

# Council Meeting Agenda

April 9, 2019

9:00 a.m.



ROCKY VIEW COUNTY  
Cultivating Communities  
262075 ROCKY VIEW POINT  
ROCKY VIEW COUNTY, AB  
T4A 0X2

## CALL MEETING TO ORDER

## UPDATES/ACCEPTANCE OF AGENDA

### A CONFIRMATION OF MINUTES

1. March 26, 2019 Council Meeting

Page 4

### B FINANCIAL REPORTS

- None

### C APPOINTMENTS/PUBLIC HEARINGS

NOTE: In accordance with the *Municipal Government Act*, the following public hearings were advertised in the March 12, 2019 and March 19, 2019 editions of the Rocky View Weekly.

## MORNING APPOINTMENTS 10:00 A.M.

1. Division 9 – File: PL20180148 (08817002) – Bylaw C-7871-2019 – Redesignation Item – New or Distinct Agricultural Use – Ranch and Farm Two District to Ranch and Farm Three District

Staff Report

Page 13

### D GENERAL BUSINESS

1. All Divisions – File: N/A – 2019 Budget Adjustment – Special Initiatives

Staff Report

Page 31

2. All Divisions – File: 2020-250 – 2019 Tax Recovery Sale Properties – Reserve Bids

Staff Report

Page 50

3. All Divisions – File: N/A – Priority Setting for Canada Post Municipal Address Changes

Staff Report

Page 53

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## 4. Division 6 – File: N/A – Subdivision Fee Waiver Request – Village of Beiseker Airport

Staff Report

Page 55

### E BYLAWS

- None

### F UNFINISHED BUSINESS

- None

### G COUNCIL REPORTS

### H MANAGEMENT REPORTS

- None

### I NOTICES OF MOTION

- None

### J SUBDIVISION APPLICATIONS

#### 1. Division 8 – File: PL20180101 (06606037) – Subdivision Item – Single Residential Lot, Residential Two District

Staff Report

Page 58

#### 2. Division 4 – File: PL20180146 (03322005) – Subdivision Item – Additional Agricultural Holdings Lot

Staff Report

Page 82

#### 3. Division 2 – File: PL20180131 (05714035) – Subdivision Item – Residential One District

Staff Report

Page 104

### K COMMITTEE OF THE WHOLE/IN CAMERA

#### 1. RVC2019-09

THAT Council move in camera to consider the confidential item “Cochrane and District Ag Society Request” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 16 – Disclosure harmful to the business interests of a third party  
Section 24 – Advice from officials

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9:00 a.m.



ROCKY VIEW COUNTY  
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262075 ROCKY VIEW POINT  
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## 2. RVC2019-10

THAT Council move in camera to consider the confidential item “Recreation Board Discussion” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 – Advice from officials

ADJOURN THE MEETING

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 1

A regular meeting of Rocky View County Council was held in the Council Chambers of the County Hall, 262075 Rocky View Point, Rocky View County, Alberta on March 26, 2019 commencing at 9:00 a.m.

Present:	Division 6	Reeve G. Boehlke
	Division 4	Deputy Reeve A. Schule
	Division 1	Councillor M. Kamachi
	Division 2	Councillor K. McKylor
	Division 3	Councillor K. Hanson
	Division 5	Councillor J. Gautreau
	Division 7	Councillor D. Henn
	Division 9	Councillor C. Kissel

Absent:	Division 8	Councillor S. Wright
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Also Present:

- A. Hoggan, Chief Administrative Officer
- K. Robinson, Executive Director, Corporate Services
- B. Riemann, Executive Director, Operations
- S. Baers, Executive Director, Community Development Services
- G. Kaiser, Executive Director, Community and Business Connections
- C. Satink, Municipal Clerk, Municipal Clerk's Office
- R. Barss, Manager, Intergovernmental Affairs
- R. Smith, Manager, Fire Services
- J. Loro, A/Manager, Municipal Enforcement
- D. Hafichuk, Manager, Capital Projects Management
- B. Beach, Manager, Building Services
- G. Nijjar, A/Engineering Supervisor, Planning and Development Services
- J. Koole, Lead Solid Waste and Recycling Advisor, Utility Services
- J. Anderson, Planner, Planning and Development Services
- D. Kazmierczak, Planner, Planning and Development Services
- P. Simon, Planner, Planning and Development Services
- A. Pare, Engineering Support Technician, Planning and Development Services
- T. Andreasen, Legislative and Bylaw Coordinator, Municipal Clerk's Office

**Call to Order**

The Chair called the meeting to order at 9:00 a.m. with all members present with the exception of Councillor Wright.

**1-19-03-26-01**

**Updates/Acceptance of Agenda**

MOVED by Councillor McKylor that the following emergent in camera item be added to the March 26, 2019 Council meeting agenda:

- Item K-1 – Update on Chestermere Recreation Facility

AND THAT the March 26, 2019 Council meeting agenda be approved as amended.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 2

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**1-19-03-26-02**

**Confirmation of Minutes**

MOVED by Councillor Henn that the March 12, 2019 Council meeting minutes be approved as presented.

Carried

**1-19-03-26-08 (D-4)**

**Division 4 – Request for Council Direction on Appraisal Value for Road Closure**

**File: PL20180111 (02336005)**

MOVED by Deputy Reeve Schule that the applicant be allowed to address Council.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Hanson  
Deputy Reeve Schule  
Councillor Henn  
Councillor Kissel

Opposed:

Councillor Gautreau  
Reeve Boehlke

The applicant, Alice Barr, proceeded to address Council on the proposed appraisal value for road closure application PL20180111.

MOVED by Deputy Reeve Schule that the Applicants be required to pay the revised appraisal price of \$5,000.00 for the land sale, plus applicable closing costs if they wish to proceed with the closure and consolidation.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Gautreau  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn  
Councillor Kissel

Opposed:

Councillor Hanson

**1-19-03-26-12 (E-2)**

**All Divisions – Bylaw C-7857-2019 – 2019 Master Rates Bylaw**

**File: N/A**

MOVED by Councillor Hanson that Bylaw C-7857-2019 be given first reading.

Carried

The Chair called for a recess at 9:41 a.m. and called the meeting back to order at 9:48 a.m. with all previously mentioned members present.

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 3

MOVED by Councillor Henn that Schedule 'A' of Bylaw C-7857-2019 be amended to remove the application fees for dog licences and lost dog tag replacements outlined on lines 396, 397, 398, and 399.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn  
Councillor Kissel

Opposed:

Councillor Hanson  
Councillor Gautreau

MOVED by Councillor McKylor that Bylaw C-7857-2019 be given second reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-7857-2019 be considered for third reading as amended.

Carried

MOVED by Councillor Hanson that Bylaw C-7857-2019 be given third and final reading as amended.

Carried

The Chair called for a recess at 9:55 a.m. and called the meeting back to order at 10:04 a.m. with all previously mentioned members present with the exception of Councillor Hanson.

**1-19-03-26-04 (C-1)**

**Division 9 – Bylaw C-7794-2018 – Redesignation Item – Ranch and Farm District to Public Services District**

**File: PL20170160 (06612058)**

MOVED by Councillor Kissel that the public hearing for item C-1 be opened at 10:04 a.m.

Carried

Absent: Councillor Hanson

Councillor Hanson returned to the meeting at 10:05 a.m.

Person(s) who presented: Lindsay Struthers, Vice-President, Calgary Archers Club (Applicant)

Person(s) who spoke in favour: Patty Fraser

The Chair called for a recess at 11:08 a.m. and called the meeting back to order at 11:21 a.m. with all previously mentioned members present.

MOVED by Councillor Kissel that the late letters in opposition be accepted.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Hanson  
Councillor Gautreau  
Deputy Reeve Schule  
Councillor Henn  
Councillor Kissel

Opposed:

Reeve Boehlke

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 4

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Person(s) who spoke in opposition: Greg Doehl  
Luke Simpson  
Tom Bestwick  
Ted Ammirati  
Cliff MacRae  
Steve Smith  
Jocelyn Taylor  
Bob Wahlund  
Janice Letwin, on behalf of the Grand Valley Landowners' Association

Person(s) who spoke in rebuttal: Lindsay Struthers, Vice-President, Calgary Archers Club (Applicant)

MOVED by Councillor Kissel that the public hearing for item C-1 be closed at 12:47 p.m.

Carried

MOVED by Councillor Kissel that application PL20170160 be refused.

Carried

**1-19-03-26-13 (K-1)**

**All Divisions – Emergent In Camera Item – Update on Chestermere Recreation Facility**

**File: RVC2019-08**

MOVED by Councillor Hanson that Council move in camera at 1:05 p.m. to consider the confidential emergent item "Update on Chestermere Recreation Facility" pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 24 – Advice from officials
- Section 25 – Disclosure harmful to economic and other interests of a public body

Carried

Council held the in camera session for confidential emergent item K-1 with the following people in attendance to provide a report and advice to Council:

Rocky View County: A. Hoggan, Chief Administrative Officer  
K. Robinson, Executive Director, Corporate Services  
B. Riemann, Executive Director, Operations  
S. Baers, Executive Director, Community Development Services  
G. Kaiser, Executive Director, Community and Business Connections

MOVED by Deputy Reeve Schule that Council move out of in camera at 2:08 p.m.

Carried

**1-19-03-26-05 (D-1)**

**All Divisions – Specialized Municipalities**

**File: N/A**

MOVED by Councillor Hanson that Administration be directed to proceed with an analysis of the benefits of a specialized municipality and report back to Council with its findings.

Carried

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 5

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**1-19-03-26-06 (D-2)**

**All Divisions – Donation of the 1991 GMC Fire Truck to the Rotary Club Los Amigos Project**

**File: N/A**

MOVED by Councillor Kissel that the donation of the 1991 GMC Fire Truck to the Rotary Club Los Amigos project be approved.

Carried

**1-19-03-26-07 (D-3)**

**Division 4 – Permit Request for a Kubota UTV – Off Highway Vehicle**

**File: N/A**

MOVED by Deputy Reeve Schule that Council issue a permit to Rocky View Utility Corporation to allow the operation of the Kubota UTV on the local roads in Langdon with the following conditions:

- 1) OHV Operator must be at least 16 years of age and hold a valid Class 5 Operator's Licence;
- 2) The OHV must be insured and registered;
- 3) OHV must travel on the right hand side of the road, with traffic;
- 4) OHV must meet all equipment requirements under the Alberta Traffic Safety Act in order to be street legal;
- 5) The OHV must have a licence plate that is securely attached and clearly visible;
- 6) The OHV must clearly display slow moving vehicle sign; and
- 7) The maximum speed while operating on local roadways is 40 km/h.

Carried

**1-19-03-26-09 (D-5)**

**All Divisions – East Balzac Waste Water Treatment Plant Capacity Upgrade Budget Adjustment**

**File: 4060-350**

MOVED by Deputy Reeve Schule that Administration proceed with design and construction services of CIMA+ and CDM Mechanical to complete: (1) conversion of Sequencing Batch Reactor 1 and Sequencing Batch Reactor 2 to Moving Bed Biofilm Reactor, (2) improvements to sludge management process, and (3) improvements to ultraviolet disinfection system, at the East Balzac Waste Water Treatment Plant;

AND THAT the East Balzac Wastewater Treatment Plant budget adjustment of \$3.8 million be approved as per Attachment 'A'.

Carried



ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 6

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**1-19-03-26-10 (D-6)**

**Division 1 – Copithorne Gravel Pit – Development Agreement for Off-Site Improvements – Time Extension Request**

**File: PRDP20151800 (04818004)**

MOVED by Councillor Kamachi that Bev Copithorne be allowed to address Council and that the letter be received.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Hanson  
Deputy Reeve Schule  
Councillor Henn  
Councillor Kissel

Opposed:

Councillor Gautreau  
Reeve Boehlke

Bev Copithorne proceeded to address Council on behalf of the Copithorne Pit on the time extension request for development agreement 4445.

MAIN MOTION:

MOVED by Councillor Kamachi that a two-year time extension of the Completion Date be granted for Development Agreement 4445 as presented in Appendix 'C'.

AMENDING MOTION:

MOVED by Councillor Hanson that the main motion be amended as follows:

THAT a ~~two~~ **one**-year time extension of the Completion Date be granted for Development Agreement 4445 as presented in Appendix 'C'.

Lost

In Favour:

Councillor Hanson  
Councillor Gautreau  
Councillor Kissel

Opposed:

Councillor Kamachi  
Councillor McKylor  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn

The Chair called for a vote on the main motion.

MAIN MOTION:

MOVED by Councillor Kamachi that a two-year time extension of the Completion Date be granted for Development Agreement 4445 as presented in Appendix 'C'.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn

Opposed:

Councillor Hanson  
Councillor Gautreau  
Councillor Kissel

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 7

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**1-19-03-26-11 (E-1)**

**Division 5 – Further Consideration of Bylaw C-7859-2019 – Redesignation Item – Farmstead District to Business Industrial Campus and Residential One District – Outside of a Business Area**  
**File: PL20180040 (05330007)**

MOVED by Councillor Gautreau that Schedule 'A' of the proposed amended Bylaw C-7859-2019 as shown in Appendix 'A' be amended as follows:

**47.8 TEMPORARY EXCEPTION**

**Lot 1, Plan 9710875, NW-30-25-28-W04M**

Until January 1, ~~2024~~ **2039**, Lot 1, Plan 9710875, NW-30-25-28-W04M shall comply with sections 47.9 to 47.12.

After January 1, ~~2024~~ **2039**, sections 47.9 to 47.12 shall expire, and Lot 1, Plan 9710875, NW-30-25-28-W04M shall comply with sections 47.1 to 47.7.

Lost

In Favour:

Councillor Gautreau  
Deputy Reeve Schule  
Councillor Henn

Opposed:

Councillor Kamachi  
Councillor McKylor  
Councillor Hanson  
Reeve Boehlke  
Councillor Kissel

MOVED by Councillor Gautreau that Bylaw C-7859-2019 be amended as set out in Appendix 'A'.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Gautreau  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn

Opposed:

Councillor Hanson  
Councillor Kissel

MOVED by Deputy Reeve Schule that Bylaw C-7859-2019, as amended, be given second reading.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Gautreau  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn

Opposed:

Councillor Hanson  
Councillor Kissel

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 8

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MOVED by Councillor Gautreau that Bylaw C-7859-2019, as amended, be given third and final reading.

Carried

In Favour:

Councillor Kamachi  
Councillor McKylor  
Councillor Gautreau  
Reeve Boehlke  
Deputy Reeve Schule  
Councillor Henn

Opposed:

Councillor Hanson  
Councillor Kissel

**Upcoming Calgary Metropolitan Region Board Meetings**

The Chair called for nominations for a representative to attend upcoming Calgary Metropolitan Regional Board meetings on behalf of Rocky View County. Both Reeve Boehlke and Councillor Gautreau, who are Rocky View County's representative and alternate representative respectively, will be unable to attend.

Councillor McKylor nominated Deputy Reeve Schule. Deputy Reeve Schule accepted the nomination.

Councillor Kissel nominated Councillor Hanson. Councillor Hanson accepted the nomination.

The Chair called nominations closed.

Councillor Kamachi, Councillor McKylor, and Deputy Reeve Schule left the meeting at 3:40 p.m.

MOVED by Councillor Gautreau that Al Hoggan, Chief Administrative Officer and Charlotte Satink, Municipal Clerk be appointed as scrutineers.

Carried

Absent: Councillor Kamachi  
Councillor McKylor  
Deputy Reeve Schule

Councillor Kamachi, Councillor McKylor, and Deputy Reeve Schule returned to the meeting at 3:42 p.m.

Al Hoggan, Chief Administrative Officer and Charlotte Satink, Municipal Clerk conducted the election by secret ballot.

Deputy Reeve Schule was elected by secret ballot to attend the upcoming Calgary Metropolitan Regional Board meetings on behalf of Rocky View County.

ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
March 26, 2019

Page 9

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**Adjournment**

MOVED by Councillor Gautreau that the March 26, 2019 Council meeting be adjourned at 3:45 p.m.

Carried

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Reeve or Deputy Reeve

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Chief Administrative Officer or Designate

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**PLANNING & DEVELOPMENT**

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<b>TO:</b>	Council	
<b>DATE:</b>	April 9, 2019	<b>DIVISION:</b> 09
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	08817002	<b>APPLICATION:</b> PL20180148
<b>SUBJECT:</b>	Redesignation Item – New or Distinct Agricultural Use - from Ranch and Farm Two District to Ranch and Farm Three District	

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**<sup>1</sup>POLICY DIRECTION:**

The application was evaluated in accordance with the policies within the County Plan and was found to be compliant:

- The proposed agricultural business meets the Agricultural Policy 8.22 of the County Plan;
- The proposed development meets the intent and requirement of Ranch and Farm Three District under the Land Use Bylaw; and
- The proposed agricultural use would be compatible with adjacent agricultural uses.

**EXECUTIVE SUMMARY:**

The purpose of this application is to redesignate the subject land from Ranch and Farm Two District to Ranch and Farm Three District in order to facilitate a future subdivision for the operation of equestrian business on a  $\pm 16.96$  hectare ( $\pm 41.9$  acre) new parcel (Lot 1) with a  $\pm 15.18$  hectare ( $\pm 37.5$  acre) remainder land (Lot 2).

The subject land is located approximately 3 miles west of Highway 22, at the end of Township Road 282. The property contains one dwelling, two shops, and one accessory dwelling unit. The proposed new parcel and the remainder parcel can be accessed through the existing mutual approach from the cul-de-sac bulb of Township Road 282. The dwelling and accessory dwelling unit (ADU) are serviced by separate water well and septic tank and field system.

The Applicant intends to collaborate with the Owner to start an equestrian business that would provide services that include holistic medicine training, physiotherapy for horses and riders, and rehabilitation for rescued horses. Further technical requirements may be necessary to support the proposed equestrian business and would be further assessed at the future development permit stage. The application was evaluated in accordance with the Agricultural Section of the County Plan. The Applicant provided a rationale and demonstrated the new use on the new parcel. Diverse and small agricultural business is encouraged in the Agricultural Section of the County Plan.

Administration determined that the application meets policy.

<b>DATE APPLICATION RECEIVED:</b>	November 30, 2018
<b>DATE DEEMED COMPLETE:</b>	December 20, 2018

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<b>PROPOSAL:</b>	To redesignate the subject land from Ranch and Farm Two District to Ranch and Farm Three District, in order to facilitate the operation of an equestrian business on a
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<sup>1</sup> **Administration Resources**

Xin Deng & Angela Yurkowski, Planning & Development

**LEGAL DESCRIPTION:** ± 16.96 hectare (± 41.9 acre) new parcel (Lot 1) with a  
± 15.18 hectare (± 37.5 acre) remainder land (Lot 2)

**GENERAL LOCATION:** A portion of SW 17-28-04-W05M

**APPLICANT:** Located approximately 3 miles west of Highway 22, at the  
end of Township Road 282.

**OWNERS:** Terence Moman

**EXISTING LAND USE DESIGNATION:** Jented Ventures Inc.

**PROPOSED LAND USE DESIGNATION:** Ranch and Farm Two District

**GROSS AREA:** Ranch and Farm Three District

**SOILS (C.L.I. from A.R.C.):** ± 31.78 hectares (± 78.53 acres)

**Class 4 H** – Majority of the land contains soil with severe limitations for crop production due to temperature.

**Class 5 T, H** – A small portion of the land in the western area contains soil with very severe limitations for crop production due to adverse topography and temperature.

**PUBLIC SUBMISSIONS:**

No letters were received out of 13 landowner notifications issued.

**HISTORY:**

**May 16, 2000** Redesignation and Subdivision application 2000-RV-083 was approved to redesignate a portion of S1/2-17-28-04-W05 from Ranch and Farm District to Ranch and Farm Two District and Residential Three District (R-3) in order to create a ± 6.67 hectare (± 16.49 acre) parcel and a ± 30.93 hectare (± 76.43 acre) parcel, with remainders of ± 56.94 hectares (± 140.71 acres) and ± 31.78 hectares (± 78.53 acres). The subdivision plan was registered in Plan 0112282 in 2001. Note: The subject land of this application is one of the remainders.

**BACKGROUND:**

The subject land was created as a remainder parcel after the subdivision and road right of way were created within the subject quarter section in 2001. The Owner purchased the property in 2017, and constructed a dwelling and two shops between 2017 and 2018. The accessory dwelling unit (ADU) was approved and is currently under construction. The land is currently used as pasture land to raise livestock.

The property is accessed by the existing mutual approach from the cul-de-sac bulb of Township Road 282. The proposed new parcel would use this mutual approach for access as well. The existing dwelling and the approved ADU are serviced by separate water well and septic tank and field system.

The Applicant is currently renting the dwelling and living on the property. The Applicant would collaborate with the Owner to start an equestrian business on the new parcel (Lot 1). The services would include holistic medicine training, physiotherapy for horses and riders, and rehabilitation for rescued horses. A new indoor arena might be constructed on the new parcel (Lot 1) in the future, which would provide a place for the physiotherapist to work with the horses and the riders.

The land is located in a predominately agricultural area with many acreages and small agricultural parcels.



**POLICY ANALYSIS:**

The application was evaluated in accordance with the Interim Growth Plan, the County Plan, and the Land Use Bylaw.

Interim Growth Plan

The proposed application does not fall within the development types identified in the Interim Growth Plan; therefore, the application was primarily evaluated in accordance with the County Plan.

County Plan

The County Plan provides general policies to guide agricultural, residential, and business development within the County. Section 8 Agriculture provides policies for evaluation of proposals ranging from agricultural first parcels out to redesignation and subdivision for agricultural purposes.

