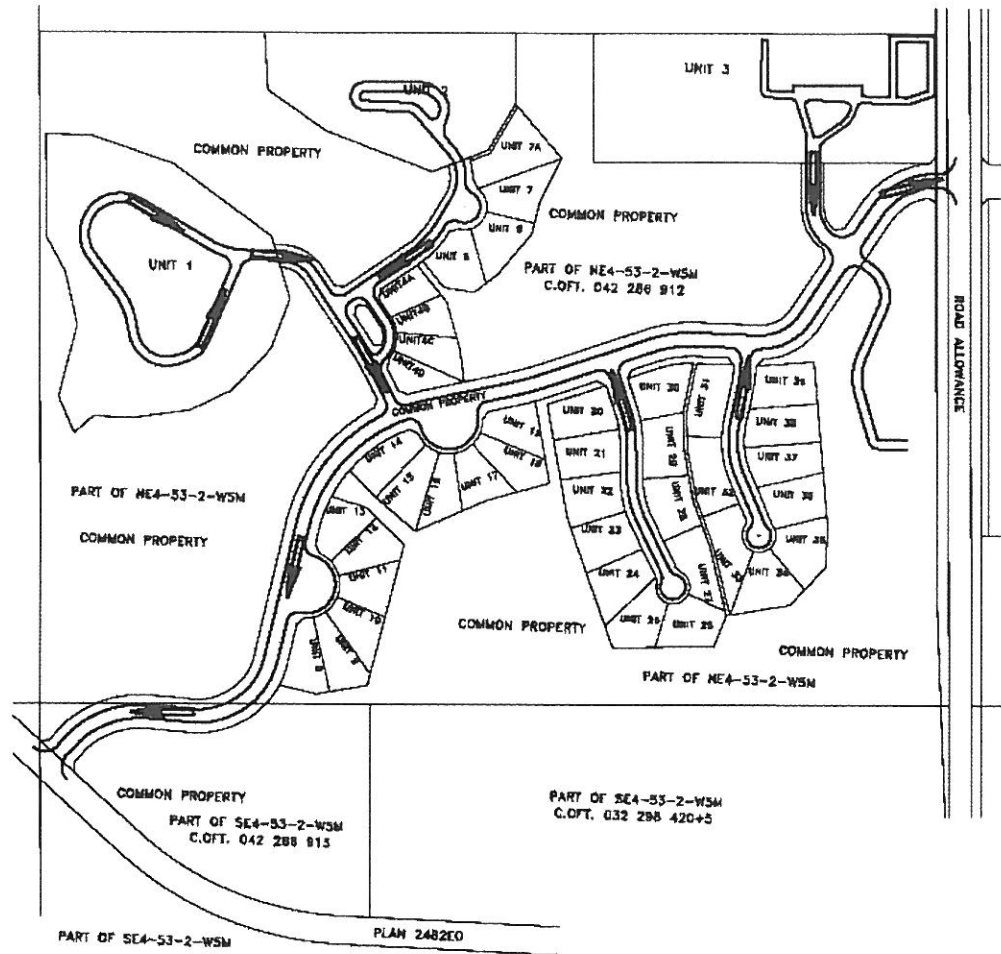
FAWN MEADOWS
 P1, NE & SE4-53-2-W5
FIGURE 4A
WASTEWATER TREATMENT SITE PLAN
 DATE: 5/11/01 JWC/SP



FAWN MEADOWS
PT. NE & SE4-53-2-W5
FIGURE 5
STORMWATER MANAGEMENT PLAN
AND FIRE SUPPLY POND

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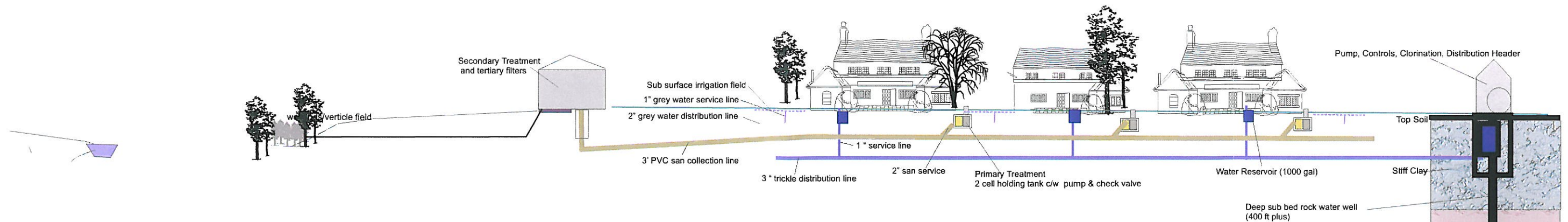
FAWN MEADOWS
PT. NE & SE4-53-2-W5
FIGURE 6
ROADS AND TRAFFIC FLOW PLAN

ALYNE ENGINEERING LTD.

