

# REDESIGNATION APPLICATION COMMERCIAL OR BUSINESS PURPOSE

## 2.3 – PLANNING

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
FEES PAID	
DATE OF RECEIPT	
ACCEPTED BY	

This form is to be completed in full by the registered land owner that is the subject of the application or by a person authorized to act on the registered owner's behalf. In making this application you are certifying the accuracy of the information contained in the pages of this form and all material submitted with your application.

1. NATURE OF APPLICATION					
<input type="checkbox"/> Land Use Redesignation	<input type="checkbox"/> New Direct Control (DC) Bylaw				
<input type="checkbox"/> Land Use Bylaw (Textual Amendment)	<input type="checkbox"/> Direct Control Bylaw (Site-Specific Amendment)				
2. APPLICANT/OWNER					
Applicant Name:			Email:		
Business/Organization Name (if applicable):					
Mailing Address:				Postal Code:	
Telephone (Primary):		Alternative:		Fax:	
Landowner Name(s) per title (if not the Applicant):					
Mailing Address:				Postal Code:	
Telephone (Primary):		Email:			
3. LEGAL LAND DESCRIPTION					
All/part of:	¼	Section:	Township:	Range:	West of: Meridian
All parts of Lot(s)/Unit(s):		Block:	Registered Plan:		
Municipal Address (if applicable):					
4. AREA OF LAND/PROPOSED LOTS					
Total area of above parcel to be subdivided		Hectare(s):	Acre(s):		
Total number of parcels/lots proposed					
Size of parcels ultimately proposed		Hectare(s):	Acre(s):		
<b>NOTE:</b> Identify any variances/modifiers requested (Refer to applicable Land Use District) within the cover letter.					
5. USE OF LAND					
Existing land use district (per Land Use Bylaw):					
Proposed land use district (per Land Use Bylaw):					
Describe existing use(s) of land (i.e. residential, agricultural):					
Describe proposed use(s) of land:					
6. MUNICIPAL RESERVE STATUS (select as applicable)					
<input type="checkbox"/> Deferral <input type="checkbox"/> Deferral to Balance <input type="checkbox"/> If dedicating, provide area (in acres) of reserves and designation: _____ <input type="checkbox"/> Cash in lieu of land, value to be determined by appraisal (attach <i>Appraisal Agreement</i> or completed market appraisal) <input type="checkbox"/> Other (specify): _____					

**7. EXISTING BUILDINGS ON LAND**

Specify any buildings/structures (historical or otherwise) on the subject land(s) proposed to be demolished or relocated:

**8. LOCATION OF LAND**

- a) Subject site has direct access to a developed Municipal Road (accessible public roadway)  YES  NO
  - b) Subject land(s) situated immediately adjacent to a municipal boundary?  YES  NO  
If "yes", name adjoining municipality: \_\_\_\_\_
  - c) Subject land(s) situated within 0.80 kilometres of the right-of-way of a highway?  YES  NO  
If "yes", state highway number: \_\_\_\_\_
  - d) Does the proposed parcel contain or bounded by a river, stream, lake or other body of water (canal or drainage ditch)? If "yes", state type/name: \_\_\_\_\_  YES  NO
  - e) Are there any oil or gas wells on or within 100 metres of the subject property(s)?  YES  NO
  - f) Is the proposed parcel within 1.5 kilometres of a sour gas facility?  YES  NO
  - g) Is the sour gas facility  active,  abandoned, or  currently being reclaimed?
  - h) Is there an abandoned oil or gas well or pipeline on the property?  YES  NO
- (Well Map Viewer: <https://extmapviewer.aer.ca/AERAbandonedWells/Index.html>)

**9. PHYSICAL CHARACTERISTICS OF LAND**

- a) Describe the topography of the land (flat, rolling, steep, mixed): \_\_\_\_\_
- b) Describe type of vegetation and water bodies on land (brush, shrubs, tree stands, woodlots, sloughs, creeks, etc.): \_\_\_\_\_
- c) Describe soil type on land (sandy, loam, clay, etc.): \_\_\_\_\_

**10. WATER AND SEWER SERVICES**

Specify the method of water and sewage disposal if the proposed development is to be served by systems other than a water distribution system and a wastewater collection system:

**11. PART A – REDESIGNATION APPLICATION REQUIREMENTS**

**Redesignation applications preceded by an earlier application:**

In many instances, a redesignation application is preceded by one or a number of applications which affect the development of land, set the higher-level strategic intent associated with amendments to Area Structure Plans or the adoption of Local Plans (Conceptual Schemes and Master Site Development Plans). In these cases, there are a range of technical documents which may have already been required and provided.

Owing to the passage of time between applications, the introduction of new policy or new technical standards, updated versions of previously provided technical reports may be required. Preceding applications may have introduced requirements or expectations for further technical reports to be provided as part of redesignation applications. These matters should be addressed accordingly.

The application checklist herein is a general list of the technical reports required as there may be occasions where additional information is required.

**11. PART A – REDESIGNATION APPLICATION REQUIREMENTS (continued)**

**The application shall include (one hardcopy and in digital form) the following:**

- APPLICATION FORM:** All parts completed and signed.
- APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
  - Digital copy of non-financial instruments/caveats registered on title.
- LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- BYLAW AMENDMENT:** Copy of any proposed bylaw amendments in the form of a Rocky View County Bylaw – where the redesignation proposes a Direct Control Bylaw, or amendments to the existing Land Use Bylaw.
- PLAN OF DEVELOPMENT:** Show proposed plan of development identifying general location of existing buildings/uses, proposed future buildings/uses, and any proposed subdivision layout.
- COVER LETTER, shall include:**
  - Description of the use or uses proposed for the land that is the subject of the application.
  - Detailed assessment of the proposed development with relevant Statutory and Local Plans.
- TECHNICAL REPORTS:** Any reports determined to be necessary in order to assess the suitability of land for redesignation, including items identified within the County Servicing Standards.