*Policy 8.22 Redesignation and subdivision to smaller agriculture parcels as a new or distinct agricultural operation may be supported. Proposals will be evaluated on the following criteria:*

- a) *A similar pattern of nearby small agricultural operations;*
  - There are a number of small agricultural parcels located in the area. The proposed Ranch and Farm Three parcel would be compatible with surrounding agricultural uses.
- b) *A planning rationale justifying why the existing land use and parcel size cannot accommodate the new or distinct agricultural operation;*
  - The Applicant indicated that the purpose is to create a new parcel to support the operation of an equestrian business. The Applicant further explained that separation of the existing shop and the approved ADU from the residence site would make the equestrian business easy to operate from both a financial and liability perspective.
- c) *A demonstration of the need for the new agriculture operation;*
  - The Applicant intends to collaborate with the Owner to start an equestrian business on the new parcel to provide holistic medicine training, physiotherapy for horses and riders, and rehabilitation for rescued horses. The existing shop would be used for horse feeding, horse therapy, and equipment storage. The approved ADU would provide the Applicant with a place to live to take care of the horses on site. A new indoor arena would be constructed in the long-term to allow a physiotherapist to work with horses and riders. The proposed equestrian business is a new use compared to the existing pasture use on the property.
- d) *An assessment of the proposed parcel size and design to demonstrate it is capable of supporting the new or distinct agricultural operation. Site Assessment criteria includes: i) suitable soil characteristics and topography; ii) suitable on-site infrastructure for the proposed use may including access areas, water well, irrigation and sewage infrastructures, manure management capability; and iii) compatibility with existing uses on the parent parcel and adjacent lands;*
  - The topography of the site is generally flat. The soil is appropriate for the existing pasture use and would support the proposed equestrian business;
  - The proposed new parcel would be accessed through the existing mutual approach along the Township Road 282 cul-de-sac. The approved ADU would be serviced by a new water well and septic tank and field system. No new services are expected to be required for the proposed new business and this would be confirmed at future Development Permit stage. The Applicant would be required to provide a manure



management plan at the future Development Permit stage should this application proceed;

- The proposed Ranch and Farm Three District is compatible with adjacent agricultural uses.

e) *An assessment of the impact on and potential upgrades to County infrastructure;*

- The proposed equestrian business is not expected to generate enough traffic to trigger road upgrades; however, this would be confirmed at future Development Permit stage based on the extent of development proposed;

f) *An assessment of the impact on the environment including air quality, surface water, and groundwater.*

- The manure associated with the proposed business could be managed at the future Development Permit stage to ensure it would not have negative impact on air quality, surface water, or groundwater.

#### Land Use Bylaw (C-4841-97)

The intent of Ranch and Farm Three District is to accommodate traditional and emerging trends in agriculture that may successfully be developed on smaller parcels of land. The proposed land use designation and parcel size would facilitate the proposed development and would meet the requirements of the Ranch and Farm Three District within the Land Use Bylaw.

The proposed new parcel (Lot 1) would contain the existing accessory dwelling unit (ADU). Administration advised the Applicant that the ADU should not stand alone on the new property without a principal dwelling as it would not meet the definition of an ADU and would become legally non-conforming. The Applicant indicated that they would convert the ADU to a principal dwelling. As the 116.50 sq. m (1,254.00 sq. ft.) ADU meets the minimum habitable floor area for the dwelling under Ranch and Farm Three District. Therefore, the ADU could be converted to a principal dwelling, which would then be in compliance with the LUB.

#### **CONCLUSION:**

Administration evaluated the application based on the applicable policies. The proposal meets the Agricultural policies of the County Plan. The Applicant demonstrated a new use on the new parcel, and provided rationale for the equestrian business. The proposed agricultural development would be compatible with adjacent agricultural lands.

#### **OPTIONS:**

- |            |           |  |
|------------|-----------|--|
| Option #1: | Motion #1 | THAT Bylaw C-7871-2019 be given first reading.           |
|            | Motion #2 | THAT Bylaw C-7871-2019 be given second reading.          |
|            | Motion #3 | THAT Bylaw C-7871-2019 be considered for third reading.  |
|            | Motion #4 | THAT Bylaw C-7871-2019 be given third and final reading. |

- Option #2: THAT application PL20180148 be refused.





Respectfully submitted,

“Sherry Baers”

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Executive Director  
Community Development Services

XD/rp

Concurrence,

“Al Hoggan”

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Chief of Administrative Officer

**APPENDICES:**

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7871-2019 and Schedule A

APPENDIX ‘C’: Map Set

**APPENDIX A: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i>School Authority</i>	
Rocky View Schools	No response
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment and Sustainable Resource Development	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Regulator	No response.
Alberta Health Services	At this time we do not have any concerns with the information as provided.
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No response.
AltaLink Management	No response.
FortisAlberta	No concern.
Telus Communications	No response.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.

<b>AGENCY</b>	<b>COMMENTS</b>
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
Agricultural Services	The two components of the proposal appear to be acceptable operations as the land will continue to be used for agricultural purposes. The proposed new and distinct agricultural operation, i.e. Equestrian Business, could also be carried out under the current land use designation.
Rocky View Ranch Land Recreation Board	No comments.
<i>Internal Departments</i>	
Recreation, Parks and Community Support	No concerns with this redesignation application. Comments pertaining to reserve dedication to support development of parks, open spaces, or an active transportation network will be provided at any future subdivision stage.
Development Authority	No response.
Municipal Enforcement	No concerns.
Fire Services & Emergency Management	No comments.
GIS Solution	No response.
Building Services	No response.
Planning & Development – Engineering	<p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>• Engineering has no requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>• Access to the proposed development is via an existing mutual approach from Township Road 282 which is a gravel standard roadway; As the proposed equestrian business is not expected to generate a significant amount of traffic, a TIA is not warranted at this time The Transportation Offsite Levy shall be applicable at the development permit stage for the total gross site area associated with the proposed development in accordance with the applicable bylaw at time of subdivision approval.;</li> </ul> <p><b>Sanitary/Wastewater:</b></p> <ul style="list-style-type: none"> <li>• There is a septic system that services the existing home on site. The applicant has submitted a PSTS report that confirms the existing system is in good working condition and meets required setback distances;</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>As the proposed parcels are in the Ranch and Farm District and are greater than 30 acres in size, adequate servicing is not required to be demonstrated at redesignation or future subdivision stage in accordance with Policy #411.</li> <li>Further servicing requirements to support the proposed equestrian business shall be addressed at the Development Permit Stage</li> </ul> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>There is an existing well on site that services the existing home;</li> <li>As the proposed parcels are in the Ranch and Farm District and are greater than 30 acres in size, adequate servicing is not required to be demonstrated at redesignation or future subdivision stage in accordance with Policy #411. Further servicing requirements to support the proposed equestrian business shall be addressed at the Development Permit Stage.</li> </ul> <p><b>Stormwater Management:</b></p> <ul style="list-style-type: none"> <li>The proposed redesignation and future subdivision will have negligible impacts to the overall drainage of the area; therefore, there are no requirements at this time;</li> <li>Should future development of the lands involve significant alterations to grades or drainage, there may be a need for a site specific stormwater management plan. The requirement for this will be assessed at future development permit stage.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>Engineering has no requirements at this time.</li> <li>The proposed lots contain existing wetlands. Should any development be proposed in future that may impact the subject wetlands, approval from AEP will be required. This will be assessed at future time of development permit application based on the extent of work proposed for the indoor arena (or other proposed development).</li> </ul>
Utility Services	No concerns.
Transportation Services	No concerns at this stage.
Capital Project Management	No concerns.

Circulation Period: December 14, 2018 – January 4, 2019

**BYLAW C-7871-2019****A Bylaw of Rocky View County to amend Land Use Bylaw (C-4841-97)**

The Council of Rocky View County enacts as follows:

**PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7871-2019.

**PART 2 – DEFINITIONS**

In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw (C-4841-97) and the Municipal Government Act.

**PART 3 – EFFECT OF BYLAW**

**THAT** Part 5, Land Use Map No. 88 of Bylaw C-4841-97 be amended by redesignating a portion of SW-17-28-04-W05M, from Ranch and Farm Two District to Ranch and Farm Three District, as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** A portion of SW-17-28-04-W05M, is hereby redesignated to Ranch and Farm Three District, as shown on the attached Schedule 'A' forming part of this Bylaw.

**PART 4 – TRANSITIONAL**

Bylaw C-7871-2019 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

**Division: 09**

**File: 08817002 / PL20180148**

*PUBLIC HEARING WAS HELD IN COUNCIL this* day of , 2019

READ A FIRST TIME IN COUNCIL this day of , 2019

READ A SECOND TIME IN COUNCIL this day of , 2019

*UNANIMOUS PERMISSION FOR THIRD READING* day of , 2019

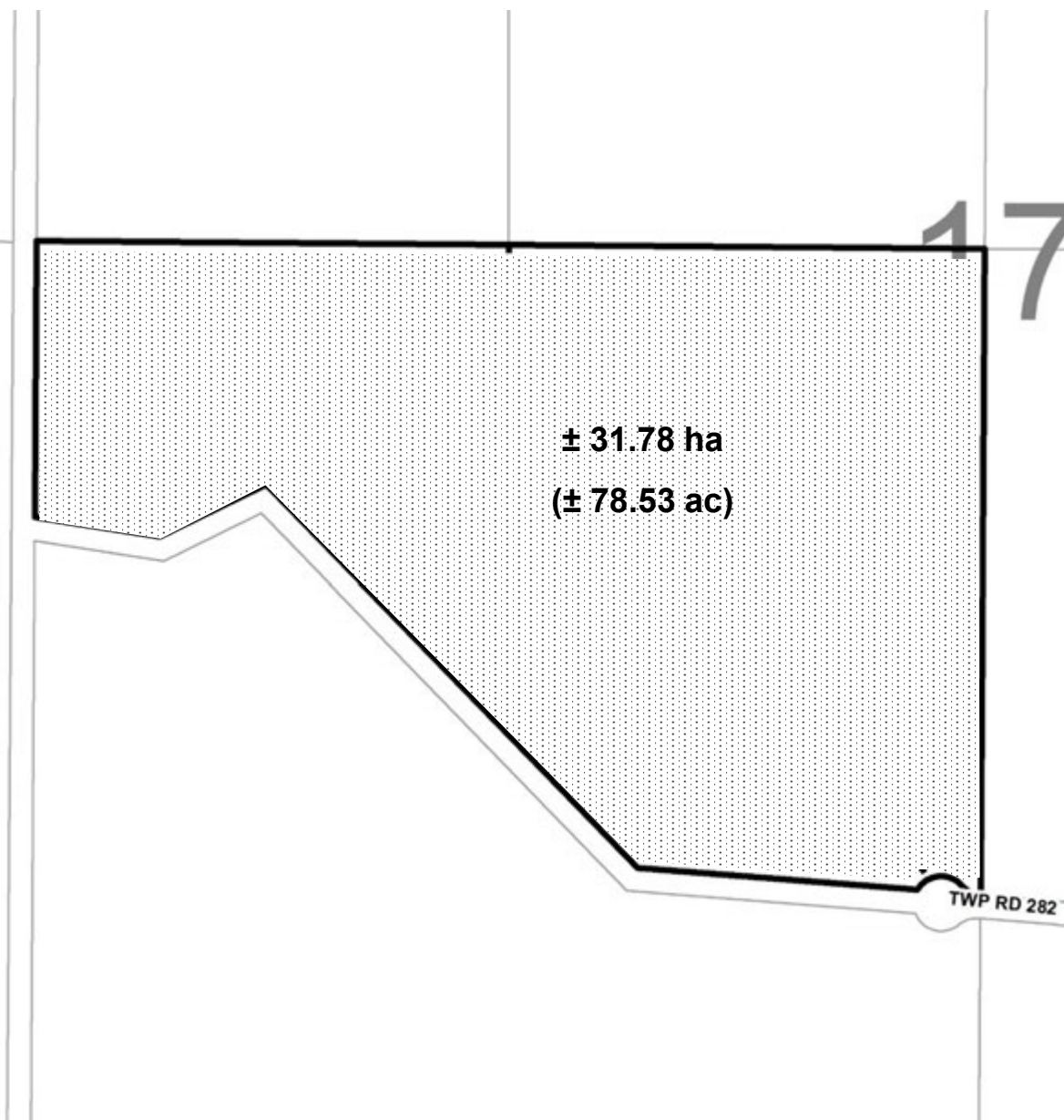
READ A THIRD TIME IN COUNCIL this day of , 2019

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO or Designate

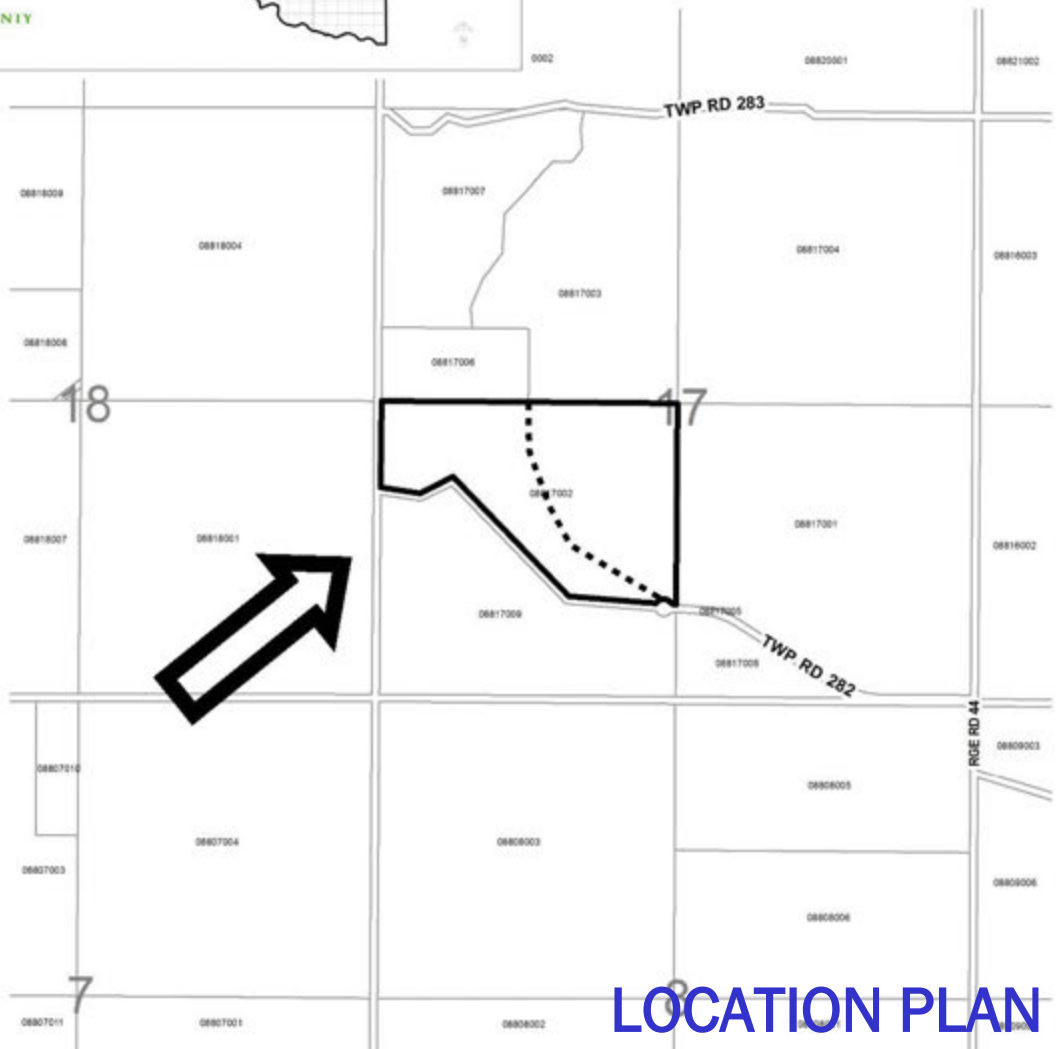
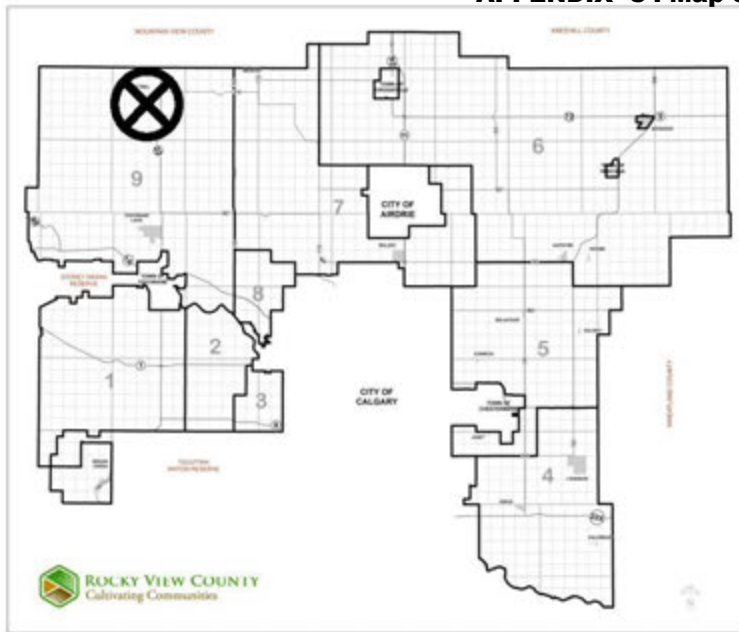
\_\_\_\_\_  
Date Bylaw Signed

## SCHEDULE "A"

BYLAW: C-7871-2019FROM Ranch and Farm Two District TO Ranch and Farm Three District

Subject Land \_\_\_\_\_

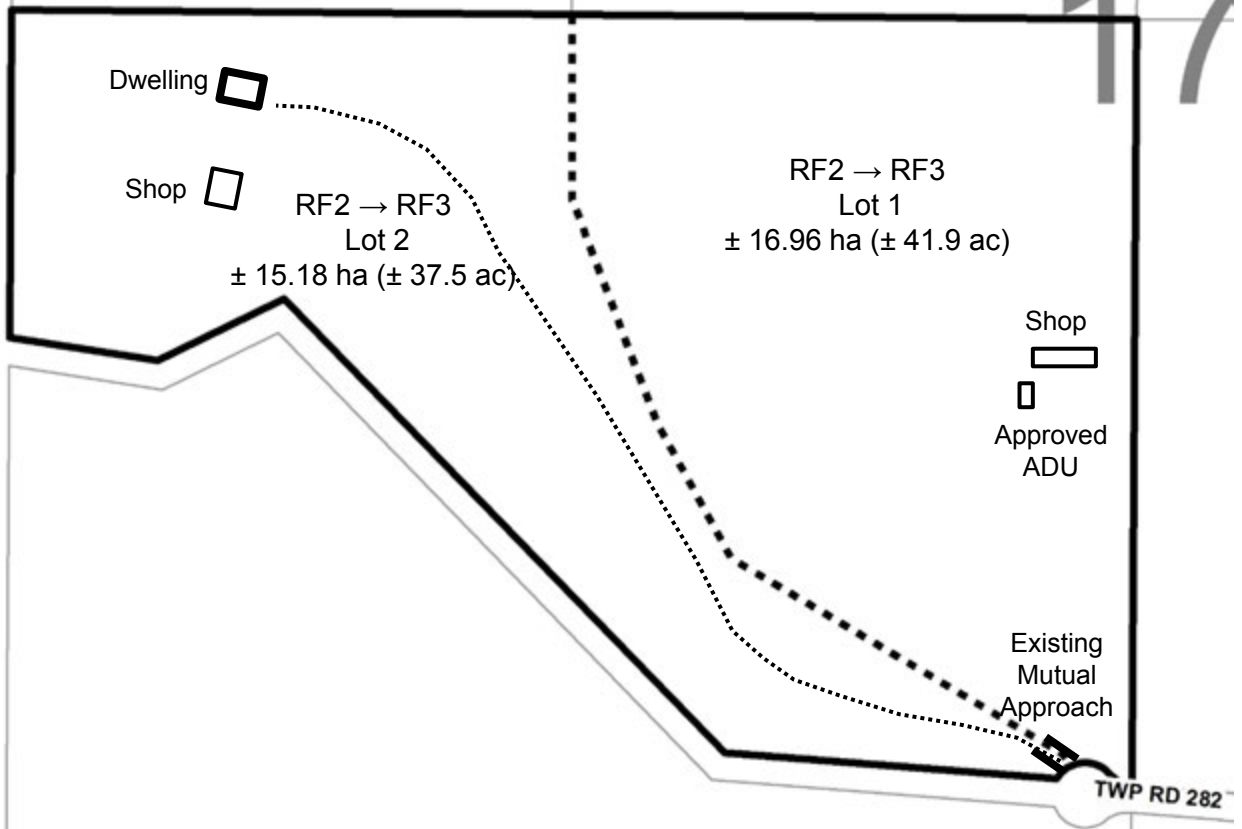
LEGAL DESCRIPTION: A Portion of SW 17-28-04-W05MROCKY VIEW COUNTY  
Cultivating Communities**AGENDA**



LOCATION PLAN

SW-17-28-04-W05M

**Proposal:** To redesignate the subject land from Ranch and Farm Two District (RF-2) to Ranch and Farm Three District (RF-3), in order to facilitate the creation of a  $\pm 16.96$  ha ( $\pm 41.9$  ac) parcel (Lot 1) with a  $\pm 15.18$  ha ( $\pm 37.5$  ac) remainder (Lot 2)