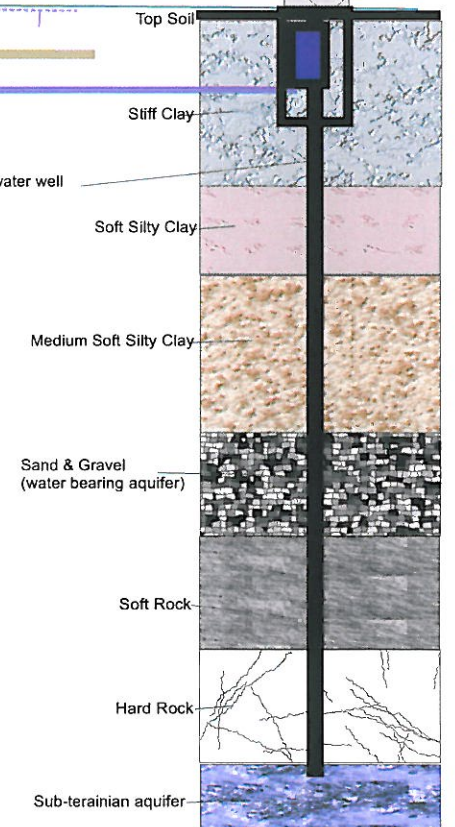
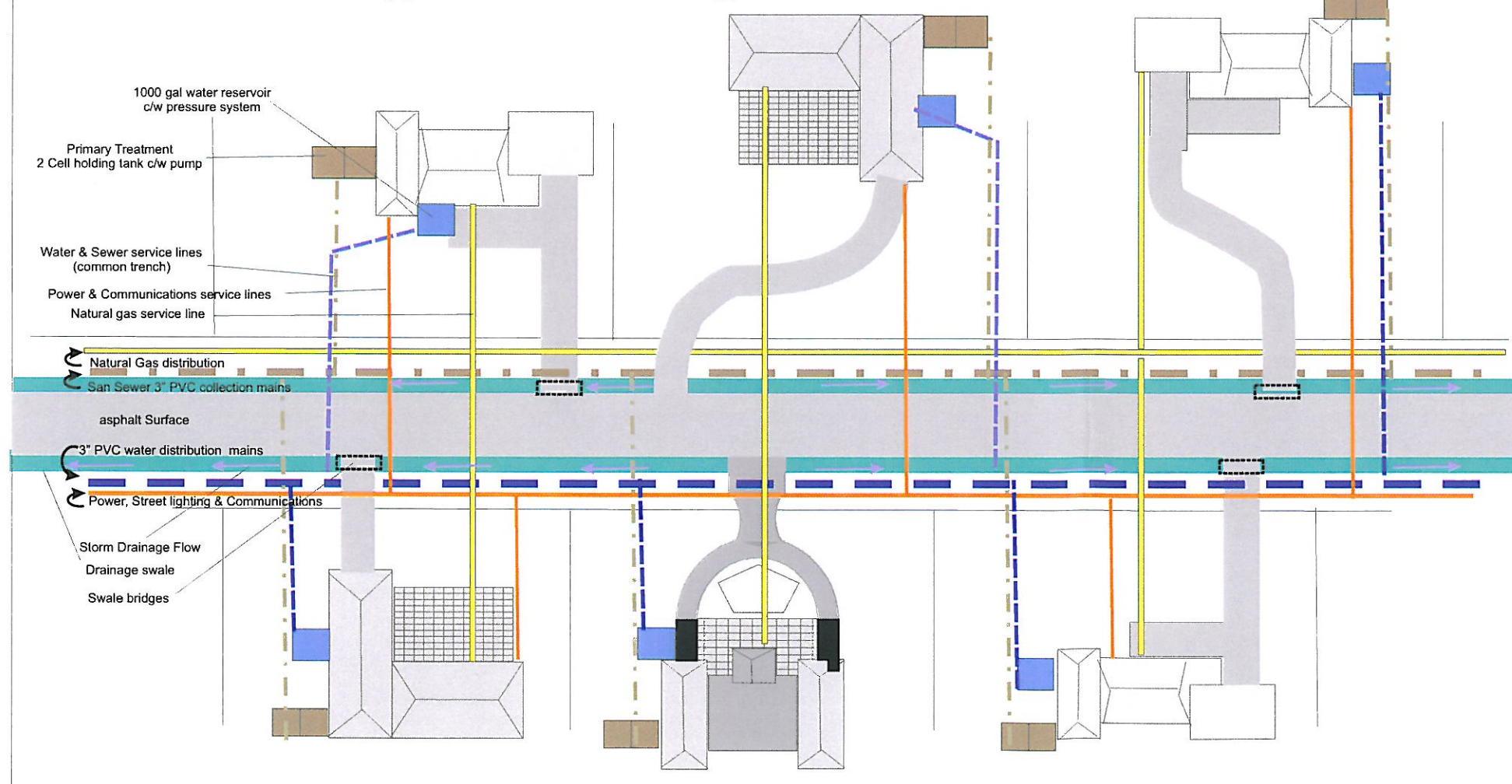
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Fawn Meadows Bare Land Condominium

Potable Water, Sanitary Sewer, Grey Water & Storm Infra Structure Schematic



Typical Service Alignment Schematic



Fawn Meadows - Outline Plan

(Waste-water) The waste-water system will service each housing unit, apartment complex and all applicable commercial/ recreational buildings. Single detached dwellings will feature a holding tank with a two compartment tank that will hold back solids. Liquids will be pumped into the line. Multi-unit residential sites and the apartment complex will also have single connections to the waste-water network though with a larger on-site storage capacity.

A 100 mm (4 in.) main line will be placed as a deep service collecting liquid effluent and transporting it to the waste-water treatment facilities on site. A 50mm (1.97 in.) line from each home or unit to the main line. A 75mm (2.95) line will connect the complex to the main line.

Waste water will be treated through the use of a re-circulating gravel filter system <http://www.adwwa.org/tech fs 11.pdf>.

An assessment of various options determined that through the life cycle of 30 years this system would be the best match from an economic and environmental perspective.

A combination of sub-surface drip and infiltration beds will be used for disposal of the treated waste-water.

The sub-surface drip bed in brief will typically consist of rows of tubing 1.27 cm (1/2 in.) in diameter with emitters commonly spaced every 61 cm (24 in.) at a depth between 30 cm (11.8 in.) and 61 cm (24 in.) below surface. Under pressure, a volume of treated waste-water is distributed evenly within the disposal area.

Fawn Meadows - Outline Plan

An infiltration bed commonly consists of a series of perforated pipes that pressure dose the disposal area.

(Storm-water) Storm water management will be based upon the principle of minimizing the amount of disturbance to the natural surface drainage patterns and to maximize opportunities for infiltration of storm water into the sub-soil and near surface aquifer.

Currently, there are six(6) natural wetland areas within Fawn Meadows. With development it is anticipated that the volume of run-off into the wetlands will increase.



(Franchise Utilities) Each property will be serviced with natural gas, phone and power as per franchise agreements. Power will be installed underground throughout the property.

3.8) Traffic Circulation Fawn Meadows will be serviced by a hard surface road network. As a gated community, both entrances will have electronically controlled gates. Access codes for EMS and other service providers will be provided. The east gate located in



Typical Road and Ditch



Fawn Meadows - Outline Plan

the northeast portion of Fawn Meadows will only be accessible for EMS services or other emergency.



Almost all traffic will be directed towards the south gate. A stone finished metal gate on a remote control system will be constructed upon completion of the access road at each entrance.

The main internal road within Fawn Meadows will be constructed to an engineered internal road standard which includes a 7 metre (23 ft.) surfaced top, within a utility and transportation unit lot width of 30 m (100 ft).

Other internal roads will be constructed with a grade/swale profile. Internal roadways will be surfaced with dust free semi pervious materials. It is noted that this does not meet the standard profile for municipal roads, however, the modified road standard will be satisfactory for the proposed use, provide access to emergency services, local traffic and will be sensitive to the natural environment.

Fawn Meadows - Outline Plan

A Traffic Impact Assessment was prepared by Mr. Darcy Paulichuck, P. Eng. dated September 20, 2009. The conclusion of the report was that no additional work will be required at the intersection of the internal Fawn Meadows roadways with the adjoining public roadways and Highway #770. The full report is provided in the engineering report package for Fawn Meadows with Alberta Transportation comments to follow.

