

Company displays country residential project

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A Calgary-based land development company has presented a plan to develop two quarter sections in the northern reach of the Bearspaw Area Structure Plan.

Back in December, the Municipal District of Rocky View directed the Beiramar Group to prepare a comprehensive development plan for the project, to be developed over 308 acres.

The company presented Thursday at Bearspaw Lifestyle Centre its preliminary design for its Loch Ridge residential subdivision in a site located west of Lochend Road and half a mile north of Township Road 262.

Beiramar's Land Development Manager Dallas Wingerak said the site is located in Priority 4 of the Bearspaw Area Structure Plan, adjacent to a Priority 1 area.

Priority 4 has been defined in the Bearspaw ASP as areas where agriculture remains a priority.

The BASP established priority areas in order to allow for orderly development and avoid encroachment of residential land uses in agricultural areas.

"Country residential land uses may not be appropriate in these areas where the predominant use of the land should remain agricultural," states the Bearspaw ASP, approved in January 1994.

In addition, the plan indicates that some of the lands classified as Priority 4 may contain hazards to development such as slopes and high water tables.

However, Wingerak is confident that the municipal district may consider amending such category for the Loch Ridge site.

"We feel we meet the criteria for Priority 1 and 2," she said.

The site drops about 50 metres from its highest to the lowest point, and has a number of slopes that be kept as open space, added Wingerak.

If the Rocky View council agrees to change the land use to residential from its current ranch and farm classification, the company is proposing to subdivide the land into 150 to 200 lots of sizes ranging from half acre to two acres.

Beiramar plans to present its plan to the M.D. for consideration later this year.

Land Development Vice-President Syd Loeppky said the Rocky View Water Co-op would provide drinking water to the planned subdivision.

Disposal of wastewater would be done by enhanced private sewage disposal systems.

He said concepts such as geothermal energy would be applied for home heating in the proposed subdivision.

Loeppsky said Beiramar purchased the land six years ago using a concept that allows investors to join in and take advantage of a booming real estate market.