## DEVELOPMENT PROPOSAL

SW-17-28-04-W05M

Date: Dec 5, 2018

Division # 9

File: PL20180148 - 08817052

AGENDA

Page 24 of 128





Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*

SW-17-28-04-W05M

Date: Dec 5, 2018

Division # 9

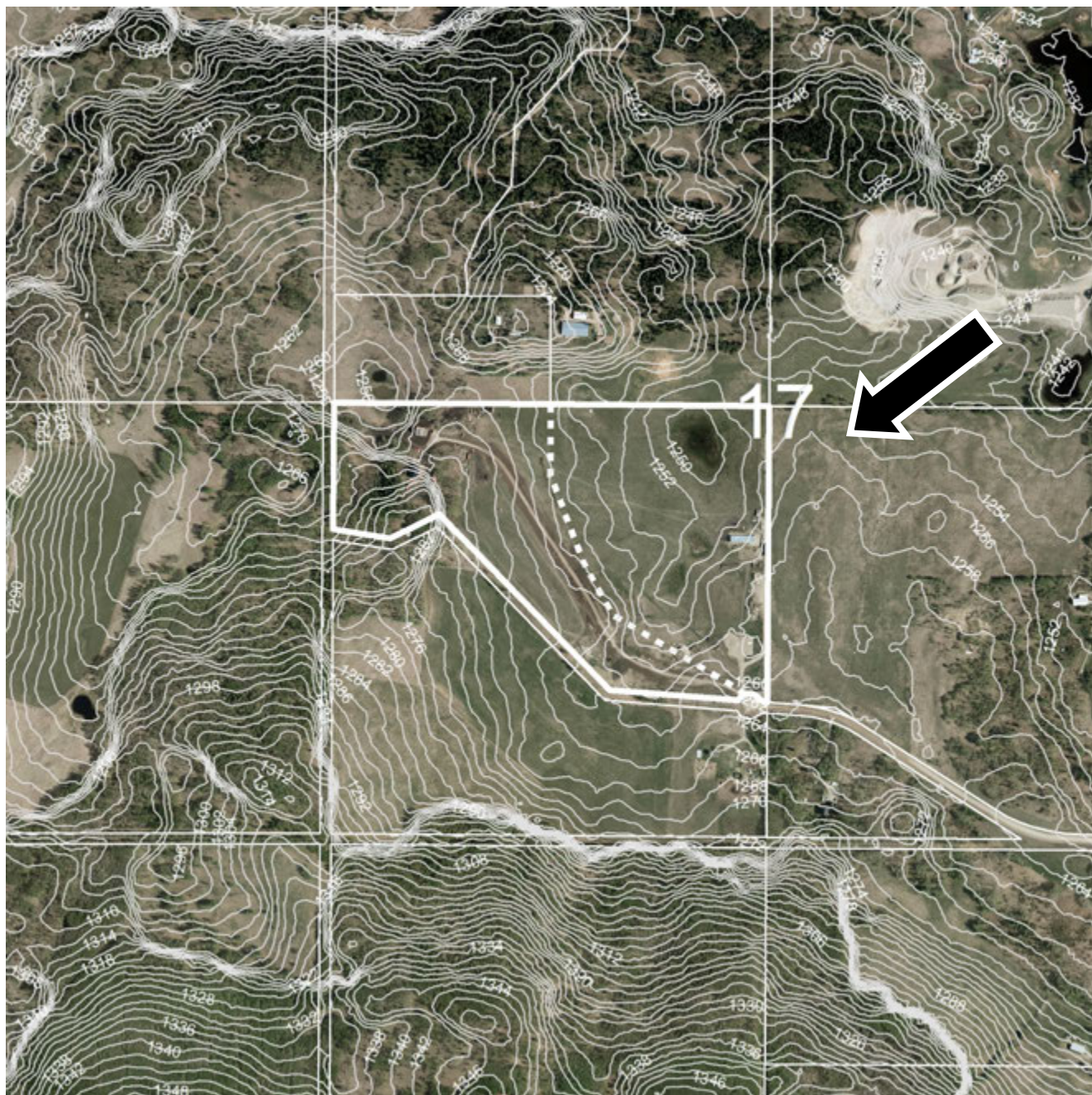
File: PL20180148 - 08817002

**AGENDA**

**Page 25 of 128**







Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

## TOPOGRAPHY

*Contour Interval 2 M*



SW-17-28-04-W05M

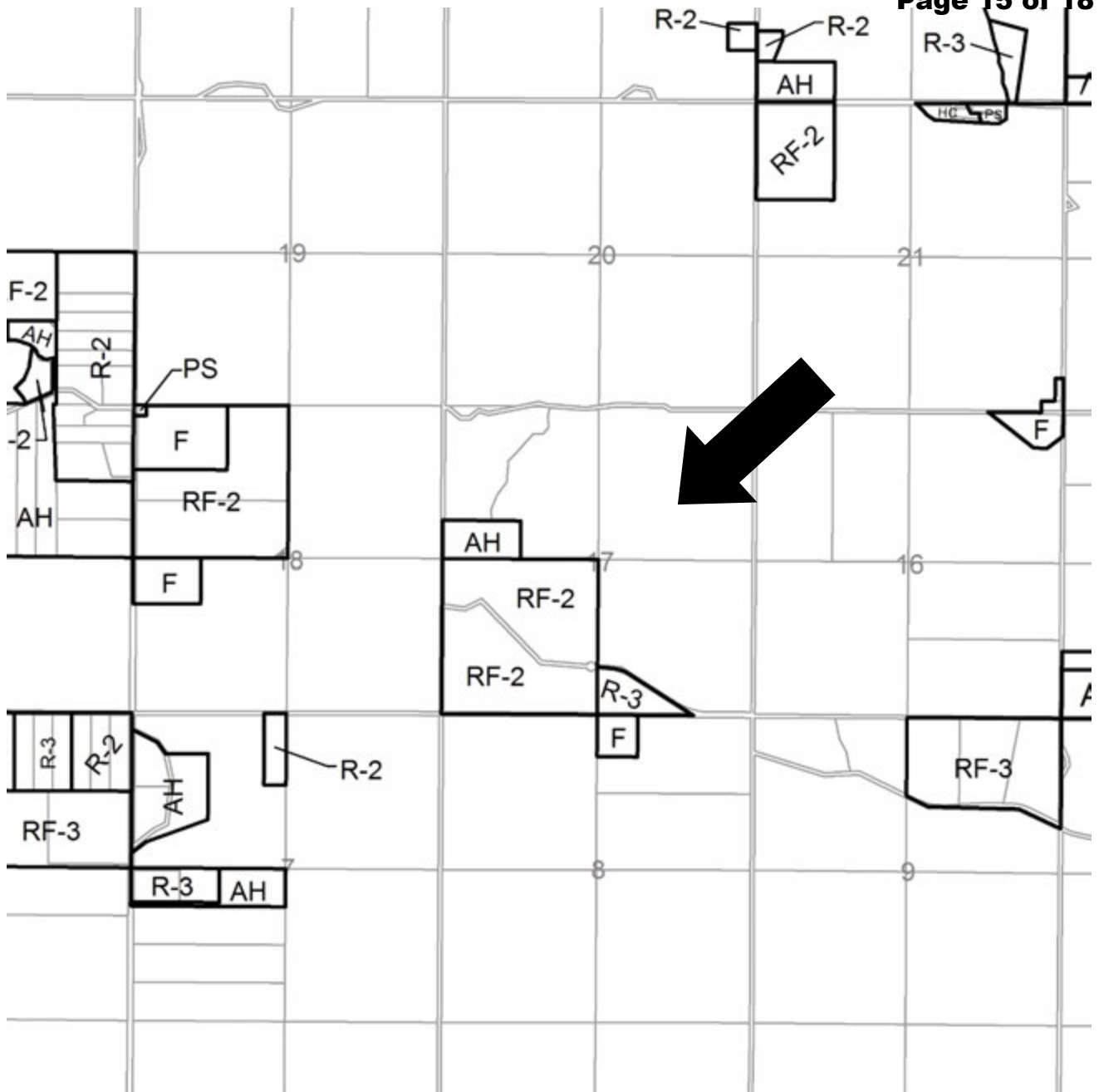
Date: Dec 5, 2018

Division # 9

File: PL20180148 - 08817002

**AGENDA**

Page 26 of 128

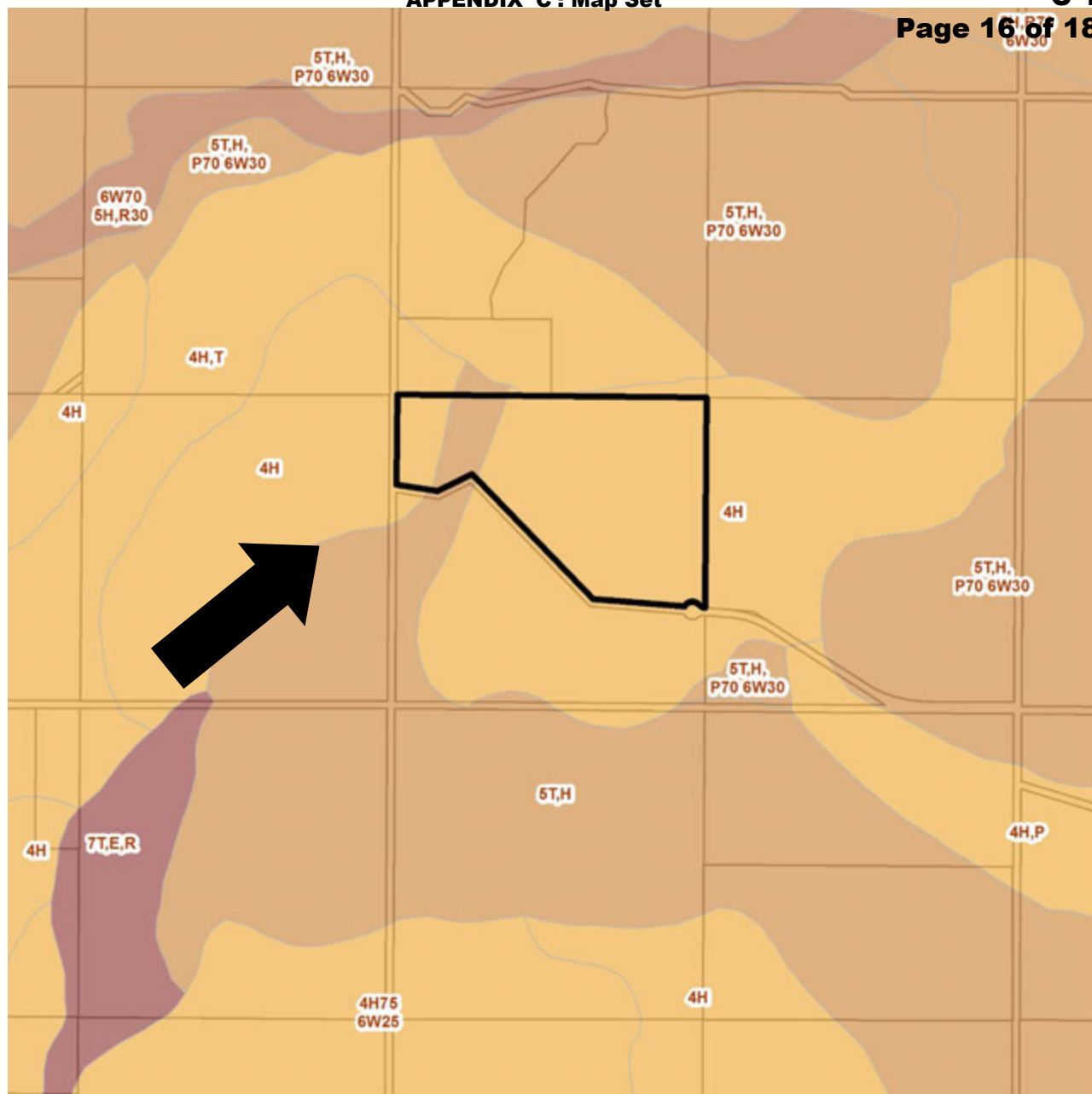


RF2	Ranch and Farm	B-1	Highway Business
RF3	Ranch and Farm Two	B-2	General Business
AH	Ranch and Farm Three	B-3	Limited Business
F	Agricultural Holding	B-4	Recreation Business
R-1	Farmstead	B-5	Agricultural Business
R-2	Residential One	B-6	Local Business
R-3	Residential Two	NRI	Natural Resource Industrial
DC	Residential Three	HR-1	Hamlet Residential Single Family
PS	Direct Control	HR-2	Hamlet Residential (2)
	Public Service	HC	Hamlet Commercial
		AP	Airport

# LAND USE MAP

SW-17-28-04-W05M





### LAND CAPABILITY CLASSIFICATION LEGEND

*Limitations refer to cereal, oilseeds and tame hay crops*

#### CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

#### Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

## SOIL MAP

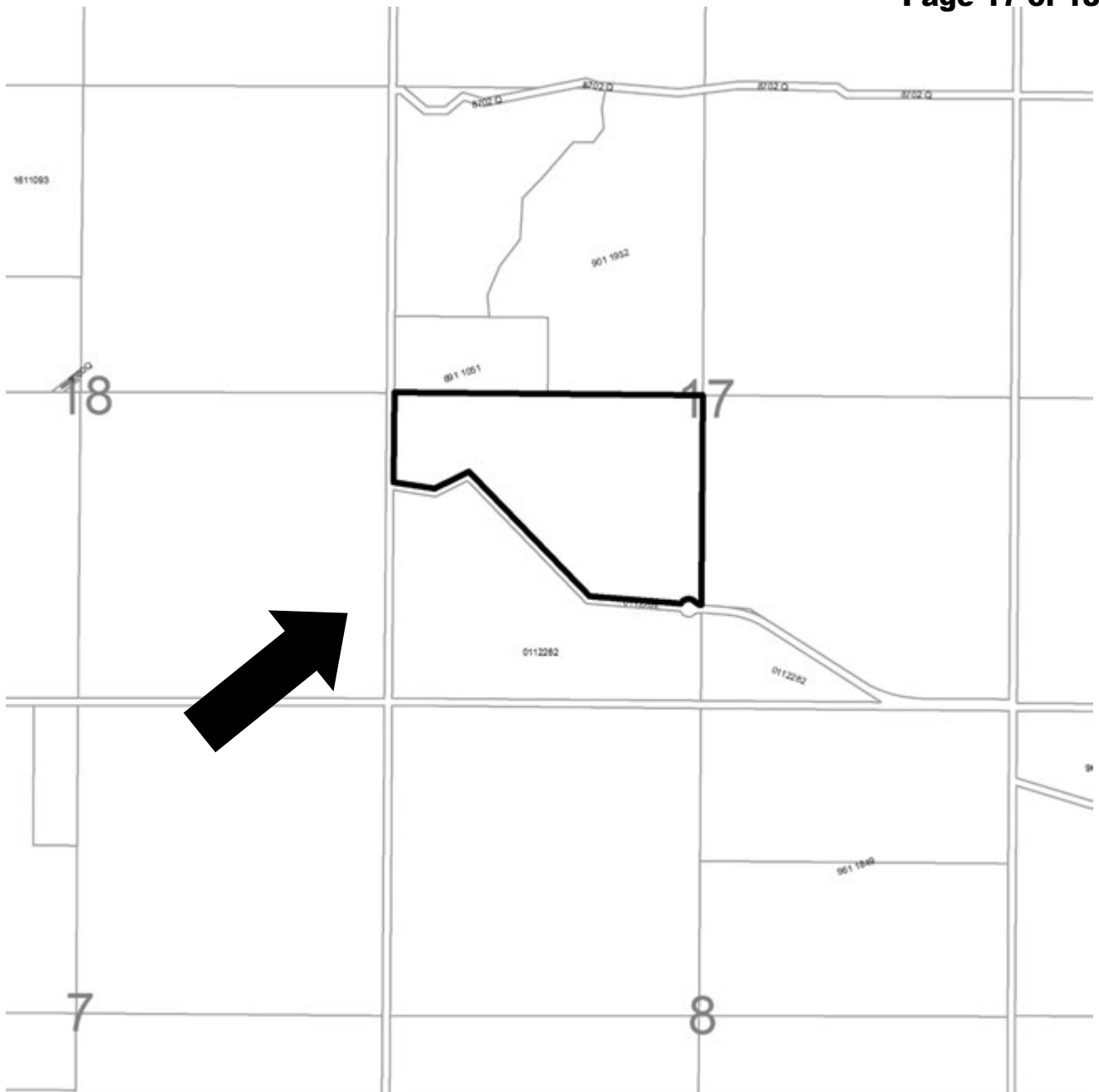
SW-17-28-04-W05M

Date: Dec 5, 2018

Division # 9

File: PL20180148 - 0881705

**AGENDA**  
Page 28 of 128

**Legend – Plan numbers**

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

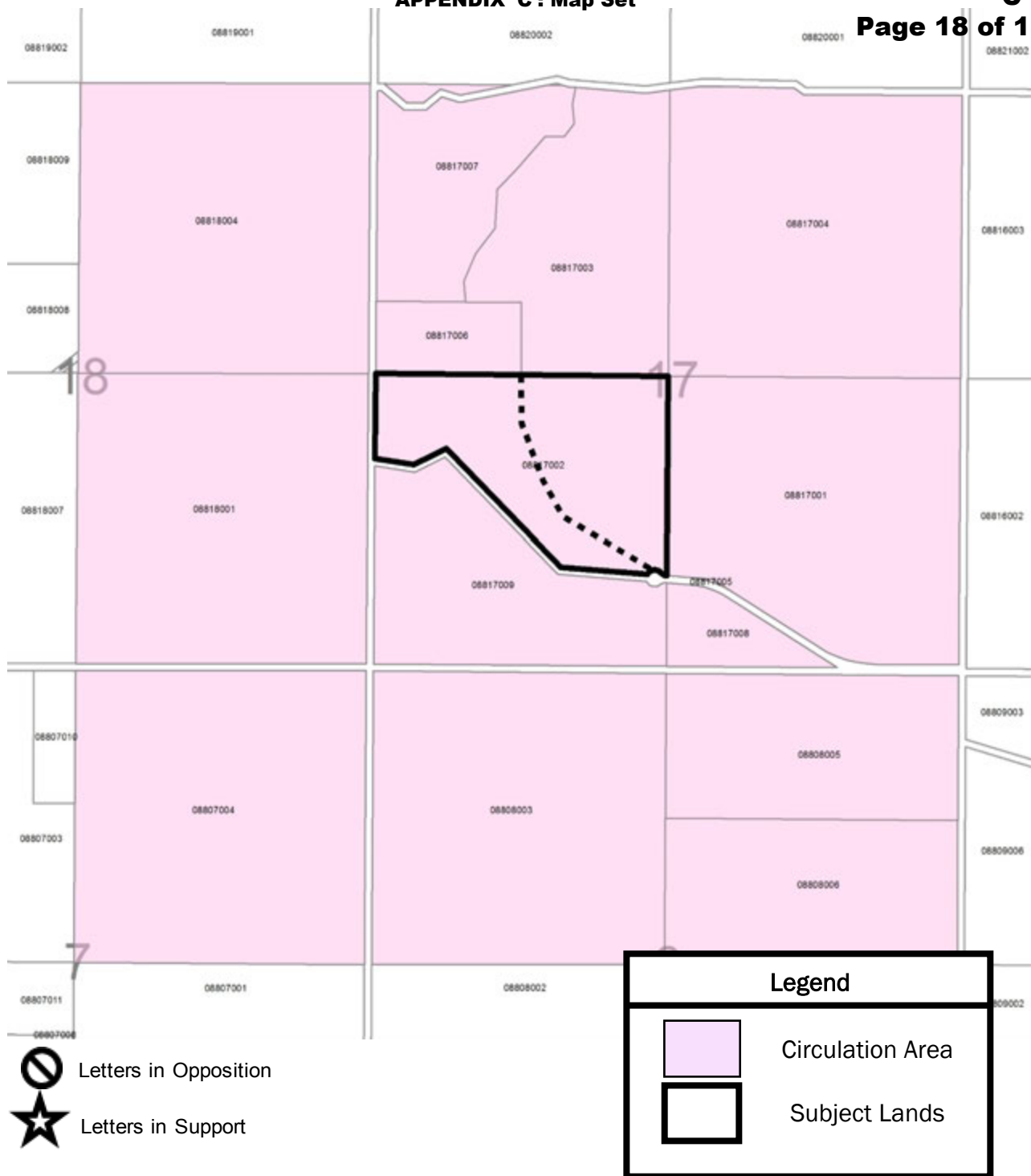
**HISTORIC SUBDIVISION MAP**

SW-17-28-04-W05M

Date: Dec 5, 2018

Division # 9

File: PL20180148 - 08817052**AGENDA****Page 29 of 128**



## LANDOWNER CIRCULATION AREA

SW-17-28-04-W05M



## **FINANCIAL SERVICES**

**TO:** Council

**DATE:** April 9, 2019 **DIVISION:** All

**FILE:** N/A

**SUBJECT:** 2019 Budget Adjustment – Special Initiatives

### **<sup>1</sup>POLICY DIRECTION:**

Section 242 of the *Municipal Government Act* prescribes that Council must adopt a budget for each calendar year. Once the base budget is approved by Council, all subsequent adjustments are considered and approved by Council.

### **EXECUTIVE SUMMARY:**

The purpose of this report is to seek direction from Council on the proposed special initiatives funded by the current operating budget excess in the amount of \$1,484,800. As part of the yearly budget process, Council and Administration have identified a number of adjustments to be incorporated into the 2019 Operating and Capital budget. These adjustments (Attachment “A”) are comprised of special initiatives that are intended to enhance or maintain current County service delivery levels.

### **BACKGROUND:**

The 2019 Operating and Capital base budget was approved on December 12, 2018. At that time the Operating budget included unallocated tax funding in the amount of \$2,393,700. Since that approval, Council has approved the following amounts to be included in the 2019 operating base budget as follows:

Opening unallocated tax funding (2019 Operating Base Budget)	\$2,393,700
<b><u>2019 Operating Budget Adjustments</u></b>	
1) Council remuneration and expense adjustment, February 12, 2019	\$ (136,200)
2) Re-organization adjustment, February 12, 2019	\$ (527,700)
3) Privacy and record coordinator positions, February 12, 2019	\$ (185,000)
4) Internet servicing study, February 26, 2019	\$ (60,000)
Subtotal	<u>\$ (908,900)</u>
Remaining unallocated funding	\$1,484,800

Special initiatives have been identified by Council and Administration that will maintain or enhance the delivery of services provided by Rocky View County. Attachment ‘A’ includes detailed descriptions of the proposed special initiatives for Councils consideration. In conjunction with the County’s tax rate bylaw approval process, any further excess amounts will be brought before Council in late April.

<sup>1</sup> **Administration Resources**  
 Barry Woods, Financial Services



**BUDGET IMPLICATION(S):**

All approved special initiatives will be funded by the current unallocated tax funding amount of \$1,484,800 or will be financed with debt.

**OPTIONS:**

Option #1      THAT the following motions be considered for approval by Council:

Special Initiatives – 2019 Operating Budget Adjustments – Property Tax Funded (Attachment ‘A’)

Motion #1:      THAT the increase in FCSS grants budget adjustment for \$71,200 be approved as presented in Attachment ‘A’.

Motion #2:      THAT the full time staff positions budget adjustment for \$1,063,800 be approved as presented in Attachment ‘A’.

Special Initiatives – 2019 Capital Budget Adjustments – Other Funding (Attachment ‘A’)

Motion #3:      THAT the water tender budget adjustment for \$530,000 be approved as presented in Attachment ‘A’ AND THAT Bylaw C-7877-2019 be given first reading.

Motion #4:      THAT the plow truck budget adjustment for \$380,000 be approved as presented in Attachment ‘A’ AND THAT Bylaw C-7878-2019 be given first reading.