3.9) Phasing

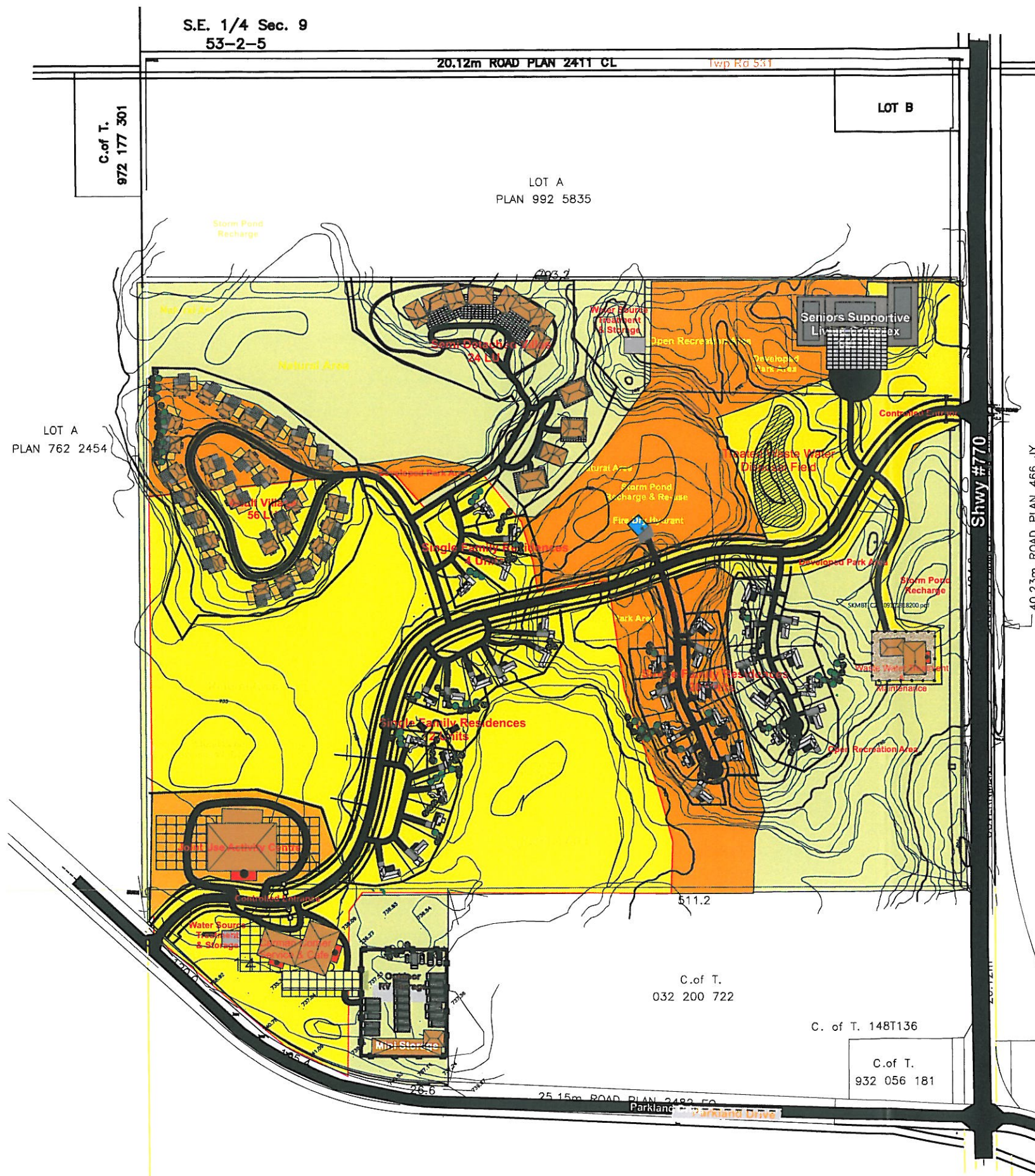
Fawn Meadows is to be developed in three (3) phases, though the final development may include more than one subdivision application in each phase.

(Phase I) Phase I will include the potable water pump-house, waste-water treatment and disposal area, the single detached and duplex areas in the west portion of Fawn Meadows, 56 supportive living units (40% of total complex) and 60% of the Carman Corner commercial development for Fawn Meadows. Phase I is intended to be completed by 2015.

(Phase II) Phase II will initiate in 2015 and should be completed by 2018. Phase II will include the remainder of the supportive living complex (84 units or 60% of the complex), 10 additional single detached houses and 28 duplex units.

(Phase III) Phase III which is scheduled to initiate in 2018 will complete Fawn Meadows, with a final completion date of 2022. This phase will include 10 single detached houses and final construction throughout the site.

Initiation and completion dates for each phase may vary with market conditions and of course, the date of initial approval.



Fawn Meadows

"A quality of Life - Country Style"

Phasing Plan for Fawn Meadows

Pt NE-4-53-2-W5
Parkland County

by

Fawn Meadows Development Ltd.

Phasing Projection

- | | |
|--|---|
| Phase 1
16 SD (single detached)
28 Villas LU- (living units)
60% Commercial
40 % Supportive Living |  2012 - 2015 |
| Phase 2
10 SD (single detached)
28 Villas LU (living Units)
60% Supportive Living
Rec Center & Community Hall |  2015 - 2018 |
| Phase 3
10 SD (single detached)
24 Semi Detach LU (living units)
40% Commercial |  2018 - 2022 |

Fawn Meadows - Outline Plan

UNIT TOTALS				
Phase	Sd	Semi	Duplex	Comp
1	16	0	28	56
2	10	0	28	84
3	10	24	0	0
Total	36	24	56	140

- Sd means single detached housing.
- Semi means semi-detached
- Duplex means duplex housing.
- Comp means the supported independent living complex.

3.10) Population

Fawn Meadows will feature an adult population through all phases and neighbourhoods. The following table is an estimate of population capacity on a phase and housing type basis.

It is believed that for the first few years each dwelling will have a full two (2) persons as residents; hence the table below provides for the maximum possible population and servicing will be 472.

UNIT TOTALS				
PHASE	Sd	Semi	Duplex	Comp
1	32	0	56	56
2	20	0	56	84
3	20	48	0	0
Total	72	48	112	280 240

Post development the population may vary as the number of singles and couples will be regularly changing. A longer term more typical population estimate is 418. For the purpose of this estimate, the mean population per adult home is calculated at 1.7 persons.

(School busing) As Fawn Meadows is an adult community, no school bus services will be required at

any time.

3.11) Plan Statistics

From a rural perspective, Fawn Meadows features a very efficient use of land. The following provides a statistical summary of land use within Fawn Meadows:

Feature	Area		%
	Ha.	Ac.	
Roads/ Utility	7.56	18.68	14.8
Residential	15.8 7	39.2	31
Commercial	3.23	7.98	6.3
Park (Developed)	6.5	16.0	12.7
Protected Area	16.8	41.5	32.8
Buffer/Widen ing	1.14	2.82	2.2
TOTAL	51.1	126.2	100

3.12) Benefits To The Community

Fawn Meadows will have a number of positive impacts on the Manly/ Carvel communities, including:

(Family) The Fawn Meadows development will provide an opportunity to maintain family unification. The adult/senior population in rural Alberta is characteristic of persons living their entire lives in a rural setting and not being very comfortable in an urban environment during their later years. Fawn Meadows will provide an opportunity for multi-generational families to continue to live in a rural setting.

(Rural Roots) Declining population in rural Alberta has been an important issue for many years. A benefit of Fawn Meadows is to retain the existing rural community. Many of the residents of Fawn Meadows will be people with rural roots and backgrounds; people who will be able to relate to the surrounding community.

(Community Integration) Residents of Fawn Meadows will utilize neighbourhood churches, post offices, restaurants, convenience stores, and support community organizations. The added business will support the local economy in the Manly/Carvel area, support not for profit organizations and small businesses in the surrounding area.

**3.13) Feedback From
The Community**

The development team for Fawn Meadows hosted an open house in April, 2009 to discuss the project with the Manly/Carvel communities. The meeting was well attended and in our opinion, the project was well received. Among other discussion topics, the following are questions that were provided and discussed at the open house:

(Population) The Development team was asked what the population of Fawn Meadows would be at full development. Our response was that the population may vary as some homes are for singles and others for couples, but a preliminary estimate of 450-500 was provided. This estimate was further revised downwards and is included as part of this Outline Plan. Our current estimate is 418 residents though 512 people will likely be living there during the first few years.