**11. PART B – SERVICING REQUIREMENTS: COMMERCIAL OR BUSINESS PURPOSES**

***Wastewater and Water Supply***

- Where the County determines that the subject land is in proximity to a piped wastewater or water supply system, the Applicant shall provide evidence that the systems has sufficient capacity to accommodate the proposed development in accordance with Alberta Environment Sustainable Resource Development (AESRD) requirements; **OR**
- Where the County determines that a regional or decentralized wastewater or water supply system is required, the Applicant shall provide a written conceptual submission prepared by a suitably qualified person outlining the proposed treatment and disposal system and proposed water supply system;
- Where the County has determined that a piped system is not available for connection and a regional or decentralized system is either not proposed or not required, the Applicant shall provide details of their proposed water supply and wastewater treatment and disposal methods (the installation of water wells and on-site treatment and disposal of wastewater are not supported under County policy for Commercial or Business uses. Cisterns and pump out holding tanks are typically accepted and installed at Development Permit stage).

***Stormwater Management***

- A conceptual level Stormwater Management Report (SWMR) prepared by a suitably qualified person.
- A Subcatchment Master Drainage Plan (SCMDP) in accordance with the County Servicing Standards, if required.

***Traffic Impacts***

- A Traffic Impact Assessment prepared by a suitably qualified person shall be provided.

***Other***

- Any other technical reports determined to be necessary in order to assess the suitability of land for development (including those items identified within the County Servicing Standards).

## 12. TERMS, CONDITIONS AND NOTES

The following terms, conditions and additional notes are not limiting on Council or the County in the requirement of supporting information for an application or the imposition of conditions on a future approval.

1. **Boundary Realignment/Adjustment:** Additional technical studies for a boundary realignment application is not typically required unless the proposal significantly reduces the size of one of the parcels that is subject of the application, such that technical considerations need to be addressed. For example, a residential lot is reduced in size as a result of redesignation and boundary realignment that demands a higher level of proof for servicing. The County reserves the right to request additional technical reports if it is considered that previous servicing (including wastewater, stormwater, traffic and water supply) arrangements are insufficient.
2. **All information provided with this application is available for public review and comment.**
3. The relevant Authority (Subdivision or Development) at subdivision or development permit stage:
  - a) May include any condition necessary to satisfy a Land Use Bylaw provision or a County Plan, Area Structure Plan, Conceptual Scheme or Master Site Development Plan policy or County Servicing Standard.
  - b) By condition, require provision of a Construction Management Plan where on-site works are proposed.
  - c) May impose any condition to meet a requirement of the Municipal Government Act (MGA) or Subdivision and Development Regulation.
  - d) As a condition of approval, may include requirement to update technical reports submitted with the application.
  - e) Shall impose requirements for the payment of levies associated with Bylaws for transportation, wastewater, water supply and stormwater:
    - i. Transportation Offsite Levy Bylaw;
    - ii. Water and Wastewater Offsite Levy Bylaw; and
    - iii. Such other Bylaws as may be in force or come into force and be applicable to development or activities on or services provided to the subject land from time to time.
  - f) Shall determine any oversizing requirements for services and infrastructure required to be constructed as part of the proposed development. The County will determine Cost Recovery arrangements through preparation and execution of documents prior to endorsement of a plan or survey for registration.
  - g) Shall determine any outstanding municipal reserve dedications, cash-in- lieu payments or deferrals where applicable.
4. *Technical reports* are defined as report of any information regarding a matter identified in the MGA, Subdivision and Development Regulations, Statutory Plan, County Policy, Servicing Standards or Bylaw.
5. Additional technical reports may be required based upon the ongoing assessment of the application.
6. All costs of development are borne by the landowner or developer including, but not limited to, all on and off-site construction works, infrastructure development, securities, levies, contributions, reserve payments, additional fees associated the preparation and review of reports and technical assessments, endorsement fees imposed by the County, registration fees and such other costs as may be associated with the development of the land and the registration of any and all documents to create separate title for proposed parcels. Further, that it is the landowner's and developer's responsibility to identify and consider all costs of development.
7. The applicant and landowner acknowledge that not providing the information required in this form or failing to provide accurate information may prejudice the assessment of the application.
8. The applicant and landowner acknowledge that the County including individual staff members have not provided an advisory role with respect to the preparation and making of this application and that the decision to make the application is entirely that of the applicant and landowner.

**13. APPLICANT/OWNER AUTHORIZATION**

I, \_\_\_\_\_ (Full name in Block Capitals), **hereby certify** (initial below):

\_\_\_\_\_ That I am the registered owner **OR** \_\_\_\_\_ That I am authorized to act on the owner's behalf.

\_\_\_\_\_ That the information given on this form and the material provided with this application is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

\_\_\_\_\_ I have read, understood and accept the contents, statements and requirements contained and referenced in this document (**Pages 1 to 5**), **REDESIGNATION APPLICATION 2.3 – Commercial or Business Purpose**.

\_\_\_\_\_ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

\_\_\_\_\_ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

**Applicant Signature** \_\_\_\_\_

**Landowner Signature** \_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_

**FOR OFFICE USE ONLY**

Existing District(s):

Proposed District(s):

Applicable ASP/CS/IDP/MSDP:

Included within file:     Parcel Summary     Site Aerial     Land Use Map Aerial     Site Plan

**NOTES:**

**Staff Signature:** \_\_\_\_\_