Motion #5:      THAT the Township Road 252 Bridge Rehabilitation budget adjustment for \$400,000 be approved as presented in Attachment ‘A’ AND THAT Bylaw C-7879-2019 be given first reading.

Motion #6:      THAT the Range Road 263 Bridge Replacement budget adjustment for \$1,292,000 be approved as presented in Attachment ‘A’ AND THAT Bylaw C-7880-2019 be given first reading.

Motion #7:      THAT the Range Road 265 Bridge Replacement budget adjustment for \$666,000 be approved as presented in Attachment ‘A’ AND THAT Bylaw C-7881-2019 be given first reading.

Motion #8:      THAT the Township Road 274 Bridge Replacement budget adjustment for \$666,000 be approved as presented in Attachment ‘A’ AND THAT Bylaw C-7882-2019 be given first reading.

Option #2      THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Kent Robinson”

“Al Hoggan”

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Executive Director

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Chief Administrative Officer

**ATTACHMENTS:**

Attachment ‘A’ – Special Initiatives Details



## **2019 Special Initiatives**

The 2019 operating base budget currently has an unallocated excess amount available of \$1,484,800. This amount included a 3% tax increase and a 2.8% live assessment growth amount calculated in September 2018. Council and Administration have identified a number of initiatives that will maintain or enhance service delivery within Rocky View County. Council motions #1 & #2 are operational tax funded special initiatives. Council motions #3 - #14 are Capital initiatives that will be debt financed. With respect to the bridge initiatives grant funding opportunities will be explored for available funding and if successful, the debt component will be reduced proportionately. As of the date of this report there are no grant funding opportunities currently available. The total amount of all 8 special initiatives is \$5,069,000. Any unallocated funds after consideration of the budget adjustments will be brought forward and reviewed when Council considers the tax rate bylaws on April 30, 2019. Administration has provided descriptions of the 8 special initiatives for Councils review in Attachment 'A'.

### **2019 Operating Budget Adjustments – Tax Funded**

#### **Motion #1 – Increase in Family and Community Support Services Grants**

Expenditure - \$71,200

During the Council meeting of February 12, 2019 it was motioned by Deputy Reeve Schule to consider an increase to the currently approved, grants to organizations, budget amount of \$884,300 to \$955,500. It was determined that additional funding would support increased external funding applications.

#### **Motion #2 – Full Time Staff Positions**

Expenditure - \$1,063,800

Growth within the County has necessitated the request to add additional full time staff to the County's personnel. Staff will be hired in late spring to early summer which is reflected of the low expenditure amount. The following departments have requested either conversion of temporary staff to full time or the hiring of a new full time permanent staff. This will support increased service delivery or enhanced customer service for the residents of Rocky View County.

- 1) Planning Services – new position – Municipal Engineer
- 2) Fire Services – new positions – Balzac, Bearspaw and Springbank Fire Station Staffing
- 3) Fleet Services – new position – Automotive Mechanic Apprentice
- 4) Financial Services – new position – Financial Planner
- 5) Municipal Clerks Office – new position – Policy Coordinator
- 6) Transportation Services – conversion of temporary to full time - Administration Support
- 7) Transportation Services – new positions – 2 Equipment Operators
- 8) Capital Project Management - new position – Engineering Technologist

**2019 Capital Budget Adjustments – Other Funding**

The repair or replacement of capital infrastructure will avoid long term costs in the future and allow uninterrupted service delivery. Capital budget adjustments represent initiatives that can be significant in terms of capital outlay and these initiatives will qualify as a Tangible Capital Asset under policy xxx. Administration has identified the following capital initiatives and is proposing to borrow long term funding from Alberta Capital Finance Authority to finance the purchase or construction of these capital projects. Administration will explore alternative funding options through various levels of Government granting agencies and if successful will reduce the amount of debt funding proportionately. As this is a long term borrowing it is required to be advertised for two consecutive weeks prior to second and third readings.

**Motion #3 – Water Tender**

Expenditure - \$530,000

The purchase of new tender will improve our capacity to deliver fire services across Rocky View County. At this time when one of the seven (7) water tenders are taken out of service for maintenance the rural unserved response area is left without coverage.

The new tender will support our existing fleet during major events and provide depth and reliability as we re-allocate existing fire apparatus. A new Tender will allow us to transfer existing fire apparatus into other stations and roles to better utilize existing fleet assets, and improve overall firefighting capabilities. The impact on Fleet Services will be lower, as the newer equipment located in the active station will require less maintenance and repair. This replacement also supports the volunteer Secondary Response Group Program.

The capital component of the purchase of this equipment is \$520,000 which would be financed by debt and \$10,000 operating expense which would be financed by tax.

**Motion #4 – Plow Truck**

Expenditure - \$380,000

Since 2007, Rocky View's hard-surfaced road network has grown by 22% from 1510 lane-kms to 1842 lane-kms as of the end of 2017. This is in spite of the Calgary, Airdrie, Chestermere and Crossfield annexations. In that time, the fleet of plow trucks has increased by just one unit, in 2012. This has put a strain on both Roads Maintenance and Fleet to meet the required level of service defined in Policy 405. Frequent breakdowns of existing units during storm events has required trucks to cover multiple routes, resulting in a decreased level of service and the inability to meet Policy 405. Contractual assistance is available predominantly in the form of motor graders and loaders. Tandem axle Plow trucks are not a commodity deployed by Contractors/ Landscapers due to the high cost, low payback. During the winter of 2017/2018 roads Maintenance was able to secure only one contract plow truck on a limited basis when available.

Exacerbating the situation is the burgeoning commercial and industrial truck traffic in the Balzac, Wagon Wheel, High Plains, Conrich and Frontier industrial parks. Since the last addition to the fleet, the Balzac Industrial Area alone has seen a 30% increase in lane-kms requiring service under policy 405. The Industrial/Commercial service level expectations are significantly higher than country residential in order to accommodate their 24/7

operations. In addition, the increased urbanization of Langdon and FAC's of Harmony and Watermark, have triggered the requirement for shorter, more maneuverable plow trucks unique to urban settings. The current fleet consists of just one of these units which is dedicated to Langdon with no additional capacity.

The capital component of the purchase of this equipment is \$360,000 which would be financed by debt and \$20,000 operating expense which would be financed by tax.

#### **Motion #5 – Township Road 252 Bridge Rehabilitation (Division 1)**

Expenditure - \$400,000

Continued deterioration of the timber strip deck and sub deck and instability in the east abutment of bridge structure identified as Bridge File # 01018 was discovered during a routine inspection in July 2015. The structure is a 53.3 m long through truss single span bridge on a treated timber and steel substructure and carries Township Road 252 north of Hwy 1 over Jumping Pound Creek near Cochrane. The structure was constructed in 1937 and sees a significant amount of heavy truck traffic from Shell Canada's Jumping Pound Complex located immediately northwest of the structure. The estimated replacement year for the structure is 2025 however the replacement year can be pushed back an estimated 5 to 10 years by completing the following rehabilitation/repair work to ensure public safety and the efficient movement of County traffic: complete strip deck and sub deck replacement; repairs to east abutment (i.e. excavate abutment, jack and reset the bearings, construct new bearing clusters, install stiffeners under the bearings, replace cabling system at the horizontal steel strut, and rebuild the back wall); and core timber components of both abutments to confirm if any additional timber needs to be replaced.

The rehabilitation/repair work at an estimated cost of approximately \$ 400,000 will mitigate a known public safety risk and will maintain the integrity of the County's transportation network. The County is applying for funding from the Provincial Government through the Strategic Transportation Infrastructure Program (STIP) – Local Road Bridges (LRB) cost sharing funding program. However, the status of the application's approval and dollar value of any approved funding will not be known until early 2019 and as such is not available at the time of preparing this Business Case. The contribution breakdown for the STIP-LRB program is 75 per cent provincial and 25 per cent municipal funding. Should the County be successful with its application and receive cost sharing funding from the Provincial Government, the funding will be applied to this bridge file rehabilitation/repair work being undertaken by the County.

#### **Motion #6 – Range Road 263 Bridge Replacement (Division 6)**

Expenditure - \$1,292,000

Deterioration of the 3-span (6.1 m – 6.1 m – 6.1 m) concrete and timber bridge structure identified as Bridge File # 06860 carrying Range Road 263 north of Hwy 9 over Crossfield Creek near Irricana was discovered during a routine inspection in October 2016. The structure was constructed in 1960 and is nearing its 60 year lifespan and needs to be replaced to ensure public safety and the efficient movement of County traffic. The replacement of the structure at an estimated cost of approximately \$ 1,292,000 will mitigate a known public safety risk and will maintain the integrity of the County's transportation network.

At the time of preparing this Business Case, it is assumed the replacement structure will be a 2-span (10 m – 10 m) Type SLW-510 concrete girder bridge and this will need to be confirmed during detailed design. The County is applying for funding from the Provincial Government through the Strategic Transportation Infrastructure Program (STIP) – Local Road Bridges (LRB) cost sharing funding program. However, the status of the application's approval and dollar value of any approved funding will not be known until early 2019 and as such is not available at the time of preparing this Business Case. The contribution breakdown for the STIP-LRB program is 75 per cent provincial and 25 per cent municipal funding. Should the County be successful with its application and receive cost sharing funding from the Provincial Government, the funding will be applied to this bridge file replacement project being undertaken by the County.

#### **Motion #7 – Range Road 265 Bridge Replacement (Division 6)**

Expenditure - \$666,000

Deterioration of the culvert bridge structure identified as Bridge File # 80553 carrying Range Road 265 south of Township Road 264 over Western Irrigation District's (WID) Canal 'C' near Keoma was discovered during a routine inspection in May 2017. The structure consists of twin 1829 mm diameter culverts that were installed in the mid 1960's and have now reached their 50 year lifespan and need to be replaced to ensure public safety and the efficient movement of County traffic. The replacement of the structure at an estimated cost of approximately \$666,000 will mitigate a known public safety risk and will maintain the integrity of the County's transportation network and WID's canal irrigation network.

At the time of preparing this Business Case, it is assumed the replacement structure will be two 2400 mm diameter corrugated steel pipe (CSP) culverts and this will need to be confirmed during detailed design. The County is applying for funding from the Provincial Government through the Strategic Transportation Infrastructure Program (STIP) – Local Road Bridges (LRB) cost sharing funding program. However, the status of the application's approval and dollar value of any approved funding will not be known until early 2019 and as such is not available at the time of preparing this Business Case. The contribution breakdown for the STIP-LRB program is 75 per cent provincial and 25 per cent municipal funding. Should the County be successful with its application and receive cost sharing funding from the Provincial Government, the funding will be applied to this bridge file replacement project being undertaken by the County.

#### **Motion #8 – Township Road 274 Bridge Replacement (Division 6)**

Expenditure - \$666,000

Deterioration of the culvert bridge structure identified as Bridge File # 76721 carrying Township Road 274 east of Range Road 282 over watercourse tributary of Crossfield Creek near Airdrie was discovered during a routine inspection in March 2016. The structure consists of a single 1829 mm diameter culvert that was installed in 1967 and has now reached its 50 year lifespan and needs to be replaced to ensure public safety and the efficient movement of County traffic. The replacement of the structure at an estimated cost of approximately \$ 666,000 will mitigate a known public safety risk and will maintain the integrity of the County's transportation network.

At the time of preparing this Business Case, it is assumed the replacement structure will be two 2400 mm diameter corrugated steel pipe (CSP) culverts and this will need to be confirmed during detailed design. The County is applying for funding from the Provincial Government through the Strategic Transportation Infrastructure Program (STIP) – Local Road Bridges (LRB) cost sharing funding program. However, the status of the application's approval and dollar value of any approved funding will not be known until early 2019 and as such is not available at the time of preparing this Business Case. The contribution breakdown for the STIP-LRB program is 75 per cent provincial and 25 per cent municipal funding. Should the County be successful with its application and receive cost sharing funding from the Provincial Government, the funding will be applied to this bridge file replacement project being undertaken by the County.



## BYLAW C-7877-2019

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 520,000 for the purpose of purchasing a new water tender.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the purchase of a new water tender.

**WHEREAS** plans and specifications have been prepared and the total cost of the asset is estimated to be \$520,000 and the following contributions will be applied to the purchase:

Debenture Bylaw No. C-7877-2019	<u>\$ 520,000</u>
Total Cost	\$ 520,000

**WHEREAS** in order to purchase the new water tender it will be necessary for the County to borrow the sum of \$520,000, for a period not to exceed 15 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the asset financed under this bylaw is equal to, or in excess of 15 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2017 is \$54,681,047 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the purchase have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Water Tender Purchase Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 520,000 for the purpose of purchasing a new water tender.
- 3 That for the purpose of purchasing a new water tender a sum not exceeding Five Hundred and Twenty Thousand (\$520,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$520,000 is to be paid by the County at large.





## BYLAW C-7878-2019

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 360,000 for the purpose of purchasing a new plow truck.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the purchase of a new plow truck.

**WHEREAS** plans and specifications have been prepared and the total cost of the asset is estimated to be \$360,000 and the following contributions will be applied to the purchase:

Debenture Bylaw No. C-7878-2019	<u>\$ 360,000</u>
Total Cost	\$ 360,000

**WHEREAS** in order to purchase the new plow truck it will be necessary for the County to borrow the sum of \$360,000, for a period not to exceed 10 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the asset financed under this bylaw is equal to, or in excess of 10 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2017 is \$54,681,047 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the purchase have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Plow Truck Purchase Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 360,000 for the purpose of purchasing a new plow truck.
- 3 That for the purpose of purchasing a new plow truck a sum not exceeding Three Hundred and Sixty Thousand (\$360,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$360,000 is to be paid by the County at large.



- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the Chief Administrative Officer (CAO).
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7878-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 9th day of April , 2019

READ A SECOND TIME IN COUNCIL this day of , 2019

*UNANIMOUS PERMISSION FOR THIRD READING* day of , 2019

READ A THIRD TIME IN COUNCIL this day of , 2019

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO or Designate

\_\_\_\_\_  
Date Bylaw Signed



## BYLAW C-7879-2019

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 400,000 for the purpose of funding the rehabilitation of Township Road 252 Bridge.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the rehabilitation of Township Road 252 Bridge.

**WHEREAS** plans and specifications have been prepared and the total cost of the project is estimated to be \$400,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7879-2019	<u>\$ 400,000</u>
Total Cost	\$ 400,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$400,000, for a period not to exceed 25 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 25 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2017 is \$54,681,047 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Township Road 252 Bridge Rehabilitation Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 400,000 for the purpose of funding the rehabilitation of Township Road 252 Bridge.
- 3 That for the purpose of funding the rehabilitation of Township Road 252 Bridge a sum not exceeding Four Hundred Thousand (\$400,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$400,000 is to be paid by the County at large.

- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the Chief Administrative Officer (CAO).
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7879-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 9th day of April , 2019

READ A SECOND TIME IN COUNCIL this day of , 2019

*UNANIMOUS PERMISSION FOR THIRD READING* day of , 2019

READ A THIRD TIME IN COUNCIL this day of , 2019

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO or Designate

\_\_\_\_\_  
Date Bylaw Signed



## BYLAW C-7880-2019

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 1,292,000 for the purpose of funding the replacement of Range Road 263 Bridge.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the replacement of Range Road 263 Bridge.

**WHEREAS** plans and specifications have been prepared and the total cost of the project is estimated to be \$1,292,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7880-2019	<u>\$ 1,292,000</u>
Total Cost	\$ 1,292,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$1,292,000, for a period not to exceed 25 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 25 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2017 is \$54,681,047 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Range Road 263 Bridge Replacement Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 1,292,000 for the purpose of funding the replacement of Range Road 263 Bridge.
- 3 That for the purpose of funding the replacement of Range Road 263 Bridge a sum not Exceeding One Million Two Hundred and Ninety Two Thousand (\$1,292,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$1,292,000 is to be paid by the County at large.

- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the Chief Administrative Officer (CAO).
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7880-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this	9th	day of	April	, 20 <u>19</u>
READ A SECOND TIME IN COUNCIL this		day of		, 20 <u>19</u>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>		day of		, 20 <u>19</u>
READ A THIRD TIME IN COUNCIL this		day of		, 20 <u>19</u>

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 Reeve

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 CAO or Designate

---

 Date Bylaw Signed



## BYLAW C-7881-2019

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 666,000 for the purpose of funding the replacement of Range Road 265 Bridge.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the replacement of Range Road 265 Bridge.

**WHEREAS** plans and specifications have been prepared and the total cost of the project is estimated to be \$666,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7881-2019	<u>\$ 666,000</u>
Total Cost	\$ 666,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$666,000, for a period not to exceed 25 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 25 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2017 is \$54,681,047 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Range Road 265 Bridge Replacement Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 666,000 for the purpose of funding the replacement of Range Road 265 Bridge.
- 3 That for the purpose of funding the replacement of Range Road 265 Bridge a sum not Exceeding Six Hundred and Sixty Six Thousand (\$666,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$666,000 is to be paid by the County at large.

- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the Chief Administrative Officer (CAO).
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7881-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this	9th	day of	April	, 20 <u>19</u>
READ A SECOND TIME IN COUNCIL this		day of		, 20 <u>19</u>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>		day of		, 20 <u>19</u>
READ A THIRD TIME IN COUNCIL this		day of		, 20 <u>19</u>

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 Reeve

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 CAO or Designate

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 Date Bylaw Signed



## BYLAW C-7882-2019

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 666,000 for the purpose of funding the replacement of Township Road 274 Bridge.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the replacement of Township Road 274 Bridge.

**WHEREAS** plans and specifications have been prepared and the total cost of the project is estimated to be \$666,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7882-2019	<u>\$ 666,000</u>
Total Cost	\$ 666,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$666,000, for a period not to exceed 25 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 25 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2017 is \$54,681,047 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Township Road 274 Bridge Replacement Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 666,000 for the purpose of funding the replacement of Township Road 274 Bridge.
- 3 That for the purpose of funding the replacement of Township Road 274 Bridge a sum not Exceeding Six Hundred and Sixty Six Thousand (\$666,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$666,000 is to be paid by the County at large.



- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the Chief Administrative Officer (CAO).
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7882-2019 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this	9th	day of	April	, 20 <u>19</u>
READ A SECOND TIME IN COUNCIL this		day of		, 20 <u>19</u>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>		day of		, 20 <u>19</u>
READ A THIRD TIME IN COUNCIL this		day of		, 20 <u>19</u>

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 Reeve

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 CAO or Designate

---

 Date Bylaw Signed



## FINANCIAL SERVICES

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**TO:** Council

**DATE:** April 9, 2019 **DIVISION:** All

**FILE:** 2020-250

**SUBJECT:** 2019 Tax Recovery Sale Properties – Reserve Bids

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### <sup>1</sup>POLICY DIRECTION:

Under the *Municipal Government Act* Section 419, Council must set for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel of land.

### EXECUTIVE SUMMARY:

Rocky View County's 2019 tax sale date is scheduled for 2:00 p.m. on April 26, 2019, for properties with taxes that are three years in arrears. Attached are the reserve bids (market values) established by Rocky View County Assessment Services. Supplementary information for each of the properties currently subject to the tax recovery proceedings will be disclosed at the time of sale.

### BACKGROUND:

Tax notices are mailed out annually to all rate payers. If taxes are not paid by the due date an annual letter for the outstanding balance is mailed out for the current year taxes. Once the taxes are in arrears for more than one year the tax recovery process for tax notification registration begins. A letter is mailed out at the beginning of the year as notification of the arrears balance to be paid to avoid the registration of the tax notification on title. Correspondence is again sent out for all properties with non-payment once the Notification has been registered. The following year any properties that still have a tax notification registered on title has another letter mailed out to advise them of the public auction, deadline and necessary payments needed.

In accordance with Sections 420 and 425 of the *Municipal Government Act*, the County is entitled to the right of possession and the right to dispose of a parcel of land if it is not sold at the public auction. In conjunction with these requirements, Section 419 of the *Municipal Government Act* states that Council must for each parcel of land to be offered for sale at public auction set a reserve bid that is as close as reasonably possible to the market value of the parcel.

On January 22, 2019 Council had approved the terms and conditions, date and time of the tax sale as part of Section 419 of the *Municipal Government Act*. Rocky View County's 2019 tax sale date is scheduled for 2:00 p.m. on April 26, 2019, for properties with taxes that are three years in arrears. Attached are the reserve bids (market values) established by Rocky View County Assessment Services. Supplementary information for each of the properties currently subject to the tax recovery proceedings will be disclosed at the time of sale.

The Manager Financial Services will serve as the auctioneer and one of the department's tax representatives will serve as the recording secretary for this tax sale. The Manager of Assessment

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<sup>1</sup> **Administration Resources**  
Barry Wood, Financial Services



Services or his designate will also be in attendance to provide supplementary information for each parcel for sale. This tax sale will only proceed if the outstanding tax arrears as of December 31, 2018 remain unpaid as of 2:00 p.m. on April 26, 2019.

**BUDGET IMPLICATION(S):**

The revenue that would be recognized is a 5% Administration fee for each property sold.

**OPTIONS:**

- Option #1                      THAT the reserve bids for the 2019 tax recovery sale be approved as per Attachment 'A'.
- Option #2                      THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Kent Robinson"

"Al Hoggan"

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Executive Director of Corporate Services

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Chief Administrative Officer

BW/aw

**ATTACHMENTS:**

Attachment 'A' – Reserve Bids

**2019 Tax Recovery Reserve Bids - Attachment 'A'**

<b>Legal</b>	<b>Acres</b>	<b>Reserve Bids</b>	<b>Division</b>
		<b>as of March 27, 2019</b>	
Plan 0311183 Blk 1 Lot 9 SE 23-23-27-04	.27	\$370,000.00	4
Plan 1512009 Blk 1 Lot 4 SE 16-23-05-05	4.86	\$380,000.00	1
Plan 1312804 Unit 5 SE 06-24-28-04	.04	\$325,000.00	5
Plan 0210496 Blk 1 Lot 16 SE 32-24-28-04	2.44	\$1,800,000.00	5
Plan 9810245 Unit 17 SE 06-24-02-05	2.11	\$2,300,000.00	3
Plan 0010214 Unit 150 NE 01-24-03-05	.22	\$1,200,000.00	3
Plan 0514055 Blk 1 Lot 23 SE 23-24-03-05	2.03	\$500,000.00	2
Plan 9511836 Blk 2 Lot 53 NE 16-25-03-05	2.03	\$380,000.00	2
Plan 9011726 Blk 3 Lot 3 SE 35-25-03-05	4.00	\$890,000.00	8
Plan 9310176 Blk 9 Lot 7 NE 15-26-03-05	4.00	\$800,000.00	9
Plan 0810165 Unit 183 NE 27-26-04-05	.26	\$725,000.00	9
SW 35-27-26-04 Lying S of IRR 457	.70	\$1,000.00	6
Plan 9711805 Lot 1 SE 03-27-28-04	4.00	\$430,000.00	6
Plan 0815417 Blk 1 Lot 7 SE 02-27-02-05	5.30	\$1,600,000.00	7
NW 31-27-03-05 Exc Rd PI 2239 JK & Sub'n PI96	149.63	\$1,000,000.00	9
SW 06-28-28-04 East 225m of N 175m East 200m	18.38	\$500,000.00	6



## **COMMUNITY & BUSINESS CONNECTIONS**

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**TO:** Council

**DATE:** April 9, 2019 **DIVISION:** All

**FILE:** N/A

**SUBJECT:** Priority Setting for Canada Post Municipal Address Changes

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### **<sup>1</sup>POLICY DIRECTION:**

On January 22, 2019, Council directed Administration to advise Canada Post that it is Council's desire that all Rocky View County mailing addresses be replaced with municipal addresses and that priority is given to addresses outside of designated hamlet areas. Canada Post has responded with two options and direction is required as to which option Council wishes for Administration to proceed with.