(Potable Water Supply) A great deal of discussion took place regarding water supply and the potential impact of Fawn Meadows on the local aquifer. In response, the attendees were informed that a piped system will use much less water than individual water wells for the same number of residents. In addition, a significant portion of the water used will be recycled back into the aquifer. Finally, using Alberta Environments' guidelines it

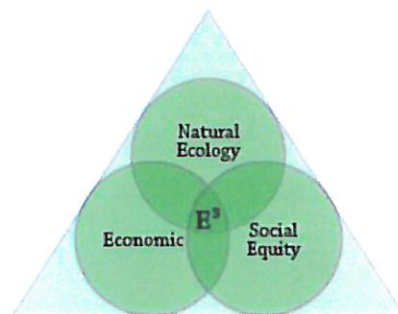
Fawn Meadows - Outline Plan

was shown that the projected water usage would be less than the sustainable yield for the aquifer at that location; in other words, there will be no measureable impact from Fawn Meadows on neighbouring wells.

Fawn Meadows will not require hauled in water except where necessary to re-charge fire suppression reservoirs.

(Traffic) A Traffic Impact Assessment was underway, but not completed at the time of the public meeting. The Developer explained to the audience that the Developer would cover the cost of any needed road improvements that would be required to accommodate Fawn Meadows. It was also explained that seniors don't generate the same volume of traffic as families. Finally, a bus system will likely be implemented to facilitate mass travel from Fawn Meadows to destinations such as shopping and medical services in urban areas.

(Visual Impact) Visual impact was one of the more common issues raised at the public meeting. To address this issue, the Developer will maintain and/or enhance the existing shelterbelt along the adjoining roadways. Treed areas within Fawn Meadows will be maintained to allow for additional screening and new treed areas may be started on the arable lands that are not slated for development.

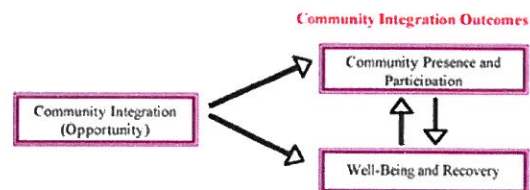


Fawn Meadows - Outline Plan

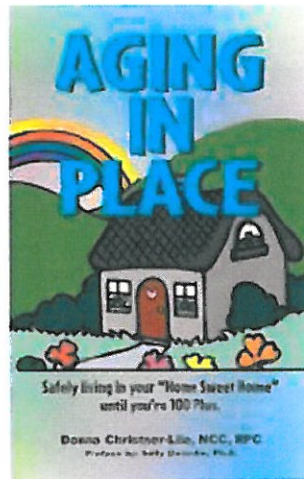
In addition, strict architectural controls will be implemented to ensure that any structures that are visible from the adjoining properties are aesthetically pleasing.

(Market Pricing) A great deal of discussion took place regarding market pricing. The Developer at this time is unable to give a price range for dwellings within Fawn Meadows. It was explained that without knowing all of the input costs involved, and some of those will not be known until final approval and a later final design is implemented; any costs given would not be accurate.

It was pointed out, however, that the intent is not to make the homes out of range for farmers that are to retire and wish to stay in the area. Fawn Meadows is designed to cater to the local population, not to exclude them.



Fawn Meadows - Outline Plan



(Health Care) As can be expected, with independent living the primary theme of Fawn Meadows, many questions at the public meeting were directed from a health care perspective. A detailed explanation was given regarding the differences between acute care, assisted living and supportive living. Supportive living was discussed at length. Note: the independent living concept is covered in detail in the *Fawn Meadows Outline Plan*.

3.14) Policy Summary

Starting with Section 3.3 of this Outline Plan, the following is a listing of the policy directions that become part of the framework for Fawn Meadows.

As Outline Plans have no legal or statutory significance, the policies as written below are for information purposes and identify what Fawn Meadows would like to achieve.

Policies applicable to Parkland County as the municipal development authority will be incorporated into a formal land use bylaw amendment as part of a site specific Direct Control District. Other policies will be part of the condominium bylaw.

Policy 3.3: "Single Detached Housing"



- (3.3.1) All single detached housing (bungalow) sites within Fawn Meadows shall have a residence with a floor area a minimum of 130 sq. metres (1400 sq. feet).
- (3.3.2) All single detached housing (2 storey) sites within Fawn Meadows shall have a residence with a floor area a minimum of 200.67 sq. metres (2160 sq. feet).
- (3.3.3) All single detached housing (1 ½ storey) sites within Fawn Meadows shall include a residence with a minimum floor area of 176.5 sq. metres (1900 sq. feet).
- (3.3.4) All single detached housing (bi-level) sites within Fawn Meadows shall include a residence with a minimum floor area of 130 sq. metres (1400 sq. feet).
- (3.3.5) All single detached housing within Fawn Meadows shall have an attached garage with a maximum floor area of 58 sq. m (625 sq. feet).
- (3.3.6) The combined floor area within a single detached housing site shall not exceed 18 % of the unit area including the garage.
- (3.3.7) Unit areas shall be no less than 0.16 ha. (0.4 acres).

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- (3.3.8) Each unit will be designed to facilitate the use of green and/or energy efficient technologies including solar-voltaic, solar thermal and geo-exchange energy systems at the housing development stage.
- (3.3.9) All units shall utilize rain gardens for both groundwater and water storage purposes.

Policy 3.3 "Semi-Detached Housing"



- (3.3.10) All semi-detached housing sites within Fawn Meadows shall have a minimum residential floor area of 111.5 sq. metres (1,200 sq. feet).
- (3.3.11) All semi-detached housing sites within Fawn Meadows shall have a maximum residential floor area of 148.6 sq. metres (1,600 sq. feet).
- (3.3.12) All semi-detached housing within Fawn Meadows shall have an attached garage with a maximum floor area of 58 sq. m (625 sq. feet).
- (3.3.13) All semi-detached residences shall have an exclusive use agreement attached to the certificate of title giving the owner of the said residence the exclusive use within condominium bylaw provisions to approximately 50% of the unit area not including the footprint of the residence, common driveway and garage.
- (3.3.14) The combined floor area of accessory

Fawn Meadows - Outline Plan

structures (if permitted) within an exclusive use area shall not exceed 10% and shall not be closer than 3 metres (10 feet) to the exclusive use boundary.

- (3.3.15) Unit areas shall be no less than 0.1 ha. (0.25 acres).

Policy 3.3: "Duplex – Housing":

- (3.3.16) All duplex housing sites within Fawn Meadows shall have a residential floor area a minimum of 111.5 sq. metres (1200 sq. feet).
- (3.3.17) All duplex housing within Fawn Meadows shall have an attached garage with a maximum floor area of 58 sq. m (625 sq. feet).
- (3.3.18) All duplex residences shall have an exclusive use agreement attached to the certificate of title giving the owner of the said residence the exclusive use within condominium bylaw provisions to approximately 50% of the unit area not including the footprint of the residence and garage.
- (3.3.19) Unit areas for duplex living units shall be sufficient to house the living unit, access and garage with infill space utilized for flower gardens and or deck space.
- (3.3.20) All duplex developments shall be designed to utilize rain gardens for groundwater recharge and water storage purposes.

Policy 3.3: "Supported – Independent Housing"

- (3.3.21) The apartment housing complex shall include a maximum of 140 residences.

Fawn Meadows - Outline Plan

- (3.3.22) Singles residences shall have a minimum floor area of 45 sq. metres (487 sq. feet).
- (3.3.23) Couples residences shall have a minimum floor area of 56.7 sq. metres (610 sq. feet).
- (3.3.24) The supported independent living complex shall include at least one elevator and be designed for mobility handicapped persons.
- (3.3.25) The supported independent living complex shall include facilities for meetings with nurses, doctors and other medical service professionals.



Policy 3.3: "Common Residential Policy"

- (3.3.28) The housing complex shall include a maximum of 140 residences (living units)
- (3.3.29) Persons less than 50+ years of age may reside within Fawn Meadows as guests in accordance with Condominium Bylaws
- (3.3.30) All single detached, semi-detached and duplex style residences shall be designed to fit into the natural landscape. Topographical disturbance for these sites shall be minimized.

Fawn Meadows - Outline Plan

- (3.3.31) The placement of buildings within the single detached, semi-detached and duplex units shall minimize impacts on the natural drainage pattern of the land.
- (3.3.32) All residential appliances within Fawn Meadows shall have an energy star approval rating.
- (3.3.33) All residential buildings will be encouraged to achieve a Built Green standard (www.builtgreencanada.ca).
- (3.3.34) All domestic animals within Fawn Meadows shall adhere to an on-leash policy when out of doors unless contained within a kennel enclosure.
- (3.3.35) Fawn Meadows Condominium Association shall maintain and enforce a domestic animal quiet policy.
- (3.3.36) All residences shall be orientated where practical to maximize solar energy for passive heating.
- (3.3.37) At the subdivision stage, a building pocket map at survey accuracy will be prepared for Fawn Meadows and inserted as an appendix to this Outline Plan. All major structures within Fawn Meadows shall conform to the approved building pocket plan.
- (3.3.38) Bungalows and 1 ½ storey houses will be encouraged on corner lots.
- (3.3.39) The minimization of repetition in housing designs and elevations will be encouraged.
- (3.3.40) Residences fronting Hwy #770 & Parkland Drive are encouraged to avoid large expanses of blank wall space and to incorporate overhangs on all roofs.

Fawn Meadows - Outline Plan

- (3.3.41) Units designed for walk out basements shall be developed with walk out basements.
- (3.3.42) The general architectural theme will be traditional for all housing, characterized by features that define entranceways and utilize building components with strong detailing.
- (3.3.43) Entrance treatments must incorporate a veranda or covered entry where practical.
- (3.3.44) Exterior cladding of homes shall consist of one or more of: brick, stone or shale in stacked application, hardboard siding that is prefinished for long life, stucco or stone tile. Vinyl siding and log is not permitted. Fieldstone or riverrock may be considered on a site specific basis.
- (3.3.45) Prior to approval, the design and finish of a home shall be considered with respect to how it "fits" into the general theme and character of the neighbourhood.
- (3.3.46) Wooden screen fencing shall only be considered on interior side yards adjoining other residential units.
- (3.3.47) The parking of recreational vehicles and other commercial vehicles in excess of $\frac{3}{4}$ ton capacity shall not be permitted within the front yard or driveway.

Policy 3.4 "Secondary Use Development Policy":



Fawn Meadows - Outline Plan

- (3.3.48) A restaurant shall have a maximum seating areas of 204 sq. metres (2,200 sq. feet).
- (3.3.49) The resident-storage area shall be fenced with chain link fencing and be no more than **20,000** sq. metres (~~10,763 sq. feet~~) in area.
- (3.3.50) The community centre shall be no more than 929 sq. metres (10,000 sq. feet) in area with a minimum 150 person seating area with an adequate food and beverage area.

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PART IV: SUPPORTIVE REASONING & COMMUNITY IMPACTS

As described previously in this Plan (Section 1.4.1), Fawn Meadows conflicts with a number of provisions of the Parkland County Municipal Development Plan, the Jackfish Mayatan Lakes Area Structure Plan and the County's Land Use Bylaw. Similarly, the Country Residential Core District is not a proper fit for Fawn Meadows. Finally, though there has been much positive feedback to Fawn Meadows, some concerns remain.

The purpose of this part of the Fawn Meadows Outline Plan is to provide reasoning in support of the statutory plan and bylaw amendments that are necessary to accommodate this project. Also, this part of the Plan will show how perceived negative impacts on the community will be minimized while the positive nature of Fawn Meadows will contribute to a healthier and more vibrant community.

4.1) Municipal Development Plan

The Parkland County Municipal Development Plan contains several policies of significance that apply to Fawn Meadows. These include policy directions related to: environmental sustainability, conservation or efficient design, lot area requirements, the ownership and

Fawn Meadows - Outline Plan

management of communal utility systems and the application of municipal reserves. The following provides background and support for the approach taken in Fawn Meadows to address these policy directions.

(Environmental Sustainability)

Fawn Meadows incorporates a variety of measures that will make the development a showcase development for Parkland County. These include:

The use of permaculture water harvesting techniques in the final landscaping of all single and semi detached residential areas as well as some portions of the common lands within Fawn Meadows. Water harvesting will reduce the amount of well water used for lawn, garden and shrub watering.

Land within Fawn Meadows designated for water harvesting application will typically be located on common lands and conservation areas. These lands will be used as outdoor community gardens by residents of Fawn Meadows.

Except where required to fit the design plan for Fawn Meadows, all forested areas within the lands will be maintained in their natural state. Other than minor clearing to facilitate pedestrian trails, the removal of live vegetation other than hazard trees will be prohibited.

As explained in detail in the servicing section of this Outline Plan, Fawn Meadows will utilize a very efficient water and waste water system.

Water supply will utilize communal wells rather than each residential building having its own individual well. This will result in a significant savings in water

Fawn Meadows - Outline Plan

usage and will reduce the peak period impact on the aquifer.

Overall water usage is reduced as provided in the Water Act, a home on a piped system does not require the same volume of water per year as a home on an individual water well system.

Communal wells will allow for a steady predictable draw on the aquifer which is more stable than many individual water wells operating through the day. This is especially true during peak periods when many wells operating at full volume at the same time result in a significant draw on the aquifer.

All homes with Fawn Meadows will use modern energy efficient and energy star rated appliances and windows. This will save both heating and electrical energy within the home.

All homes within Fawn Meadows be encouraged to achieve a recognized standard under the Built Green program.

All homes will be constructed with low flush toilets to minimize household water use.

All homes will be constructed with eaves-troughing that will direct water to areas of the yard where the water can be re-used for irrigation.

All homes will be located within building pockets which will maximize the amount of sunlight hours for in home heating and solar power/heating opportunities.

(Conservation Design) Conservation design is one of the more appealing features of Fawn Meadows as

Fawn Meadows - Outline Plan

the results of conservation design are visual.

With conservation design Fawn Meadows is able to achieve a higher housing density than would be achieved with traditional subdivision design while preserving a much larger amount of the natural environment than in a traditional subdivision design.

Using a traditional design model, the developable land within Fawn Meadows would generate approximately 34 single detached (single family) acreages. The acreages would utilize 34.4 hectares (85 acres) of land. Parkland or Municipal Reserve would be 5.1 hectares (12.6 acres).