### **EXECUTIVE SUMMARY:**

Canada Post representatives have responded to the County's request to make proper municipal addressing a priority. Canada Post is intending to make this change to all Canadian municipalities, and has many competing demands for this service.

Canada Post has offered to make one municipal address change project a priority in the County:

- A) Convert Rural Route addresses to municipal addresses (Cochrane RR 1 & 2; RR 6 & 7 in the County's east; and a few similar smaller Rural Route addresses scattered throughout the County).

OR

- B) Correct existing municipal addresses that list the wrong municipality (about 4,000 County properties located near other municipalities incorrectly include those other municipalities in their address).

### **BACKGROUND:**

At its January 22, 2019 meeting, Council passed the following resolution:

That Rocky View County Council advise Canada Post that it is desirous that all mailing addresses within Rocky View County be replaced with municipal addresses;

AND THAT Canada Post gives priority to replacing mailing addresses of all Rocky View County Residents outside of designated hamlet areas;

AND THAT this resolution be sent to the Honourable Martin Shields, Member of Parliament for Bow River, the Honourable Blake Richards, Member of Parliament for Banff-Airdrie, and the Honourable John Barlow, Member of Parliament for Foothills.

### **DISCUSSION:**

Moving to proper municipal addressing may address issues that some rural residents face, including postal delays, first responders not finding locations, e-commerce complaints, problems accessing municipal services, and more.

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<sup>1</sup>**Administrative Resources**

Grant Kaiser, Executive Director



Administration is seeking Council's direction on where the implementation of municipal addresses will have the biggest impact.

Note that there is some public confusion about this Council initiative and other work that Canada Post is undertaking. Rocky View County Council's request applies exclusively to changing postal addresses to municipal addresses. Canada Post is currently restructuring rural mail delivery, which may include moving mail boxes and installing community mail boxes for some residents. These moves have not always been smoothly implemented. This Canada Post work is part of a separate national initiative. It is not tied to Council's request, and not something under the County's control or influence.

**BUDGET:**

There are no budget implications.

**OPTIONS:**

- |           |   |
|-----------|---|
| Option #1 | THAT Administration is directed to inform Canada Post that converting Rural Route addresses to municipal addresses is a priority.         |
| Option #2 | THAT Administration is directed to inform Canada Post that replacing incorrect municipality references on County addresses is a priority. |
| Option #3 | THAT alternative direction be provided.   |

Respectfully submitted,

"Grant Kaiser"

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Executive Director

Concurrence,

"Al Hoggan"

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Chief Administrative Officer

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## **PLANNING & DEVELOPMENT**

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**TO:** Council  
**DATE:** April 9, 2019 **DIVISION:** 6  
**FILE:** N/A **APPLICATION:** N/A  
**SUBJECT:** Subdivision Fee Waiver Request - Village of Beiseker Airport

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### **<sup>1</sup>POLICY DIRECTION:**

In accordance with the *Municipal Government Act*, Council is the approving authority for the County's budget and for adjustments to the budget. The Master Rates Bylaw determines the fees associated with planning and development proposals.

### **EXECUTIVE SUMMARY:**

The Village of Beiseker intends to subdivide the Beiseker Airport in order to facilitate the sale of individual hangars to private entities and has submitted a request that Council consider waiving the fees associated with a future subdivision application.

### **BACKGROUND:**

The lands in question concern the Beiseker Airport, located to the northeast of the intersection of Range Road 254 and Highway 9. The airport is owned and operated by the Village of Beiseker; however, the lands are located within Rocky View County. As such, the Village has raised concerns regarding tax revenue and the fiscal impact of their involvement in the ongoing operation of the airport lands.

The Village has decided that sale of the airport is in their best interest; however, the current configuration of the site has presented challenges in that regard. The lands are currently owned wholly by the Village, with smaller individual hangars leased by private entities. The Village aims to subdivide the hangars as individual parcels in order to facilitate their future sale.

The letter submitted by the Village of Beiseker requests the waiver of fees associated with the subdivision application. As these fees are required through the Council-approved Master Rates Bylaw, Administration is not permitted to waive them without prior Council approval. The fees would be approximately \$18,315.00.

Additionally, the letter identifies the Transportation Offsite Levy and Municipal Reserve Dedication as two potential future costs associated with the subdivision. These items are subject to considerations within the *Municipal Government Act* and the associated *Subdivision & Development Regulations*, and as such, Council cannot pre-emptively determine the conditions to be imposed by the Subdivision Authority. However, as this application is required to be decided with Council acting as the Subdivision Authority, the opportunity to address these matters would be available at a future date.

### **BUDGET IMPLICATIONS:**

Council approved the 2019 Base Budget on December 11, 2018. Approval of this request would result in Administrative resources, postage, and other costs associated with the subdivision application to be borne by the County's 2019 Operational budget.

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<sup>1</sup> **Administration Resources**  
Dominic Kazmierczak, Planning & Development

**OPTIONS:**

- Option #1: THAT application fees associated with the subdivision of the Village of Beiseker Airport, approximately \$18,315.00 in value, be WAIVED.
- Option #2: THAT application fees associated with the subdivision of the Village of Beiseker Airport, approximately \$18,315.00 in value, be REQUIRED.
- Option #3: THAT alternate direction be provided.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

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Executive Director  
Community Development Services

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Chief Administrative Officer

DK/rp

**APPENDICES:**

APPENDIX ‘A’: Village of Beiseker Request Letter



**VILLAGE OF BEISEKER**  
OFFICE OF MAYOR AND MUNICIPAL ADMINISTRATORP.O. Box 349 • Beiseker, Alberta T0M 0G0  
Tel. (403) 947-3774 • Fax (403) 947-2148email: beiseker@beiseker.com  
www.beiseker.com

March 25, 2019

262075 Rocky View Point  
Rocky View County, AB T4A 0X2Attention: Al Hoggan, CAORE: REQUEST FOR WAIVER OF COSTS – SUBDIVISION BEISEKER AIRPORT

Dear Mr. Hoggan;

The Village of Beiseker is respectfully requesting a waiver of fees and associated levies/reserves that would be related to the subdivision application that Beiseker intends to submit to Rocky View County. This subdivision application would result in the registration of lots at the airport lands (W ½ Sec. 16-28-25-W4M) with Alberta Land Titles.

Estimation of costs: Subdivision fees including engineering \$18,315.00

According to your planning department, the Transportation Off-Site Levy does not technically apply to institutional lands, however, we are requesting that you defer the levy at this time as we are not expecting much new development on this property, but rather a continuation of an existing use. Since the levy can only be applied once, we are suggesting that it be imposed if and when future development that would generate traffic is proposed.

RVC Planning also suggested that the municipal reserve be deferred for future development based on the same rationale as above.

Please provide this request to Rocky View Council at your earliest convenience. A representative from the Village of Beiseker will be happy to attend if you feel that would be helpful/necessary.

The registration of the leased lots at the airport will provide the Village of Beiseker to proceed with decisions regarding the future of the airport which may include the continuation of the lease operation or the possibility of the sale of individual lots or the airport as a whole. Regardless of the outcome, since the lands are in your jurisdiction, the result of the subdivision will provide an opportunity for more property tax revenue for Rocky View County.

Yours truly,  
  
Warren Wise  
Mayor, Village of Beiseker



## PLANNING & DEVELOPMENT

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**TO:** Subdivision Authority  
**DATE:** April 9, 2019  
**FILE:** 06606037  
**SUBJECT:** Subdivision Item – Single Residential Lot, Residential Two District

**DIVISION:** 8  
**APPLICATION:** PL20180101

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### <sup>1</sup>POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and the policies found within the Bears paw Area Structure Plan (ASP), and was found to be non-compliant:

- In conflict with Policy 8.1.23 of the Bears paw ASP and Section 409 of the County Servicing Standards, the application proposes individual panhandle widths of approximately 7.5 metres wide for each lot. This is below the minimum panhandle width requirement of 12 metres.

### EXECUTIVE SUMMARY:

The purpose of this application is to create a ±1.77 hectare (±4.36 acre) parcel with a ±2.24 hectare (5.54 acre) remainder.

The lands contain an existing dwelling and accessory buildings located towards the northern property boundary. The dwelling is serviced by a water well and private sewage treatment system. The parcel is currently accessed through a 200 metre long panhandle connecting with Rolling Acres Drive to the north.

The Applicants propose that both lots (Lots 1 and 2) would use the existing 15 metre wide panhandle, with each lot proposing separate 7.5 metre wide panhandles; however, both lots would continue to use the existing paved approach and driveway, and access would be provided through mutual access easements and right-of-way plans registered on each title.

As the Rocky View Water Co-op distribution system exists immediately north of the parcel on Rolling Acres Drive, conditions of subdivision approval would require both lots to tie in to those potable water services.

With respect to waste water, the Applicant proposes to service the proposed new lot with a private sewage treatment system (PSTS); a Level 3 PSTS Assessment was submitted to demonstrate that the lot can accommodate a PSTS. A Storm Water Management Report was also submitted by the Applicant demonstrating that the development can prevent an increase in storm water run-off through installation of LID measures such as rain gardens and absorbent landscaping. Conditions of subdivision approval would require the Applicants to enter into a Site Improvements Services Agreement to ensure the future lot owner implements the necessary onsite LID measures.

The Transportation Off-Site Levy and Municipal Reserves are outstanding for the parcel, the payment of which are included in the conditions of subdivision approval.

Administration determined that the application does not meet policy.

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<sup>1</sup> Administration Resources

Dominic Kazmierczak & Gurbir Nijjar, Planning & Development



<b>PROPOSAL:</b> To create a ±1.77 hectare (±4.36 acre) parcel with a ±2.24 hectare (5.54 acre) remainder.	<b>GENERAL LOCATION:</b> Located in Bearspaw, immediately south of Rolling Acres Drive and approximately 200 metres east of Bearspaw Road.
<b>LEGAL DESCRIPTION:</b> Lot 2, Block A, Plan 8610401, SW-06-26-02-W05M.	<b>GROSS AREA:</b> ±4.01 hectares (±9.91 acres)
<b>APPLICANTS:</b> Horizon Land Surveys (Lei Wang) <b>OWNERS:</b> Jia Zhiyong and Yang Song	<b>RESERVE STATUS:</b> Municipal Reserves outstanding for the parcel and recommended to be provided by cash in lieu.
<b>LAND USE DESIGNATION:</b> Residential Two District	<b>LEVIES INFORMATION:</b> Transportation Off-Site Levy is applicable for the gross acreage of the parcel.
<b>DATE SUBDIVISION APPLICATION DEEMED COMPLETE:</b> August 22, 2018	<b>APPEAL BOARD:</b> Municipal Government Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Level 1 Variation PSTS Model Process Assessment (November 23, 2018).</li> <li>Level 3 PSTS Model Process Assessment (Western Water Resources Inc., August 7, 2018).</li> <li>Storm Water Management Report (Western Water Resources Inc. December 12, 2018).</li> <li>Appraisal Report (RDS Appraisal Group, September 12, 2018).</li> </ul>	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>Bearspaw Area Structure Plan (Bylaw C-4129-93)</li> <li>County Plan (Bylaw C-7280-2013)</li> </ul>

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 203 adjacent landowners, and no letters of support or opposition were received in response. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'B'.

#### **HISTORY:**

**November 8, 1986** Subdivision Plan 8610401 was registered at Land Titles creating the subject ±4.01 hectare (±9.91 acre) from a ±7.90 hectare (19.52 acre) parcel (Application 85-RV-17).

#### **TECHNICAL CONSIDERATIONS:**

This application was evaluated in accordance with the matters listed in Section 7 of the Subdivision and Development Regulation, which are as follows:

##### **a) The site's topography**

The subject land consists of ±4.01 hectares (±9.91 acres) of gently sloping terrain, and its topography does not provide any limitations with respect to developability of the proposed lots. A wetland (marsh) is located on the eastern portion of the parcel and would straddle the



subdivision boundary line of Lots 1 and 2. Any alterations to the wetland would require approval from Alberta Environment.

Conditions: None

b) The site's soil characteristics

The site contains Class 4 and 5 soils with severe to very severe limitations to crop production due to topography and drainage. As the application proposes residential development, agricultural soil conditions are irrelevant to the consideration of this subdivision.

Conditions: None

c) Storm Water collection and disposal

The Applicants have submitted a Storm Water Management Report; it does not anticipate that the subdivision would have a significant impact on storm water release rates or volumes. However, to ensure that the development meets pre-development discharge conditions, the report recommends the use of LID measures such as rain gardens and absorbent landscaping. These would be constructed at the low point of each lot, anticipated to be towards their western property lines. A condition has been included requiring the Applicants to enter into a Site Improvements Services Agreement to ensure construction of the appropriate LID measures in accordance with the Storm Water Management Report.

Condition: 6

d) Any potential for flooding, subsidence or erosion of the land

The lands are not located in the vicinity of a major water body or significant drainage course.

Additionally, as the site has not been identified as an area of concern in accordance with Alberta Environment's Flood Hazard Map, there is no concern with regard to flooding from offsite sources.

Conditions: None

e) Accessibility to a road

The parcel is currently accessed from Rolling Acres Drive through an existing paved approach located on the northern property line. It is proposed that both Lot 1 and Lot 2 would continue to use this approach that serves the existing dwelling. The approach would need to be upgraded to a mutual standard in accordance with the County Servicing Standards. An Access Easement Agreement would also be required to provide for mutual access via the approach and existing internal driveway.

The current 15 metre-wide panhandle would be split to provide a 7.5 metre-wide panhandle to each proposed lot (Lot 1 and Lot 2) and to ensure physical access to a public road. However, the proposed panhandle width is below the minimum width requirement for panhandles as set out within Policy 8.1.23 of the Bearspaw ASP (12 metres) and Section 409 of the County Servicing Standards (12.5 metres) and the proposal therefore conflicts with these documents.

If this subdivision application is approved, the Applicants would be required to enter into a Road Acquisition Agreement for a 15 metre-wide portion of the existing panhandle. This agreement would allow the County to acquire a portion of the land to create a new road allowance for construction of a public roadway along the western property boundary. The remaining 10 metre-wide portion could be secured when the parcel immediately west of the subject lands is subdivided.

Conditions: 2, 3 and 4



*Transportation Offsite Levy*

Payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 is required to be paid on both lots (Lots 1 and 2):

- Base Levy = \$4,595/acre. Acreage = 9.91 acres. Estimated TOL payment = (\$4,595 per acre x 9.91 acres) = \$45,536

Conditions: 8

f) Water supply, sewage and solid waste disposal

The Applicant proposes to retain the water well on Lot 1 to service the existing dwelling, and proposes a new well on Lot 2; however, due to the presence of Rocky View Water Co-op piped services immediately north of the parcel on Rolling Acres Drive, conditions of subdivision approval would require both lots to tie in to those services.

With respect to waste water, the Applicant demonstrated through submission of a Level 3 PSTS Assessment that the three vacant lots can each accommodate a PSTS. It is recommended that a condition be imposed on any subdivision approval requiring the Applicant to enter into a Development Agreement to implement the recommendations of the PSTS report.

In addition, a Deferred Services Agreement is recommended for all proposed lots, requiring the future owners to connect to municipal waste water and storm water services if they become available in future.

Conditions: 5, 6 and 7

g) The use of the land in the vicinity of the site

The subject lands are located within an established country residential area of the Bearspaw ASP, comprising a mix of Residential One and Residential Two District parcels. The subject quarter section contains a variety of lot sizes and has seen piecemeal subdivision of larger parcels, with many lots featuring panhandles.

To the west of the subject lands is a vacant 20 acre Residential Two District lot; smaller developed lots are located to the north, east, and south of the property. The Applicants' proposed creation of 4 to 5 acre lots would be consistent with the development pattern in the surrounding area and with that supported by the Bearspaw ASP.

Conditions: None

h) Other matters

Municipal Reserves for the parcel were previously deferred, in part, by Instrument Number 791083737 on Title 091194756 following the subdivision that created the subject ±4.01 hectare (±9.91 acre) lot. That instrument notes that a payment of cash-in-lieu of reserves was provided to the amount of 1% of the value of the lands. The remaining 9% portion of reserves is now due for the subject lands, and it is recommended that cash-in-lieu be taken in accordance with the appraisal report submitted with the application.

A land value appraisal was conducted by RDS Appraisal Group (File #189161, dated September 12, 2018). The appraisal placed the value of the lands at \$990,000 or \$99,899 per acre.

- Estimated Municipal Reserve payment = (\$99,899 x 0.891 acres) = \$89,010.

Condition: 10



## POLICY CONSIDERATIONS:

### Interim Growth Plan

The IGP provides guidance on land use, population and employment growth, and infrastructure planning related to matters of regional significance on an interim basis in the Calgary Metropolitan Region until such time as the *Growth Plan* is adopted by 2021.

This application was evaluated against the plan; however, the proposal does not appear to be regionally significant, and the scope of the proposal is not considered in the plan's policies.

### County Plan

Policy 5.8 of the County Plan supports the development of identified country residential communities, such as Bearspaw, in accordance with the relevant Area Structure Plan. Section 29 of the County Plan also sets out the technical requirements for planning applications. Assessment of these matters is set out within the Policy and Technical Considerations sections of this report.

With respect to the proposed access, Policy 16.13 states that subdivision applications should provide for development that provides direct access to a road, while avoiding the use of panhandles. It also states that subdivision should accommodate the removal and replacement of panhandles with an internal road network when additional residential development is proposed. On this point, proposed Condition 3, outlined in Appendix A of this report, would allow the County to secure land for the construction of an internal road if further subdivision proposals are brought forward for the subject lands or adjacent lands.

### Bearspaw Area Structure Plan

The subject lands are located within Development Priority Area 1 of the Bearspaw ASP designated for Country Residential uses. A minimum parcel size of 4 acres is specified within Policy 8.1.20 of the ASP for Country Residential subdivision, and the proposed lot sizes comply with this policy.

No conceptual scheme is required to support this subdivision proposal as the proposed lot sizes are larger than the 4 acre minimum threshold stated in Policies 8.1.20 and 8.1.21, and the lands are located within an area identified on Figure 3 of the ASP, where conceptual schemes are generally not required.

Policy 8.1.19 of the Bearspaw ASP outlines general considerations that should be assessed in the determination of subdivision applications. Many of these considerations are largely addressed in the preceding Technical Considerations section. With respect to clause (c) of the policy, with the area taken up by the existing wetland on the property discounted, the proposed size of Lot 2 would have sufficient developable area left to accommodate a residential dwelling, accessory buildings, and related infrastructure.

Clause (e) of the same policy states that consideration should be given to the subdivision design and its flexibility to accommodate future subdivision. The existing panhandle access and the presence of the wetland on the eastern portion of the property both limit the potential for further subdivision of the parcel. The proposal is therefore compliant with Policy 8.1.19 of the ASP.

Policy 8.1.22 of the ASP states that where a subdivision application proposes panhandle access, the County may consider this design element appropriate only where topographic conditions prevent other design solutions. Policy 8.1.23 further states that where panhandle access is considered appropriate, the minimum width of such panhandles should not be less than 12 metres.

As the existing parcel's only access is through a 15 metre-wide panhandle, there is no other access solution to facilitate further subdivision; however, the proposal would result in the panhandle width for each proposed lot being below the 12 metres required by Policy 8.1.23.



### Land Use Bylaw (C-4841-97)

The subject land is designated as Residential Two District, which allows for a minimum lot size of 1.60 hectares (3.95 acres). The proposed parcel sizes are in compliance with the Land Use Bylaw requirement.

### **CONCLUSION:**

Administration evaluated the application against statutory policy found within the Bearspaw ASP, and determined that:

- The application proposes individual panhandle widths of approximately 7.5 metres wide for each lot. This conflicts with Policy 8.1.23 of the Bearspaw ASP, which states that individual panhandle widths should not be less than 12 metres, and with Section 409 of the County Servicing Standards, which states panhandles shall be a minimum width of 12.5 metres.
- The application is otherwise consistent with the statutory provisions of the Bearspaw ASP;
- The lands hold the appropriate land use designation (Residential Two District) for the intended subdivision and parcel sizes; and
- All technical considerations are addressed in the conditions of approval.

### **OPTIONS:**

Option #1:      Motion #1      THAT Part A of Appendix A be amended to provide reasons for approval of the subdivision application.

                         Motion #2      THAT Subdivision Application PL20180101 be approved with the conditions noted in Appendix A.

Option #2:      THAT Subdivision Application PL20180101 be refused for the reasons cited within Administration's report.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

DK/rp

### **APPENDICES:**

APPENDIX 'A': Approval Conditions  
APPENDIX 'B': Application Referrals  
APPENDIX 'C': Map Set  
APPENDIX 'D': Landowner Letters



## APPENDIX A: APPROVAL CONDITIONS

- A. Should the Subdivision Authority wish to approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the Subdivision and Development Regulation. The following reasons are to be provided:
- 1.
  - 2.
  - 3.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions of approval:

### *Plan of Subdivision*

- 1) Subdivision to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

### *Accessibility to a Road*

- 2) The Owner shall provide an Access Easement Agreement to provide for mutual access to Lots 1 and 2, as per the approved Tentative Plan, which shall include:
  - a) Registration of the applicable access right of way plan;
  - b) Preparation and registration of respective easements on each title, where required.
- 3) The Owner shall upgrade the existing road approach to a mutual paved standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 and 2;

### *Road Acquisition Agreement*

- 4) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lots 1 and 2, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a) The provision of a road acquisition  $\pm 400$  metres in length and  $\pm 15$  metres in width ( $\pm 0.6$  hectares) along the western boundary of Lot 2, Block A, Plan 8610401, NE-32-26-04-W5M;
  - b) The purchase of land by the County for \$1.





### *Water Supply*

- 5) The Owner is to provide confirmation of the tie-in for connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lots 1 and 2, as shown on the Approved Tentative Plan. This includes providing the following information:
  - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for proposed Lots 1 and 2;
  - b) Documentation proving that water supply has been purchased for proposed Lots 1 and 2;
  - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.

### *Wastewater and Storm Water*

- 6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County for:
  - a) Construction of wastewater infrastructure in accordance with the recommendations of the submitted Level 3 PSTS Assessment, prepared by Western Water Resources Inc. on August 7, 2018.
  - b) Construction of storm water infrastructure in accordance with the recommendations of the submitted Storm Water Management Report prepared by Stormwater Solutions Inc. on September 19, 2018.

### *Deferred Services Agreement*

- 7) The Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for both proposed Lot(s) 1 and 2 denoted on the approved Tentative Plan, indicating:
  - a) Requirements for each future Lot Owner to connect to County wastewater and storm water systems at their cost when such services become available;
  - b) Requirements for decommissioning and reclamation once County servicing becomes available.

### *Payments and Levies*

- 8) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014. The County shall calculate the total amount owing:
  - a) from the gross acreage of Lots 1 and 2 as shown on the Plan of Survey.
- 9) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of three new Lots.

### *Municipal Reserves*

- 10) The provision of Reserve in the amount of nine percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by RDS Appraisal Group, file 189161, dated September 12, 2018 pursuant to Section 666(3) of the *Municipal Government Act*.



*Taxes*

- 11) All taxes owing, up to and including the year in which subdivision is to be registered, are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the Subdivision, the Planning Department is directed to present the Owner with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

**APPENDIX B: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i><b>School Authority</b></i>	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i><b>Province of Alberta</b></i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Health Services	No concerns.
<i><b>Public Utility</b></i>	
Rocky View Water Co-op	No response.
ATCO Gas	No response.
ATCO Pipelines	No response.
AltaLink	No response.
FortisAlberta	No concerns as not service territory.
Telus Communications	No response.
Direct Energy	No response.
TransAlta	No response.

<b>AGENCY</b>	<b>COMMENTS</b>
<i>Other External Agencies</i>	
EnCana Corporation	No response.
City of Calgary	No comments.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
Agricultural Service Board Farm Members and Agricultural Fieldman	No response.
Bearspaw-Glendale Recreation Board	The Board recommends taking Cash-in-Lieu for this subdivision.
<i>Internal Departments</i>	
Recreation, Parks & Community Services	This location has not been identified for future Municipal Reserve acquisition to support public park, open space, or development of an active transportation network inclusive of pathway or trail development. Further, additional subdivision of the lands subject to this application is not expected. The Municipal Lands office recommends taking cash in lieu for all applicable reserves owing affecting Lot 1 and Lot 2 identified within this subdivision application.
Fire Services & Emergency Management	Fire Services has no comments.
Planning & Development - Engineering	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li>• As a condition of subdivision, a Deferred Services Agreement (DSA) shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal wastewater and storm water services when they become available.</li> </ul>

AGENCY	COMMENTS
	<p><b>Geotechnical:</b></p> <ul style="list-style-type: none"><li>• Engineering has no requirements at this time.</li></ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"><li>• Access to the parcel is through a panhandle from Rolling Acres Drive.</li><li>• The existing approach from Rolling Acres Drive is approximately 5.3m in width, which does not meet the County Servicing Standards in terms of width for a mutual approach (7.0m width required). As a condition of subdivision, the applicant will be required to upgrade the existing approach to a paved mutual standard in accordance with the County Servicing Standards.</li><li>• As a condition of subdivision, a mutual (shared) access is to be used, the applicant shall provide an Access Easement Agreement to register on the title of each parcel.</li><li>• The site plan submitted with the application indicates that the panhandles are 7.6 meters in width (each), which does not meet the requirements of the County Servicing Standards (Section 409). Should the application be approved, as a condition of subdivision, the Applicant shall be required to enter into a Road Acquisition Agreement with the County for the future acquisition of the panhandle for road allowance;</li><li>• As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with Bylaw C-7354-2014 for 1.2 hectares (3.0 acres) on each of the ± 9.91 acre proposed parcels, as the applicant is proposing to subdivide a Residential Three District parcel.<ul style="list-style-type: none"><li>○ Base Levy: \$4,595 per acre</li><li>○ Estimated TOL payment: \$4,595 per acre x 9.91 acres = \$45,536.45.</li></ul></li></ul> <p><b>Sanitary/Wastewater:</b></p> <ul style="list-style-type: none"><li>• The applicant submitted a Level 3 PSTS Assessment (Western Water Resources Inc., August 07, 2018).<ul style="list-style-type: none"><li>○ The assessment was only completed for the proposed parcel and concludes that an LFH (At-grade Sewage Treatment and Dispersal System) or a Mounded Treatment System would be required to service the proposed subdivision. As a condition of subdivision, the applicant will be required to enter into a Site Improvements Services Agreement for the future installation of the LFH or mounded treatment system</li></ul></li></ul>

AGENCY	COMMENTS
Transportation Services	<ul style="list-style-type: none"><li>• The Applicant submitted a Level 1 Variation PSTS Model Process Assessment (Western Water Resources Inc., November 23, 2018).<ul style="list-style-type: none"><li>○ Engineering has no further concerns.</li></ul></li></ul>
	<b>Water Supply and Waterworks:</b>
	<ul style="list-style-type: none"><li>• The applicant has confirmed that the existing dwelling is serviced by water well. The applicant also notes that they wish to continue to service the remainder with the existing well and will drill a new well for the proposed parcel. Given that the Rocky View Water Co-op distribution system is adjacent to the subject site, Engineering recommends the connection of both lots to the Rocky View Water Co-op distribution system.</li><li>• The applicant has also provided confirmation from Rocky View Co-op, indicating available capacity for the proposed parcel.</li><li>• As a condition of subdivision, the applicant will be required to provide confirmation from Rocky View Co-op that adequate capacity and commitments to connect both parcels into the distribution system has been secured for both parcels.</li></ul>
	<b>Stormwater:</b>
Transportation Services	<ul style="list-style-type: none"><li>• The applicant provided a stormwater management report prepared by Western Water Resources, dated December 2018, assessing the stormwater impacts of the proposed development. The report concludes that stormwater can be managed through the use of onsite LID measures such as rain gardens and absorbent landscaping. Engineering has reviewed the report and does not have any further concerns at this time</li><li>• As a condition of subdivision, the applicant shall be required to enter into a Site Improvements / Services Agreement in accordance with the recommendations of the stormwater management report prepared by Western Water Resources dated December 2018.</li></ul>
	<b>Environmental:</b>
Transportation Services	<ul style="list-style-type: none"><li>• The Alberta Merged Wetland Inventory indicates the presence of a wetland through the proposed property line. As no extensive grading nor surface disturbance has been proposed, Engineering does not have any further concerns at this time.</li></ul>
Transportation Services	No issues.

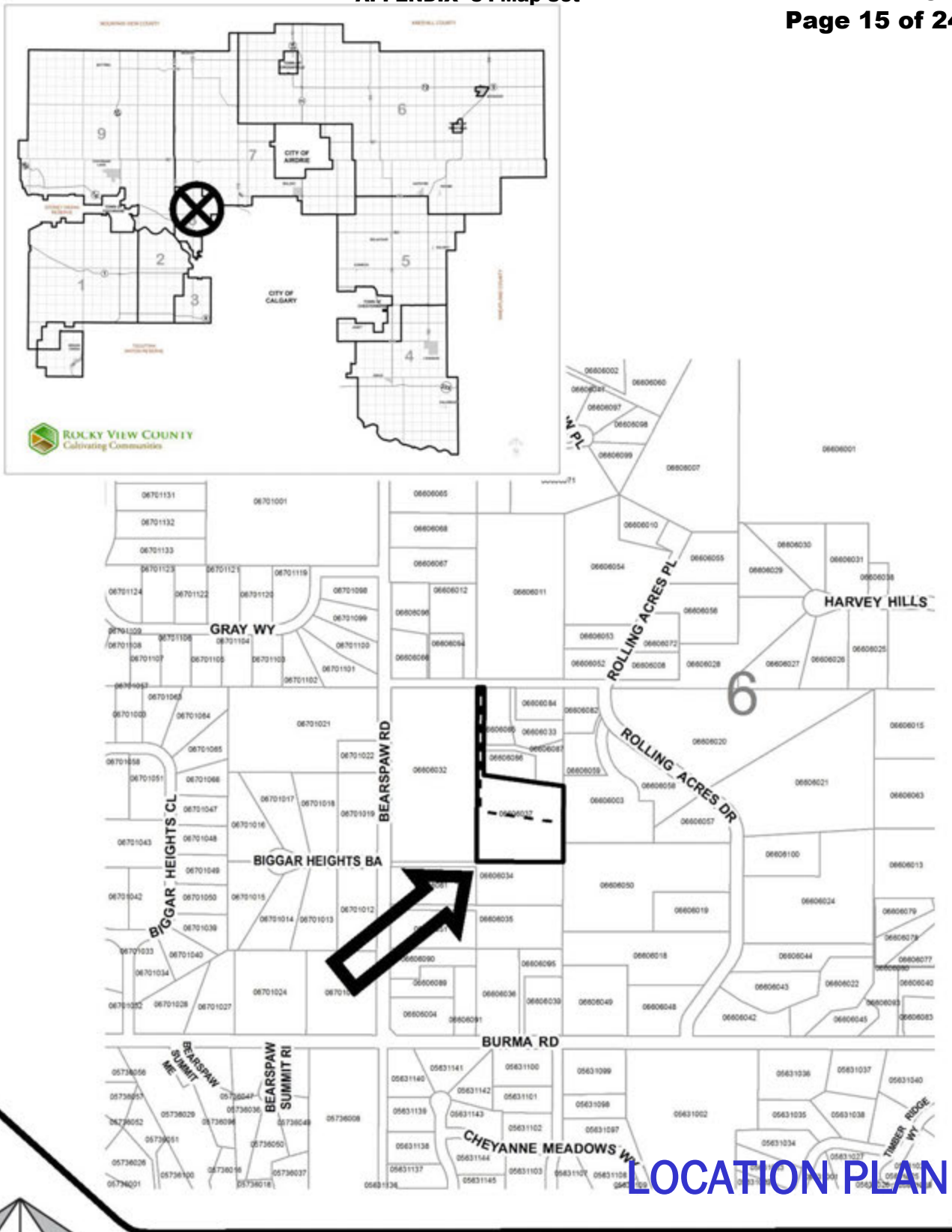


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AGENCY	COMMENTS
Capital Project Management	No concerns.
Operational Services	Applicant will be required to upgrade existing approach to mutual status. <i>NOTE: Confirmed through conditions of subdivision</i>
Agriculture and Environmental Services	Consideration should be made to connect to the Rocky View Water Co-op system located along Rolling Acres Drive. <i>NOTE: Confirmed through conditions of subdivision.</i>

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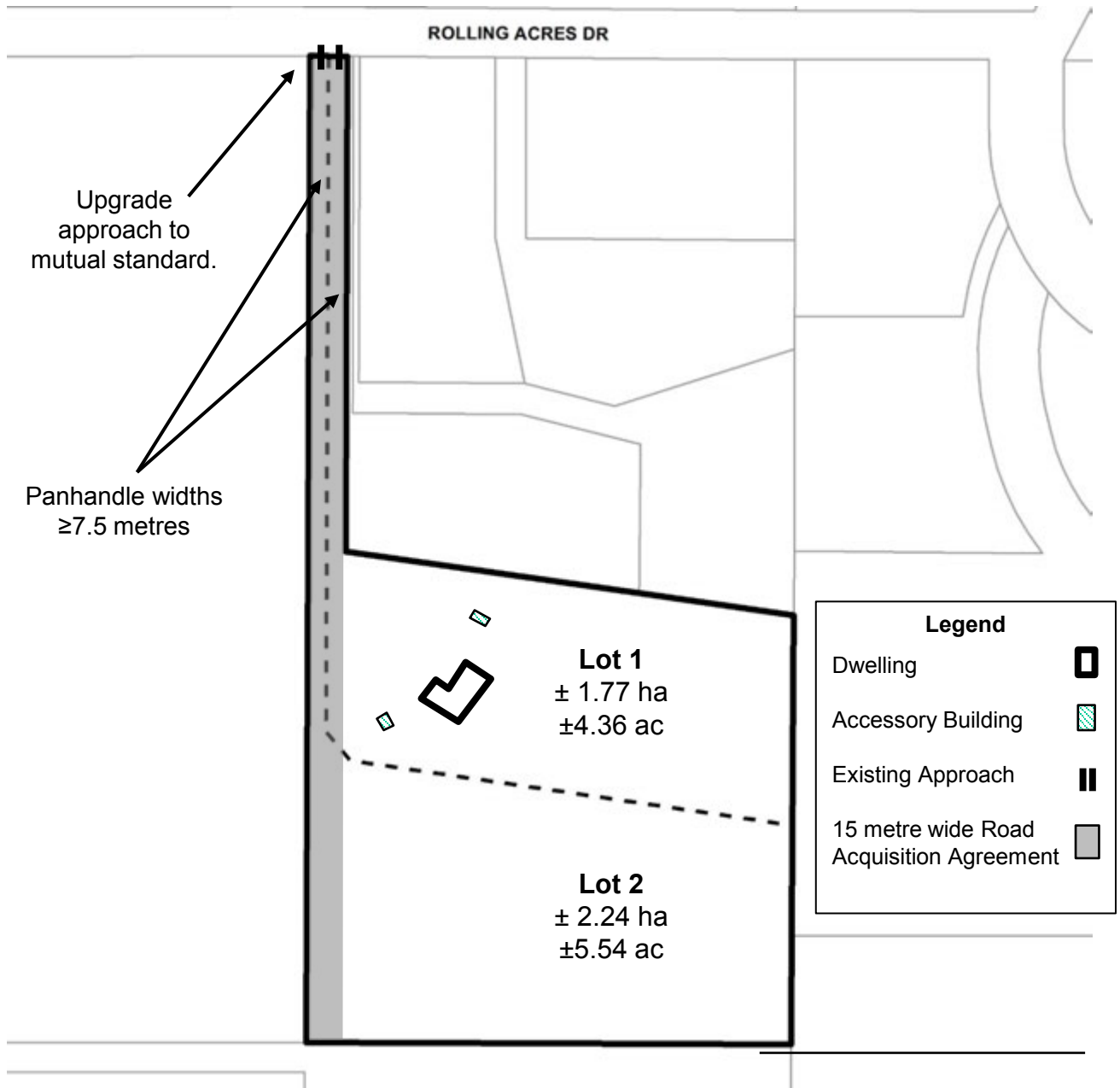
Circulation Period: August 28, 2018 – September 19, 2018



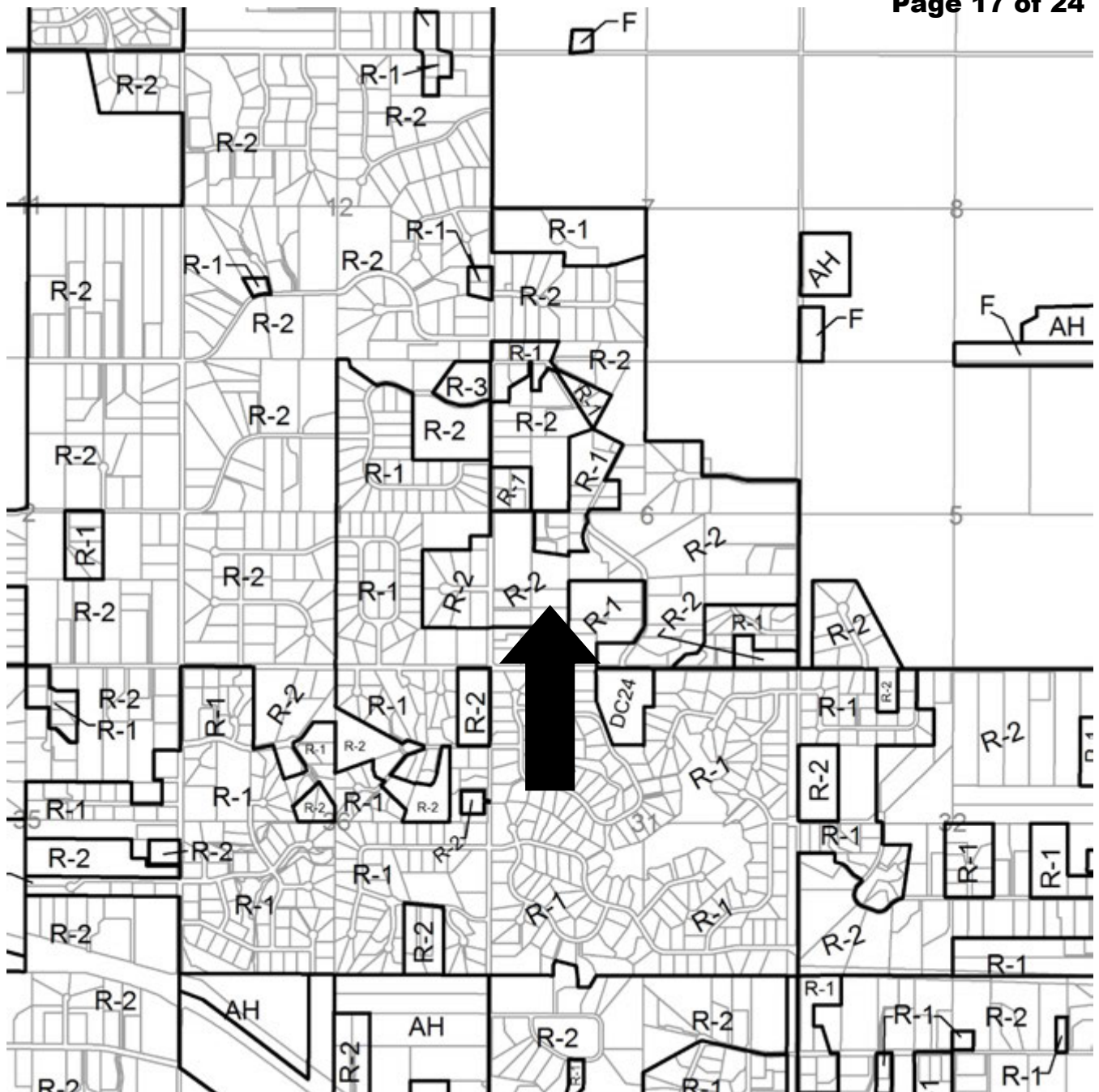
**Lot:2 Block:A Plan:8610401**  
**SW-06-26-02-W05M**



**Subdivision Proposal:** To create a  $\pm 1.77$  hectare (4.36 acre) parcel with a  $\pm 2.24$  hectare (5.54 acre) remainder.