To create a housing development of similar size to Fawn Meadows (less the supported independent living complex) through the use of traditional design approximately 3.3 quarter-sections (similar) would be required. This approach would result in a significant loss of farm land and natural habitat while making the logistics and economics of the supported living in Fawn Meadows unworkable.

Under conservation design, Fawn Meadows can achieve an economically feasible density of housing while preserving 31% (not including common lands) or 47 % with common lands, of the gross land area for environmental and agricultural use. Also of significance, the additional quarter-sections required under the traditional design model can be used for their traditional use, agriculture and ecological habitat.

Fawn Meadows - Outline Plan

Another feature of the conservation design approach is that almost all 30% of the existing forested area within Fawn Meadows is left untouched.

Land not required for roads, residential development, utilities and Fawn Meadows related agricultural use (gardens, greenhouses, etc.) will be protected from further development under the conservation design model.

(Lot (Unit) Areas) Fawn Meadows does not comply with the minimum lot (unit) area requirement for a single detached housing of 0.2 hectares (0.5 acres). The minimum size within Fawn Meadows for single detached dwellings is proposed at 0.16 ha. (0.4 ac.) though all multi-unit properties within Fawn Meadows comply with the 0.2 ha. Requirement.

It is proposed that a variance be approved to the Municipal Development Plan on a site specific basis to allow for the Fawn Meadows design as presented in this Plan. In support of this position, the following reasoning is offered:

First, as an adult community Fawn Meadows will accommodate people that do not desire nor require large lots.

Second, the smallest lots within Fawn Meadows are several times larger than urban lots and are comparable to higher density fully serviced rural lots offered in some other Capital Region municipalities.

Third, Fawn Meadows has been designed in a manner to minimize the amount of lot maintenance required by residents and the common lands are intended to be regarded as an extension of the private

Fawn Meadows - Outline Plan

space within Fawn Meadows.

Finally, as an adult community no individual private space is required or permitted for additional parking area. Playground space is not required and strict limits are to be placed on the amount of floor area allowable for out-buildings, where permitted.

Multi-unit (multi-family) housing is discussed further in Section 4.2.

(Utility Systems) The Municipal Development Plan requires municipal ownership of water and sewer systems. Other options exist for the ownership, management and operation of water and sewer systems within Parkland County.

Fawn Meadows will incorporate upon approval a private ownership model whereby the water and sewer utility will be owned and managed by the condominium association. Operation will be either directly performed by the Condominium Association or through a qualified contractor.

Fawn Meadows will be the holder of all provincial licenses for water and sewer infrastructure and operations.

(Municipal Reserves) Fawn Meadows is a community that will be established through a condominium plan. For this reason, it is critical that the condominium association maintain consistency in development, access and aesthetics throughout the community.

Generally, Parkland County in accordance with the provisions of the Municipal Government Act and the Municipal Development Plan takes a full 10% of the

Fawn Meadows - Outline Plan

gross area less environmentally sensitive land for public park purposes. Fawn Meadows has been designed in a manner that does not lend itself well to having public land within it.

It is also acknowledged that a concern of Parkland County may be what happens if there is a desire expressed by Fawn Meadows to change to a fee simple structure in the future.

To address these concerns it is proposed that except for public access, land designated in this Plan for parkland purposes will be secured through Condominium Bylaw and through land use zoning measures. In addition, the amount of land required for municipal reserve through traditional means will be protected.

4.2) Land Use Bylaw

As stated earlier in this Outline Plan, Fawn Meadows will not conform to the standard land use districts offered for country residential use. As an alternative a modified country residential district has been prepared. Principles included in the proposed district include:

A requirement that all development within Fawn Meadows must conform with this Outline Plan to the extent possible for a non-statutory document.

That a public process must be held for any amendments to this Outline Plan in a manner similar to those held for a formal Area Structure Plan,

Minimum site criteria including site and development controls, keeping of animals, parking, aesthetics and others,

and

A requirement that all development permit applications must have the written approval of the Condominium Association in order to be considered complete for municipal processing.

4.3) Jackfish Mayatan Lakes ASP

The Jackfish Mayatan Lakes Area Structure Plan, though dated, contains several policies and directives that apply to Fawn Meadows. Each applicable issue is discussed below:

(Single Detached Dwelling) The Jackfish Mayatan Area Structure Plan requires that all acreages be developed solely with single detached dwellings. It is proposed that this conflict be addressed through a site specific amendment to the said plan that will allow for the housing proposed within Fawn Meadows while leaving the remainder of the Jackfish Mayatan Lakes plan unchanged.

It is critical for the land use, servicing and economic model of Fawn Meadows to allow a housing mix of single, detached, duplex and apartment style homes. Examples of how important this is include, but are not limited to:

- ✚ Single detached dwellings would effectively eliminate the much larger natural area created by Fawn Meadows, reducing overall parkland by 16%,
- ✚ Without the apartment style housing in place, Fawn Meadows would be severely restricted in the range of supportive services that may be provided, and
- ✚ Without the necessary density, piped water and sewer systems

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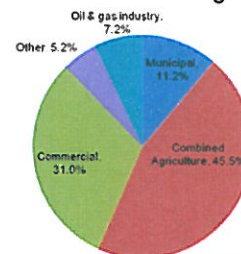
would likely be uneconomical.

(Harmony With Natural Landscape) Generally, Fawn Meadows complies with this policy direction. Measures taken to increase harmony with the natural landscape include:

- ✚ The provision of 8.0 ha. (19.8 ac.) of parkland and 16 ha (39.5 ha) natural conservation lands is 180% greater than what would be provided within a traditional country residential subdivision,
- ✚ 92% of the currently forested lands will be protected,
- ✚ 3.5 hectares (8.6 ac.) of currently arable land will be allowed to regenerate into a natural forest,
- ✚ Residential structures will be designed to fit into the landscape, and
- ✚ Disturbance of natural drainage systems will be minimized.

(Varying Densities) The Jackfish Mayatan Lakes Plan allows for varying densities in housing subject to being within a carrying capacity and subject to advances in technology. In this area, the provision of piped water and sewer, recharge of aquifers, energy efficiencies and conservation techniques are environmental qualifiers to warrant consideration of a higher housing density within Fawn Meadows.

**Total Water Allocation in Alberta
(includes surface water and groundwater)**



Source: Alberta Environment 2005

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(Parcel Size) Fawn Meadows requires a unit (lot) area of less than 0.2 hectares (0.5 ac.) in area to realize the benefits in servicing standards and the conservation principles that can be achieved through a smaller cluster design.

It is proposed that this conflict be addressed through a site specific amendment for Fawn Meadows. This will allow for Fawn Meadows to proceed while maintaining the existing restrictions for the remainder of the Plan Area until such time as a general review can be performed.

(Water/Sewer Systems) Though the eventual water and sewer system that is implemented in Fawn Meadows has not been determined from the perspective of an operation and maintenance responsibilities, it is proposed that a site specific amendment be applied for in the event that the approved option allows for a role in the private sector.

4.4) Communications

As mentioned earlier in this Outline Plan, several public meetings and other forms of communication took place with the public in the area surrounding the proposed location of Fawn Meadows. It is our understanding that based upon the level of understanding for the project and the general positive feedback obtained to date that no further public meetings would be necessary as part of the approval process.