**Lot:2 Block:A Plan:8610401**  
**SW-06-26-02-W05M**



RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial
DC	Direct Control	HR-1	Hamlet Residential Single Family
PS	Public Service	HR-2	Hamlet Residential (2)
		HC	Hamlet Commercial
		AP	Airport

## LAND USE MAP

**Lot:2 Block:A Plan:8610401**  
**SW-06-26-02-W05M**





Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**

*Contour Interval 2 M*

**Lot:2 Block:A Plan:8610401  
SW-06-26-02-W05M**

Date: Aug 23, 2018

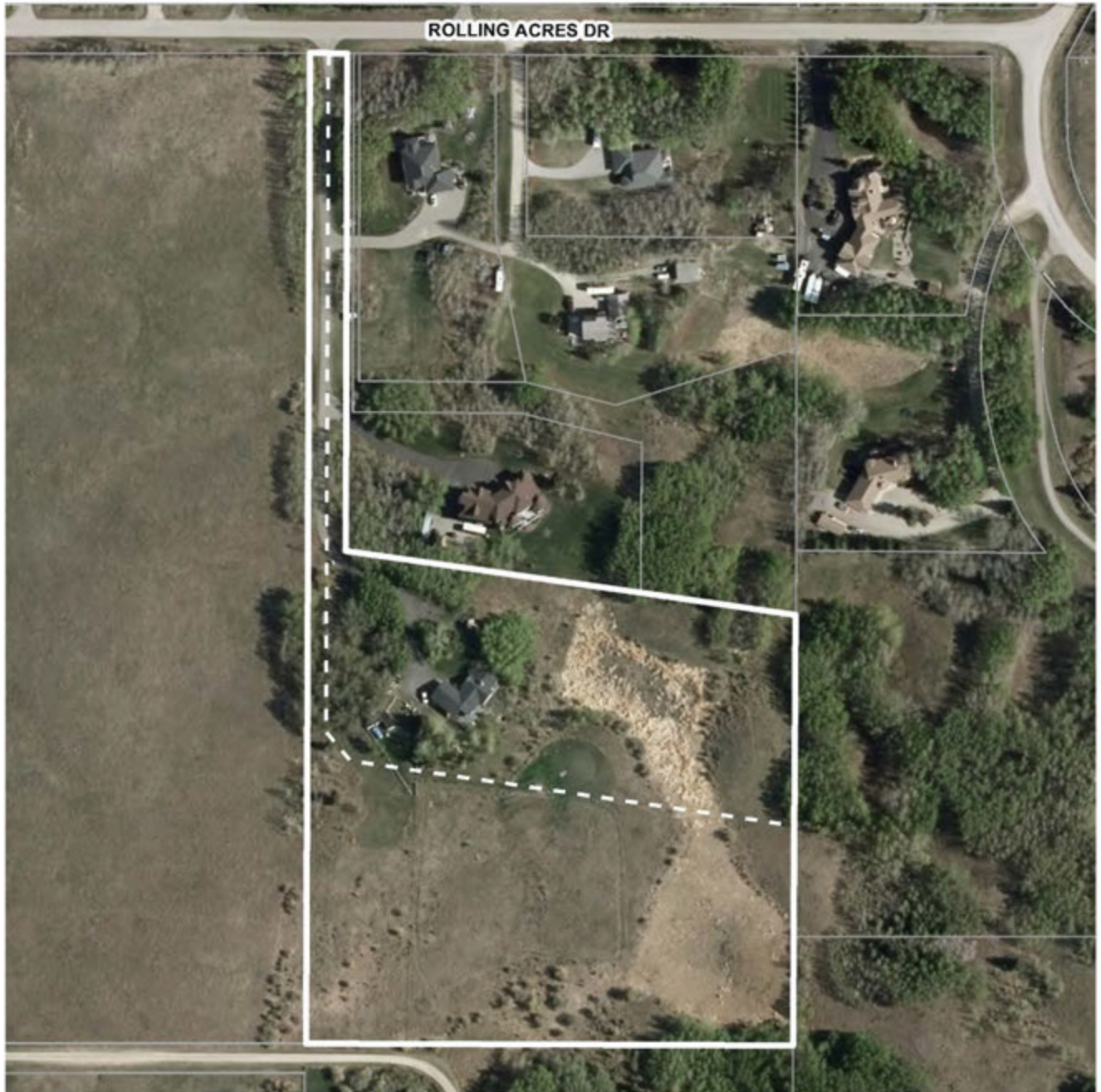
Division # 8

File: 06606037

**AGENDA**

**Page 75 of 128**





Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*

**Lot:2 Block:A Plan:8610401  
SW-06-26-02-W05M**

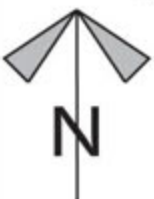
Date: Aug 23, 2018

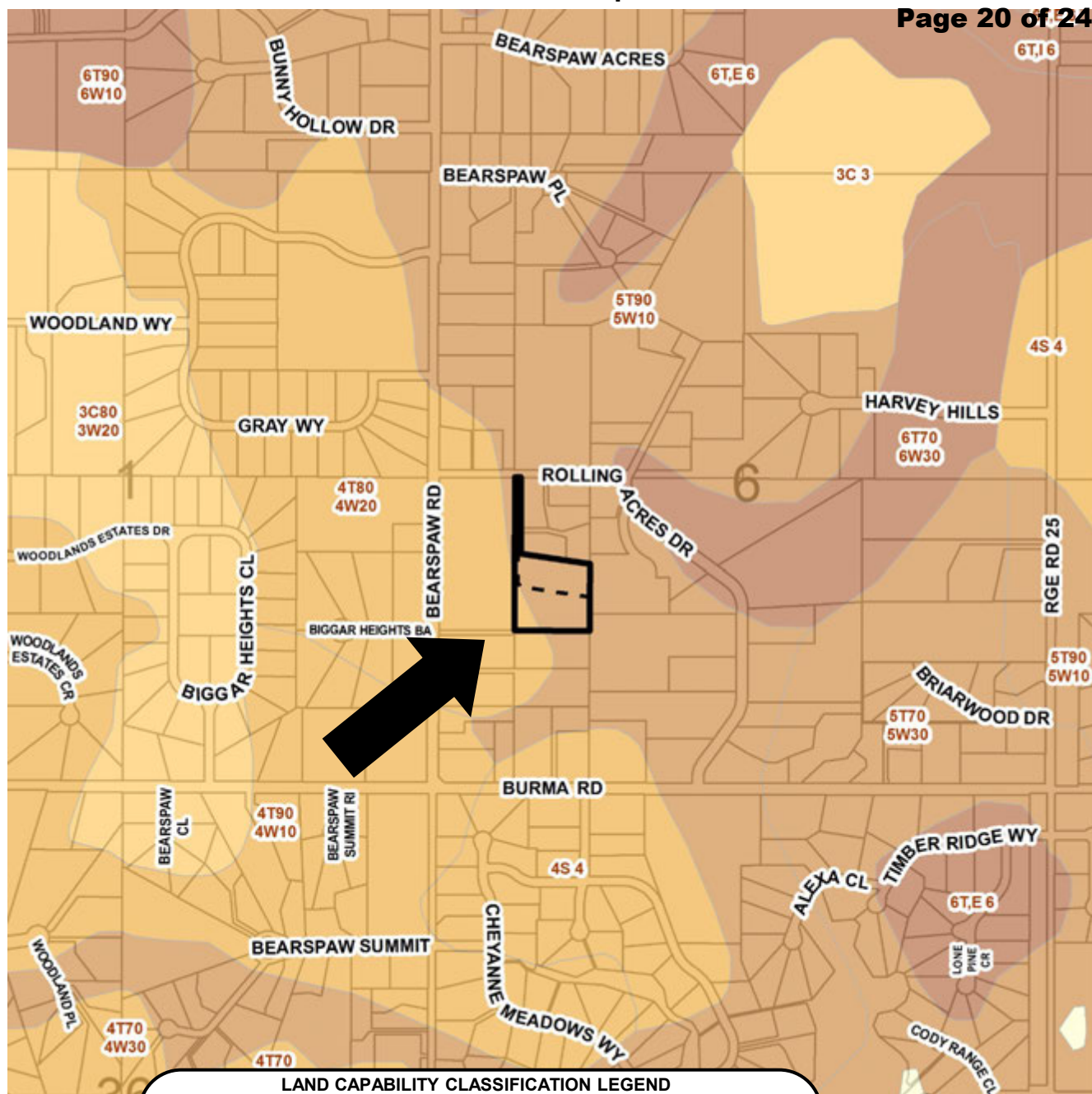
Division # 8

File: 06606037

**AGENDA**

**Page 76 of 128**



**LAND CAPABILITY CLASSIFICATION LEGEND***Limitations refer to cereal, oilseeds and tame hay crops***CLI Class**

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

**Limitations**

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

**SOIL MAP**

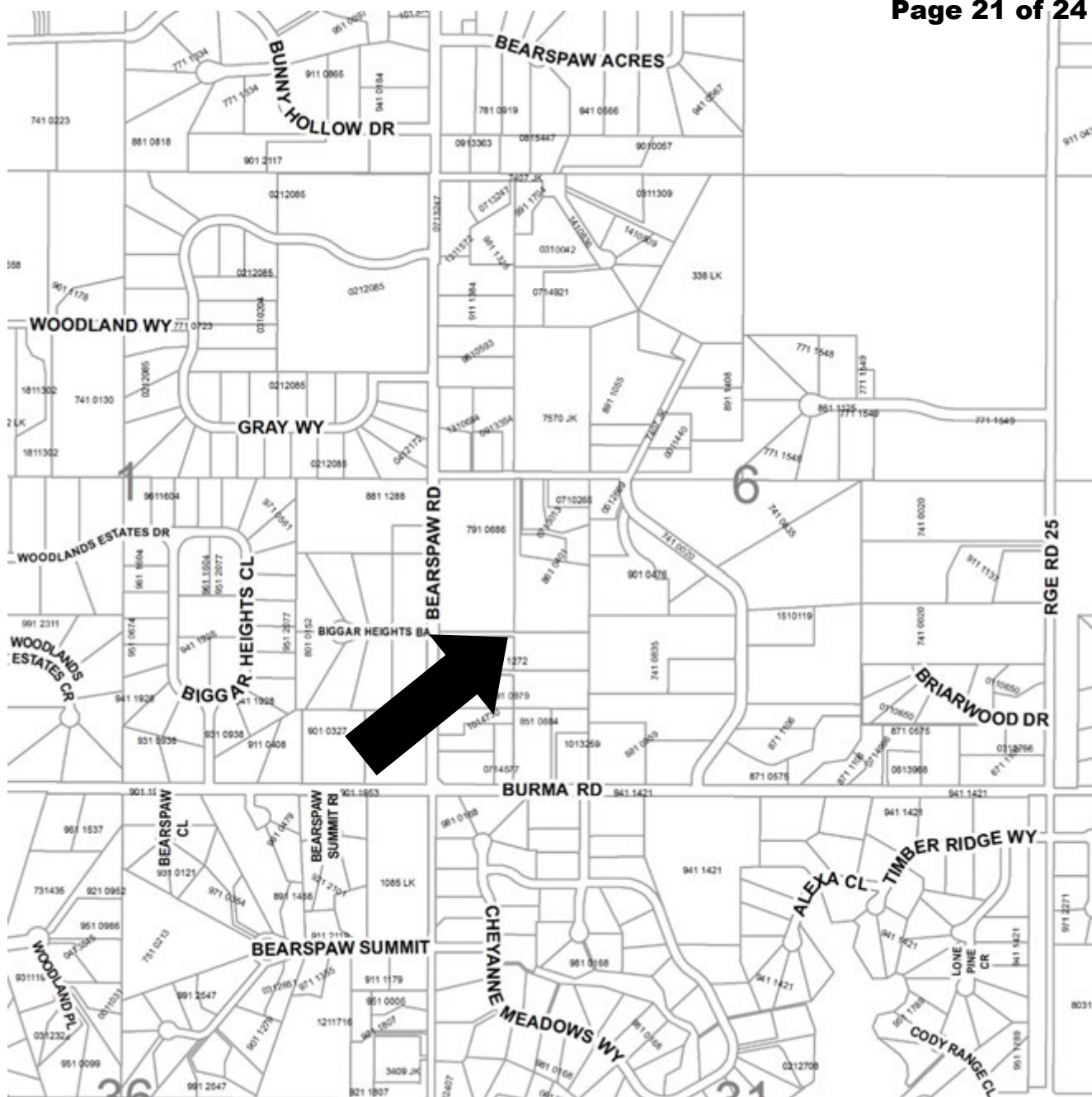
**Lot:2 Block:A Plan:8610401**  
**SW-06-26-02-W05M**

Date: Aug 23, 2018

Division # 8

File: 06606037**AGENDA****Page 77 of 128**



**Legend – Plan numbers**

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

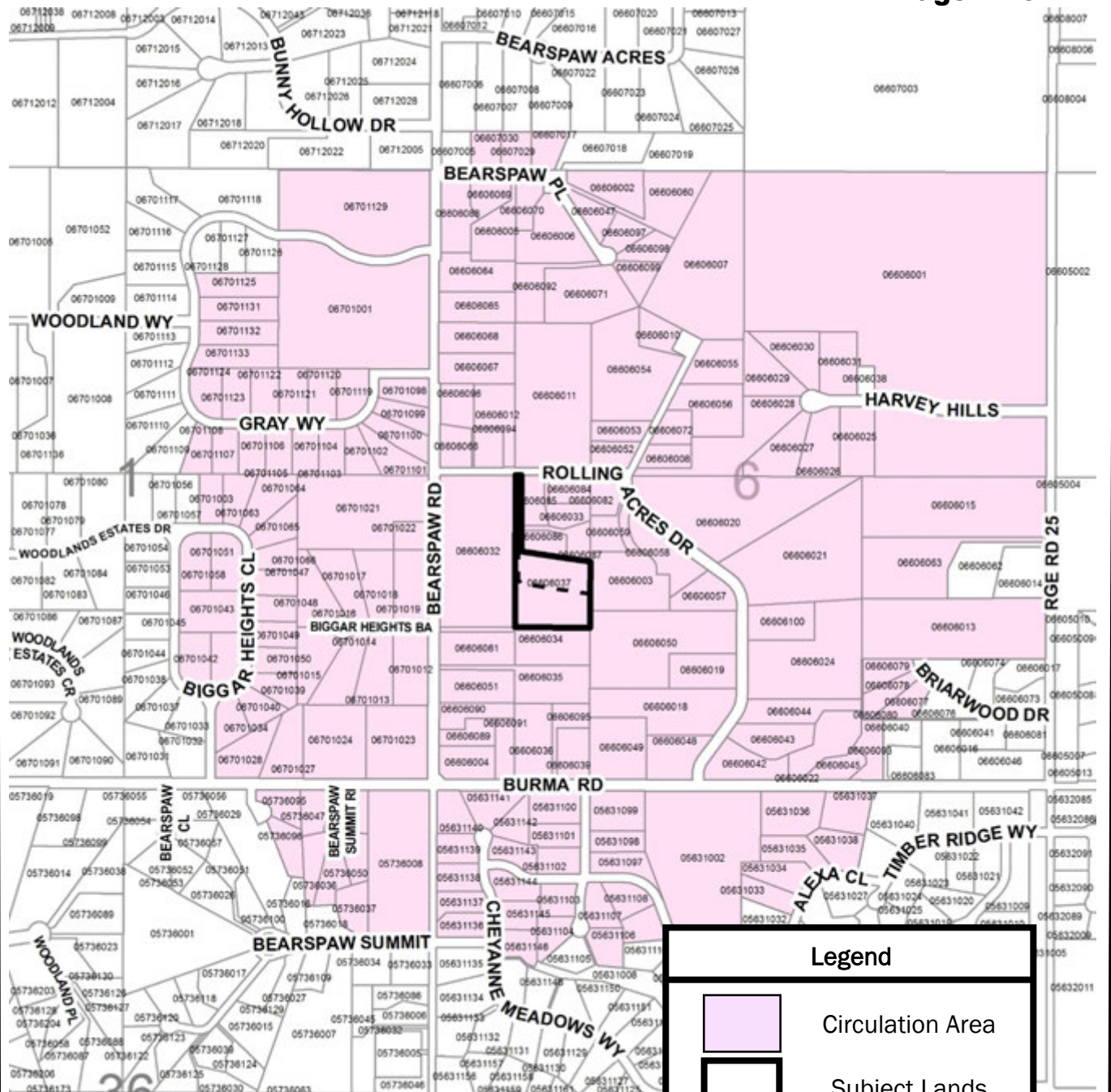
# HISTORIC SUBDIVISION MAP

**Lot:2 Block:A Plan:8610401**  
**SW-06-26-02-W05M**

Date: Aug 23, 2018

Division # 8

File: 06606037**AGENDA****Page 78 of 128**

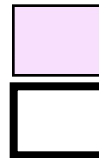


Letters in Opposition



Letters in Support

## Legend



Circulation Area



Subject Lands

# LANDOWNER CIRCULATION AREA

Lot:2 Block:A Plan:8610401  
SW-06-26-02-W05M

Date: Aug 23, 2018

Division # 8

File: 06606037

AGENDA

Page 79 of 128





#1, 3175 68<sup>th</sup> Street NW  
Calgary, AB Canada T3B 2J4

Phone 403-542-0679  
Fax 403-775-4171

www.horizonsurveys.ca  
info@horizonsurveys.ca

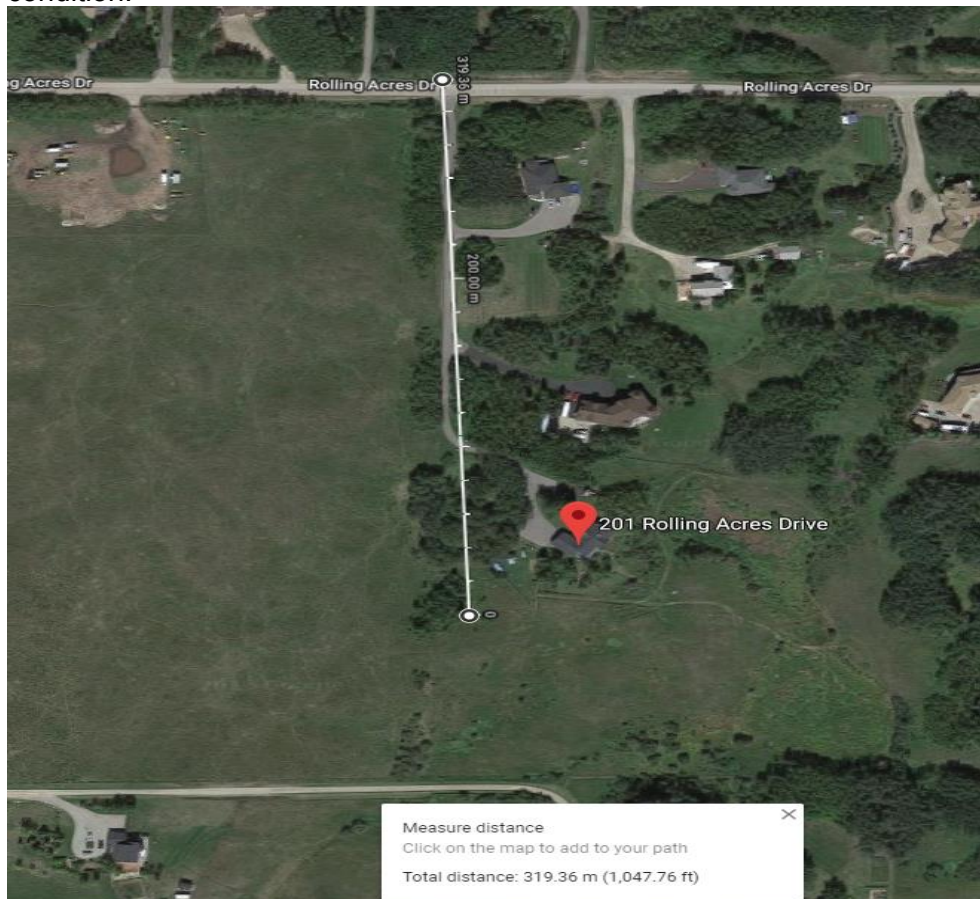
Thursday, March 21, 2019

Dominic Kazmierczak  
Planning and Developments  
Rocky View County, Alberta

**Reference: Subdivision Conditions with regards to 201 Rolling Acres Dr. (County File No. PL20180101)**

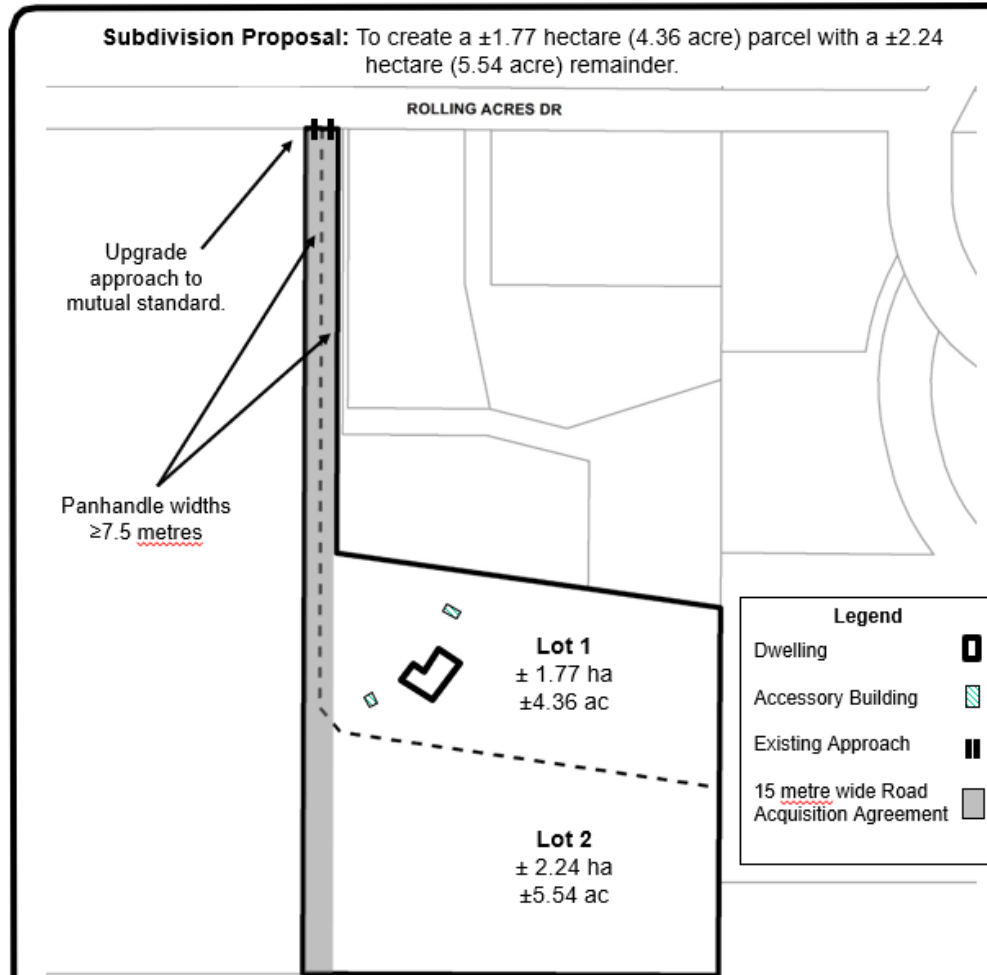
Our client has reviewed the conditions for their subdivision at 201 Rolling Acres Dr, your file number (PL20180101). With great respect, they would like to request the following for councilors to consider:

- **Water Supply.** The condition requires the homeowner to tie-in to the Rocky View Water Co-op. This Water Co-op line ends at the north side of the Rolling Acres Dr, which is about 320 meters away from our proposed house location. The cost to connect to the line will be enormous and beyond homeowner's ability to afford. In addition, from homeowner's best knowledge, all the houses in the area are currently serviced by water well and have no issues. So they would sincerely ask the councilors to remove this condition.





- **Transportation Off-Site Levey.** Currently the houses in the area are served by a paved asphalt driveway built by the homeowner. The homeowner's existing house has paved asphalt driveway all the way to their garage. So the homeowner would like the councilors to consider removing this condition or having it only apply to newly proposed lot 2.



- **Municipal Reserve.** In 1979, a deferred reserve was registered on title, providing 1% of cash-in-lieu, and leave the rest 9% deferred. The homeowner would sincerely hope the councilor could consider to further defer the municipal reserve or have it portioned deferred as the amount needs to be paid is around \$90,000. Technically the homeowner can further subdivide lot 2 if they can re-zone this to R-1. Under current economic situation, this would mean a great deal for the homeowner.

Thanks for your consideration.