PART V: APPROVAL & IMPLEMENTATION

5.1) Municipal Plan Amendments

The following provisions of the Parkland County Municipal Development Plan have been identified as being in conflict with the direction of the Fawn Meadows development.

Part II of the MDP's cluster country residential principles and policy 3.17 limits parcel sizes to a minimum of 0.2 hectares (0.5 acres) in area with the minimum parcel size being 0.16 ha. (0.4 ac.).

It is recommended that a site specific amendment be considered to allow for residential unit sizes smaller than 0.2 hectares (0.5 acres) in area in accordance with this Plan.



Policy 3.15 and 10.25 requires piped water and sewer systems to be municipal owned.

It is recommended that a site specific amendment or general amendment be considered to allow for privately owned communal systems.

5.2) Land Use Bylaw Amendments

Traditional land use districts will not be an adequate fit to the development standards proposed in Fawn Meadows. It is proposed that a Direct Control District based upon

the draft District in the attached appendix be used as a model for Fawn Meadows.

**5.3) Jackfish Lake
Mayatan Area
Structure Plan**

The Plan limits acreage residences to single detached dwellings only. The plan also includes a policy that allows for variations in density subject to carrying capacity improvements and the application of new technologies.

It is recommended that, in the event that the above provisions are not sufficient to allow for Fawn Meadows, a site specific amendment be considered to the Jackfish Lake Mayatan Area Structure Plan for the purpose of accommodating Fawn Meadows.

The Plan limits acreages to 0.2 ha. (0.5 acres) in area. It is proposed that a site specific amendment be approved to allow for smaller lot sizes in Fawn Meadows with the minimum lot size of 0.16 ha. (0.4 ac.).

The Plan prohibits the private sector for a role in the ownership, operation and/or maintenance of a piped water and/or sewer system. An amendment to this Plan will be submitted to allow the developers of Fawn Meadows and the Council for Parkland County more options to consider on a site specific basis.

**5.4) Provincial
Approvals**

Provincial approvals will be required for the following components of Fawn Meadows:

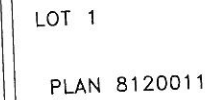
- ✚ Water Act Approval for water supply and storm water management.
- ✚ Alberta Environmental and Protection Act for the approval and licensing of the communal utility system.

Part of NE & SE. 1/4 Sec. 4

Twp.53 - Rge.2 - W.5 M.

PARKLAND COUNTY

Fawn Meadows Development Inc.




MALCOLM DRIVE

LOT 1

PLAN 8120011

LOT 5

REV. 	REVISION: FF 7.12.10 2.28.12	
	DATE: MAR 30, 2009	JOB No.: NC-145
	CLIENT: FMD INC.	DRAFT: WTL

The Norcan Group Inc.

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Map: Tentative Plan.

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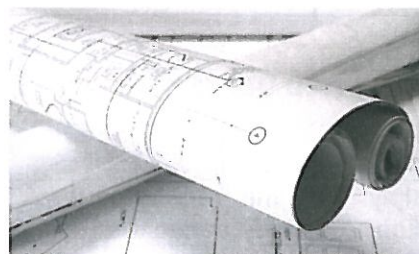
5.5) Infrastructure Costs

As Developer, Fawn Meadows Development assumes all costs for on-site infrastructure such as roads and utility services required to service Fawn Meadows. Off-site improvements that are solely for the benefit of Fawn Meadows such as intersection improvements adjacent to Fawn Meadows will also be assumed by Fawn Meadows Development Inc.

Item	Quantity	Unit Cost	Total Cost
Roadway construction	1000	\$100.00	\$100,000.00
Traffic signals	2	\$50,000.00	\$100,000.00
Landscaping	500	\$20.00	\$10,000.00
Utilities	100	\$100.00	\$10,000.00
Total			\$220,000.00

5.6) Review Process

This Outline Plan may be reviewed and amended as required to keep it a current and effective document. Amendments which have the potential in the opinion of Parkland County to materially impact surrounding properties should include a public review component.



5.7) REF Review

In accordance with Section 3.1 of Ministerial Order L:026/10, a Regional Evaluation Framework review is required as part of this Outline Plan.

The following provides a summary of compliance issues with the Capital Region Board Land Use Planning review system.

Fawn Meadows - Outline Plan

LAND USE ISSUE:		COMMENT
A. Preserve and Protect the Environment		
Any development which may cause detrimental effects such as erosion or pollution to lakes, rivers, water bodies and shorelines shall be prohibited unless appropriate mitigative measures are implemented.		All pollution causing run-off is to be contained on-site and disposed of off-site.
Any development which fragments contiguous natural features, functions and habitat, such as water systems, moraines, forests, wetlands, and wildlife habitat and corridors shall be discouraged.		Natural water features will be protected through the implementation of environmental protections areas including Environmental Reserves and Environmental Conservation Easements.
Support governmental environmental initiatives and seek opportunities for coordinated initiatives between municipalities.		Not applicable.
Manage regional watersheds to protect, restore and ensure the sustainability of natural water systems.		Not applicable.
Support innovative design, construction and operational technologies and strategies which reduce emissions.		May be employed as part of the construction phase by future developers.
Manage land use distribution patterns to reduce reliance on automobiles.		Not applicable.

LAND USE ISSUE:		COMMENT
B. Preserve Agricultural Lands		
To comply with the requirement of the Regulation to identify agricultural land, the Land Use Map has been prepared to identify agricultural lands. The Land Use Map identifies all agricultural lands designated in the Municipal Development Plans of CRB Municipalities.		Land has been identified as not prime agricultural land.
In accordance with the final Provincial Land Use Framework (i.e. the North Saskatchewan Regional Plan), and through a process involving consultation with CRB municipalities and consideration of the full		Not applicable.

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<p>policies of the CRB land use framework and overall Growth Plan, a revised Map will be prepared to identify Agricultural Lands which will need to be preserved from future fragmentation and conversion to other uses.</p>	
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LAND USE ISSUE:	COMMENT
<i>C. Protect Natural Resources</i>	
Any development that compromises the extraction of natural resources shall be discouraged.	Not applicable.
Prevent development of incompatible uses adjacent to natural resource areas.	Not applicable.
Prevent premature development of natural resources.	Not applicable.

LAND USE ISSUE:	COMMENT
<i>D. Minimize the Impact of Development on Regional Watersheds and Airsheds</i>	
Any development which impacts the regional watersheds or airsheds shall comply with all applicable federal and provincial legislation.	It is intended to comply with all relevant legislation and bylaws.

LAND USE ISSUE:	COMMENT
<i>E. Minimize the Impact of Heavy Industrial Developments</i>	
Require appropriate risk management practices in approving heavy industrial development or other development in proximity to heavy industrial areas.	This plan is not for heavy industrial. Not applicable.
Promote eco-industrial principles in the development of heavy industrial areas.	Not applicable.

LAND USE ISSUE:	COMMENT
II. MINIMIZE REGIONAL FOOTPRINT	

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A. Identify, Protect and Prioritize Lands for Regional Infrastructure		
Ensure that lands identified for regional infrastructure such as energy transmission, highways, municipal infrastructure, transit and related facilities are protected from incompatible development.		Not applicable.
The Province and the municipalities shall continue to identify lands that will be used for regional infrastructure. Once identified, these lands shall be protected for the designated use in applicable plans.		Not applicable.
The CRB will work with the Province and municipalities to define and prioritize the need for and, if required, the future form, function and final alignment of multi use corridors, including infrastructure, storm water, potable water, sewer, utility, transportation (rail, roads and trails), pipeline and communications.		Not applicable.
The CRB shall set priorities on regional projects to ensure the targeting of regional public investments in priority growth areas. The establishment of regional infrastructure priorities shall be updated as required.		Not applicable.
Encourage and support sustainable development within the region.		Not applicable.

LAND USE ISSUE:		COMMENT
II. MINIMIZE REGIONAL FOOTPRINT		
B. Concentrate New Growth Within Priority Growth Areas		
Most new growth shall occur within Priority Growth Areas.		The requirement is not an absolute as it says "Most" rather than "All". As the land is located outside of the metro-Edmonton area, this land is a good candidate for consideration.
Priority shall be given to accommodating growth in major employment areas and in locations that meet at least three of the following four criteria:		
a. Existing and proposed multi-mode movement corridors, including transit nodes		
b. Adjacent to existing and proposed major employment areas		The proposal will benefit by accessing local employment from area residents. It is not a major employment area, however,

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	only a few persons are required.
c. Redevelopment and intensification opportunities within existing urban areas	
d. Locations that utilize existing infrastructure and servicing capacity or logically and efficiently extend that infrastructure	

LAND USE ISSUE:	COMMENT
II. MINIMIZE REGIONAL FOOTPRINT	
(iii) The CRB shall review the Priority Growth Areas in conjunction with, or subsequent to, the approval of:	The land is not within a priority growth area.
▪ Changes to the routing of LRT or regional bus service in the Capital Region Intermunicipal Transit Plan	
▪ Creation of new or significant adjustments to major employment areas in the Plan area	
▪ New alignments or changes to alignments and/or location of major regional infrastructure	
(iv) In making decisions regarding allocation of regional infrastructure resources, first consideration will be given to Priority Growth Areas.	
(v) Priority growth areas shall incorporate intensive forms of development that significantly exceed existing development patterns.	
(vi) Transit corridors and nodes within the priority growth areas shall be identified. Growth within nodes and along these corridors shall be intensified. Encourage and support multi-use and multi-storey development at the nodes within the Priority Growth Areas.	
(vii) Ensure that transit corridors and nodes are identified and developed with a range of mixed uses and densities. These uses shall be integrated with existing and potential employment centres.	
(viii) Determine the degree of intensity for each transit corridor and node based on its location.	
(ix) Development on or near municipal boundaries shall be compatible and	

Fawn Meadows - Outline Plan

consistent with the policies of the Plan and shall not impede the sustainable delivery of infrastructure.	
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LAND USE ISSUE:		COMMENT
C. Allow Growth Outside of Priority Growth Areas		
(i) Allow development outside of the Priority Growth Areas if the following criteria are met:		
a. It is contiguous to existing development		The land is contiguous to multi-parcel country residential subdivisions.
b. It follows the principles and policies of this plan related to the form of development		It follows the said principles.
c. The level of services provided is appropriate to the form of development		The level of service is appropriate.
d. Development in this area will not adversely impact the provision of regional infrastructure required to service the Priority Growth Areas		The development does not require any additional regional infrastructure in excess of what is already located within the area.
(ii) Growth generated by new development should conform to the principles and policies of the CRB plan.		It does conform.
(iii) All municipalities shall be allowed to grow. The cumulative amount and impact of growth outside of the Priority Growth Areas shall be monitored by the CRB.		The impact is minor and in most cases comparable to existing country residential subdivisions.
(iv) Development on or near municipal boundaries shall be compatible and consistent with the policies of the Plan and shall not impede the sustainable delivery of infrastructure.		Not near a municipal boundary.

LAND USE ISSUE:		COMMENT
D. Support Expansion of Medium and Higher Density Residential Housing Forms		
(i) New residential developments shall provide a greater proportion of higher density residential units.		The supportive living complex is higher density and provides a large portion of the residential opportunities within Fawn Meadows.
(ii) Support innovative housing designs		A number of housing requirements within

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and/or built forms within new and existing residential neighbourhoods.	Fawn Meadows will ensure that it is apart from typical country residential neighbourhoods.
(iii) Greenfield developments shall make provision for a mixture of uses including a diversity of housing forms, community services, local retail and employment opportunities.	A diversity of land uses is provided within Fawn Meadows.
(iv) Transit accessibility must be included in the design of all new developments.	Senior's and supportive living residents will have bussing access from Fawn Meadows to urban areas.
(v) This Section does not apply to country residential developments.	Fawn Meadows is accurately regarded as country residential.

LAND USE ISSUE:		COMMENT
<i>E. Support Cluster Country Residential Development</i>		
(i) Country residential uses shall be allowed in designated areas in a clustered form in order to preserve environmental or open space features. Such developments shall utilize communal water and sanitary services. Private communal services may be allowed at the discretion of the Municipality.		Fawn Meadows is a cluster type development which conforms with this objective.

LAND USE ISSUE:		COMMENT
III. STRENGTHEN COMMUNITIES		
<i>A. Create Inclusive Communities</i>		
(i) Encourage and support the establishment of social infrastructure throughout the region.		Fawn Meadows will allow communities to stay together by providing an opportunity for the elderly in the community to remain in the community for a much longer time prior to being forced to move to urban areas for more active care.
(ii) Support initiatives to improve the livability of communities.		Having the elderly remain in the community makes a community much more livable.
(iii) Integrate uses with adjacent developments to improve connectivity and accessibility to local parks, open space, commercial, and community services.		Basic services are available within Fawn Meadows. The lands are adjoining the provincial highway network and is close to the Town of Stony Plain. Bussing service for supportive living residents will be provided.

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(iv) Encourage co-location and/or shared use of compatible public service infrastructure, such as education facilities, parks and civic uses.	As much of the land is within a bare-land condominium setting, shared use is emphasised within Fawn Meadows.
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LAND USE ISSUE:	COMMENT
III. STRENGTHEN COMMUNITIES	
B. Support Healthy Communities	Not applicable.
(i) Support the implementation of present and future initiatives to create and enhance parks, trails and natural areas for public use.	
(ii) Improve accessibility to community services by providing sidewalks, bicycle trails to encourage walking and cycling and locate these services within proximity to transit, where possible.	
(iii) CRB municipalities will work together to define and prioritize the need for, and if required, the future form, function, and location of a system of regional parks, open space, and greenways that will preserve important environmental and natural features for public purposes.	
(iv) Encourage and support innovative and green design solutions for neighbourhoods and buildings.	
(v) Encourage and support innovative forms of communication and technology within the region.	

LAND USE ISSUE:	COMMENT
C. Support Public Transit	Not applicable.
(i) Provide a mix of higher intensity land uses along transit corridors, at nodes, and employment centres.	
(ii) New developments shall plan for public transit support facilities such as park and ride lots (where appropriate).	
(iii) New developments shall be designed for connectivity and accessibility to transit facilities.	
(iv) Prioritize public investments in multi-modal transport, park and ride lots, transit, and transit related services, in locations	