Yours truly,

Lei Wang  
Alberta Land Surveyor

## PLANNING & DEVELOPMENT

<b>TO:</b>	Subdivision Authority	<b>DIVISION:</b>	4
<b>DATE:</b>	April 9, 2019	<b>APPLICATION:</b>	PL20180146
<b>FILE:</b>	03322005		
<b>SUBJECT:</b>	Subdivision Item – Additional Agricultural Holdings Lot		

### **<sup>1</sup>POLICY DIRECTION:**

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, together with all applicable statutory plans, and was found to be non-compliant:

- In conflict with Section 8 of the County Plan, the application does not meet the definition of an agricultural first parcel out or the definition of a new or distinct agricultural operation;
- In conflict with Section 8.1.3 of the Rocky View County/City of Calgary Intermunicipal Development Plan, the proposal does not accord with County Plan policies;
- In conflict with Section 46.5(a) of the Land Use Bylaw, the proposed size of the northern lot (Lot 2), following dedication of a 30 metre wide portion of land for a future highway right-of-way, would not meet the minimum parcel size for an Agricultural Holdings District parcel.
- As the subdivision application does not accord with the Rocky View County / City of Calgary Intermunicipal Development Plan, the County Plan, or Land Use Bylaw, it also conflicts with Section 654(1)(b) of the Municipal Government Act.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to create a ±8.14 hectare (±20.11 acre) parcel with a ±8.14 hectare (±20.11 acre) remainder.

The lands contain an existing dwelling and accessory buildings located towards the southern property boundary (Lot 1). The dwelling is serviced by a water well and private sewage treatment system. The parcel is currently accessed through two approaches off Range Road 282, which runs parallel with the eastern property line. A further existing approach would serve the proposed northern lot (Lot 2).

The Applicant proposes to retain the water well on Lot 1 to service the existing dwelling and proposes a new well on Lot 2. With respect to waste water, the Applicant proposes to service the proposed new lot with a private sewage treatment system (PSTS).

Transportation Off-Site Levy and Municipal Reserves are outstanding for the parcel, the payment of which are included in the recommended conditions of subdivision approval.

Administration determined that the application does not meet policy.

**PROPOSAL:** To create a ±8.14 hectare (±20.11 acre) parcel with a ±8.14 hectare (±20.11 acre) remainder.

**GENERAL LOCATION:** Located approximately 3.04 kilometres (1.89 miles) east of the city of Calgary, at the southwest junction of Highway 560 and Range Road 282.

<sup>1</sup> **Administration Resources**

Dominic Kazmierczak & Gurbir Nijjar, Planning & Development



<b>LEGAL DESCRIPTION:</b> Block 1, Plan 9710832, NE-22-23-28-W04M.	<b>GROSS AREA:</b> ±16.28 hectares (±40.24 acres)
<b>APPLICANTS:</b> Linda Meyer <b>OWNERS:</b> Linda Meyer	<b>RESERVE STATUS:</b> Municipal Reserves outstanding for the parcel are recommended to be provided by cash in lieu for Lot 1, with deferral on remainder (Lot 2).
<b>LAND USE DESIGNATION:</b> Agricultural Holdings District	<b>LEVIES INFORMATION:</b> Transportation Off-Site Levy is applicable for 1.2 hectares (3.0 acres) of each of the proposed parcels (Lots 1 and 2).
<b>DATE APPLICATION RECEIVED:</b> November 23, 2018  <b>DATE APPLICATION DEEMED COMPLETE:</b> December 13, 2018	<b>APPEAL BOARD:</b> Municipal Government Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Level 1 Variation PSTS Model Process Assessment (November 23, 2018).</li> <li>Level 1 PSTS Model Process Assessment (Strom Engineering Inc., December 1, 2018 ).</li> <li>Appraisal Report (Weleschuk Associates Ltd., December 7, 2018).</li> </ul>	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>County Plan (Bylaw C-7280-2013).</li> </ul>

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 31 adjacent landowners and no letters of support or opposition have been received. The application was also circulated to a number of internal and external agencies; those responses are available in Appendix 'A'.

#### **HISTORY:**

- October 16, 2018** Council approved Bylaw C-7810-2018 redesignating the subject parcel from Ranch and Farm District to Agricultural Holdings District (PL20180052).
- May 06, 1997** Subdivision Plan 9710832 was registered at Land Titles creating the subject property. Municipal Reserves were deferred for future dedication on the lands.

#### **POLICY CONSIDERATIONS:**

##### Municipal Government Act

As the subdivision application does not accord with the Rocky View County / City of Calgary Intermunicipal Development Plan, the County Plan, or Land Use Bylaw, it also conflicts with Section 654(1)(b) of the Municipal Government Act.

Section 654(1)(b) states that a subdivision authority must not approve an application for subdivision approval unless:



*“the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.”*

### Interim Growth Plan

Although the proposal has the potential to conflict with the intent and objectives of the Interim Growth Plan, it does not appear to fall within the scope of review by the Calgary Metropolitan Region Board.

### Rocky View County / City of Calgary Intermunicipal Development Plan:

The subject lands are located within the policy area of the IDP, particularly within an identified City of Calgary Future Industrial Growth Area. The policies of the IDP state that applications within the Growth Areas shall proceed in accordance with the County's statutory plan, which is the County Plan. The application does not meet the policies of the County Plan and therefore does not meet Policy 8.1.3 of the Intermunicipal Development Plan.

The application was circulated to the City of Calgary; a summary of The City's concerns on the proposal can be found in Appendix 'A'. The purpose of the future growth areas was to identify areas that The City may consider for possible future annexation from Rocky View County. As a result, the City's position is that the land should remain as unfragmented as possible.

### County Plan

The application was evaluated with under the Agricultural Policies (Section 8) of the County Plan. Section 8 provides for a variety of parcel sizes to accommodate a wide range of agricultural pursuits by acknowledging that emerging trends in agriculture may be successfully developed on smaller parcels of land.

The County Plan supports two (2) types of agricultural applications outside of adopted area structure plan areas:

- agricultural first parcel out; and
- new or distinct agricultural operation.

The subject lands have already been subdivided from the quarter section and therefore do not meet the definition of a first parcel out.

The proposal was also evaluated under the requirements of a new or distinct agricultural operation Policy 8.18 and does not meet the criteria set out within the policy as the proposal is for estate planning purposes.

### Land Use Bylaw

The subject land is designated as Agricultural Holdings District, which allows for a minimum lot size of  $\pm 8.10$  hectares ( $\pm 20.01$  acres).

As proposed, the parcel sizes are in compliance with this Land Use Bylaw requirement. However, the requirement for a 30 metre wide portion of land along the northern boundary of the parcel would result in the loss of approximately  $\pm 0.61$  hectares ( $\pm 1.5$  acres) from proposed Lot 2. In conflict with Section 46.5(a) of Land Use Bylaw, this would result in Lot 2 being  $\pm 0.57$  hectares ( $\pm 1.4$  acres) below the minimum parcel size requirement at  $\pm 7.53$  hectares ( $\pm 18.61$  acres).

### **CONCLUSION:**

Administration evaluated the application against all relevant statutory policy, and determined that:

- In conflict with Section 8 of the County Plan, the application does not meet the definition of an agricultural first parcel out or the definition of a new or distinct agricultural operation;



- In conflict with Section 8.1.3 of the Rocky View County/City of Calgary Intermunicipal Development Plan, the proposal does not accord with County Plan policies;
- In conflict with Section 46.5(a) of the Land Use Bylaw, the proposed size of the northern lot (Lot 2), following dedication of a 30 metre wide portion of land for a future highway right-of-way, would not meet the minimum parcel size for an Agricultural Holdings District parcel.

#### **OPTIONS:**

Option #1: THAT Subdivision Application PL20180146 be refused for the reasons cited within Administration's report.

Option #2: THAT the Subdivision Authority provide alternative direction.

Respectfully submitted,

Concurrence,

"Sherry Baers"

"Al Hoggan"

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Executive Director  
Community Development Services

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Chief Administrative Officer

DK/rp

APPENDIX 'A': Application Referrals

APPENDIX 'B': Map Set

APPENDIX 'C': Landowner Letters

**APPENDIX A: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<p>At the time of subdivision, this proposal must meet the requirements of Section 14 and Section 15 of the Subdivision and Development Regulation, due to the proximity of Highway 560. Presently, the application does not comply with any category of Section 14 or Section 15 of the Regulation.</p> <p>The department recognizes that the land involved in this application is agricultural in nature, and relies on the municipal road network for access. Additionally, it appears that the single agricultural parcel being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation, therefore, is not opposed to the proposal and grants an unconditional waiver of the requirements of Section 14 of the Regulation. As outlined in Section 15 of the Subdivision and Development Regulation, a 30-metre wide service road right of way must be dedicated by survey plan across the highway frontage of the proposed parcel.</p> <p>Please note that Highway 560 will be upgraded to a rural expressway / freeway in the future, and the impacts of this highway upgrade to the proposed parcel is attached. Access to the parcel may become less convenient and more circuitous when this occurs.</p>
Alberta Health Services	No concerns.

<b>AGENCY</b>	<b>COMMENTS</b>
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No response.
AltaLink	No response.
FortisAlberta	No response.
Telus Communications	No response.
Direct Energy	No response.
TransAlta	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies. The City of Calgary Administration has the following comments for your consideration.</p> <p>The City of Calgary Administration cannot support a subdivision for this parcel. It is our opinion that this application is not in line with the objectives and intent of the Rocky View/Calgary Intermunicipal Development Plan. We request that further discussion take place between administrations prior to the consideration of this application. Further comment is below.</p> <p>The subject parcel is located within an Identified City of Calgary Residential Growth Area as per “Map 4: Growth Corridors/Areas” of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality’s future growth aspirations; Calgary’s via the future growth corridors and Rocky View County’s via the directional red arrows. Generally The City of Calgary is not supportive of subdivision applications within the growth areas.</p> <p>Objectives of “Section 8.0 Growth Corridors/Areas and Annexation” of the Rocky View/Calgary IDP recognizes growth corridors/areas for both municipalities and identifies lands for</p>

AGENCY	COMMENTS
	<p>possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. “Section 27.0 Intergovernmental Relationships” of the County Plan echoes support of the importance of Calgary’s identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>If approved, the proposal sets a precedent for future subdivision within the Calgary future urban growth corridor. The challenge faced is one dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural lands into an urban form include (but are not limited to):</p> <ul style="list-style-type: none"> <li>• The increased impact imposed by fragmented ownership, roads, structures, and location of on-site services, as well as topography, drainage, etc.</li> <li>• The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes.</li> <li>• The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development.</li> <li>• The liability of existing on-site servicing for small parcels.</li> </ul> <p>Fragmented ownership is disadvantageous to future comprehensive development of Calgary’s Growth Area. It is our preference and general understanding that future urban growth corridors will be maintained as un-fragmented as possible.</p>
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
Agricultural Service Board Farm Members and Agricultural Fieldman	No response.
Bears paw-Glendale Recreation Board	The Board recommends taking Cash-in-Lieu for this subdivision.
<i>Internal Departments</i>	
Recreation, Parks & Community	This location has not been identified for future Municipal Reserve



AGENCY	COMMENTS
Services	<p>acquisition to support public park, open space, or development of an active transportation network inclusive of pathway or trail development.</p> <p>The Parks office of the Recreation, Parks and Community Support department therefore recommends taking cash in lieu for all applicable reserves owing pertaining to Lot 1 as identified in this subdivision application.</p>
Fire Services & Emergency Management	Fire Services has no comments.
Planning & Development - Engineering	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>Engineering does not have any requirements at this time.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant is required to provide payment of the transportation offsite levy in accordance with Bylaw C-7356-2014 for three (3) acres of each the proposed and remainder parcels as the land are designated to the AH district. The estimated levy payment owed at time of subdivision endorsement is \$32,874 (Base = \$4,595/ac x 6.0 ac = \$27,570 Special Area #7 = \$884/ac x 6.0 ac = \$5,304)</li> <li>Approaches exist from RR 282 to both the proposed and remainder parcels. Engineering does not have any further concerns at this time</li> </ul> <p>As per comments received from AT, at the time subdivision approval, the applicant will be required to provide a 30-metre wide service road ROW to be dedicated by plan of survey across the highway frontage of the proposed parcel to eliminate direct access potential of the subject and adjacent lands from the highway and facilitate access from the local road network via a service road</p> <p><b>Sanitary/Wastewater:</b></p> <ul style="list-style-type: none"> <li>The applicant provided a level I assessment variation for the existing septic system which indicated the system is in good working condition. Engineering does not have any further concerns at this time.</li> <li>The applicant provided a Level I PSTS Assessment prepared by Strom Engineering Inc. dated November 2018 for the</li> </ul>

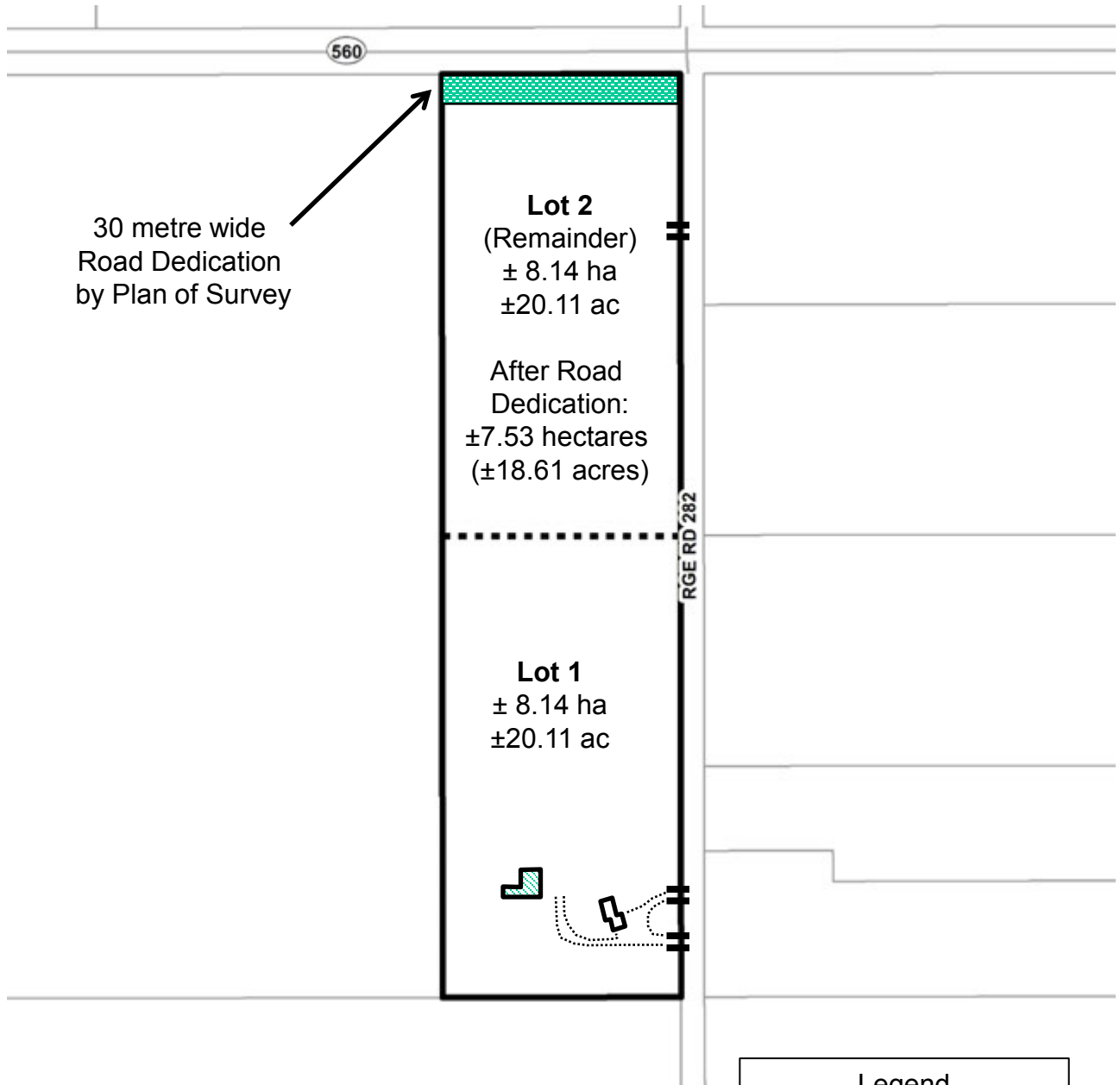
AGENCY	COMMENTS
	<p>proposed parcel to determine the suitability of the proposed parcel to support a septic field. The report indicates that the proposed parcel is suitable to support a conventional PSTS. Engineering does not have any further concerns at this time.</p> <p><b>Water Supply and Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The existing parcel is serviced by an existing water well.</li> <li>• As a condition of subdivision, the applicant is required to drill a new well on the proposed parcel and provide the County with a well driller's report indicating a minimum pump rate of 1 iGPM.</li> </ul> <p><b>Stormwater:</b></p> <ul style="list-style-type: none"> <li>• Given the size of the subject lands and proposed subdivision, a stormwater management report is not warranted at this time. Engineering does not have any further requirements at this time.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>• Engineering does not have any requirements at this time.</li> </ul>
Transportation Services	No concerns.
Capital Project Management	No response.
Operational Services	<p>Applicant to confirm how he plans to access Lot 2. If Applicant intends to upgrade an existing approach or construct a new approach along Rge Rd 282, Applicant to contact County Road Operations for Approach Application.</p> <p><i>Note: Existing approaches exist from Range Road 282 to both the proposed and remainder parcels. No further concerns at this time</i></p>
Agriculture and Environmental Services	No concerns.

Circulation Period: December 21, 2018 – January 28, 2019



NE-22-23-28-W04M  
Block:1 Plan:9710832




**Subdivision Proposal:** To create a  $\pm 8.14$  hectare ( $\pm 20.11$  acre) parcel with a  $\pm 8.14$  hectare ( $\pm 20.11$  acre) remainder. **Page 11 of 22**



**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

**Legend**

Dwelling   
 Accessory Building   
 Existing Approach 

**TENTATIVE PLAN**

NE-22-23-28-W04M  
 Block:1 Plan:9710832

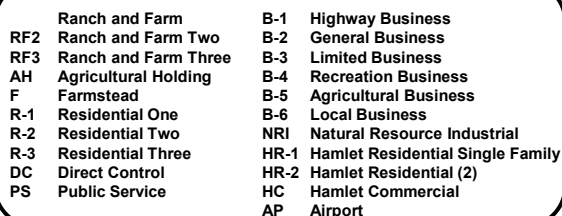
Date: Dec 14, 2018

Division # 4

File: 03322005

**AGENDA**

**Page 92 of 128**



# LAND USE MAP

Page 93 of 128





Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

## TOPOGRAPHY

*Contour Interval 2 M*



NE-22-23-28-W04M  
Block:1 Plan:9710832

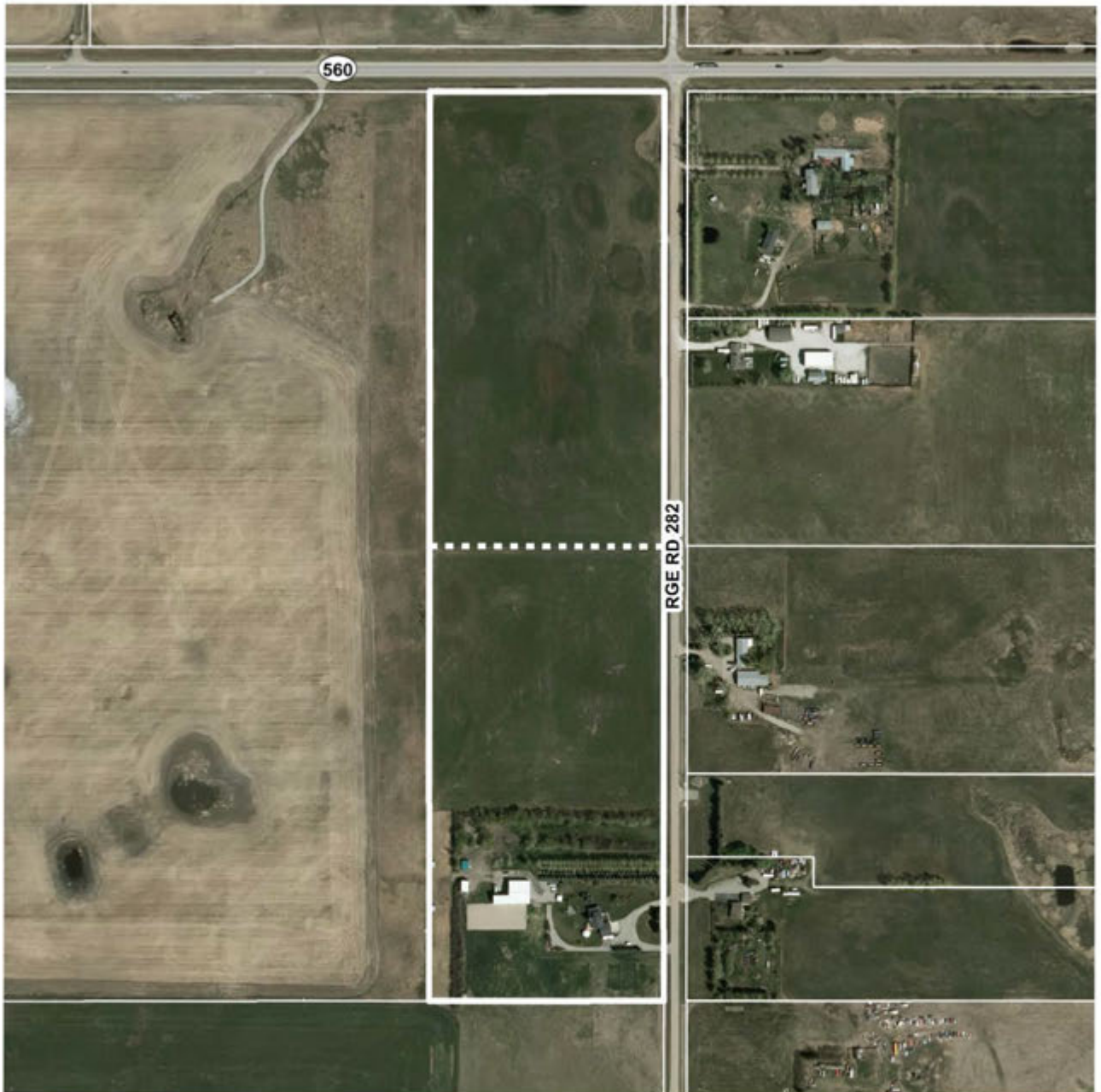
Date: Dec 14, 2018

Division # 4

File: 03322005

**AGENDA**

Page 94 of 128



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*

NE-22-23-28-W04M  
Block:1 Plan:9710832

Date: Dec 14, 2018

Division # 4

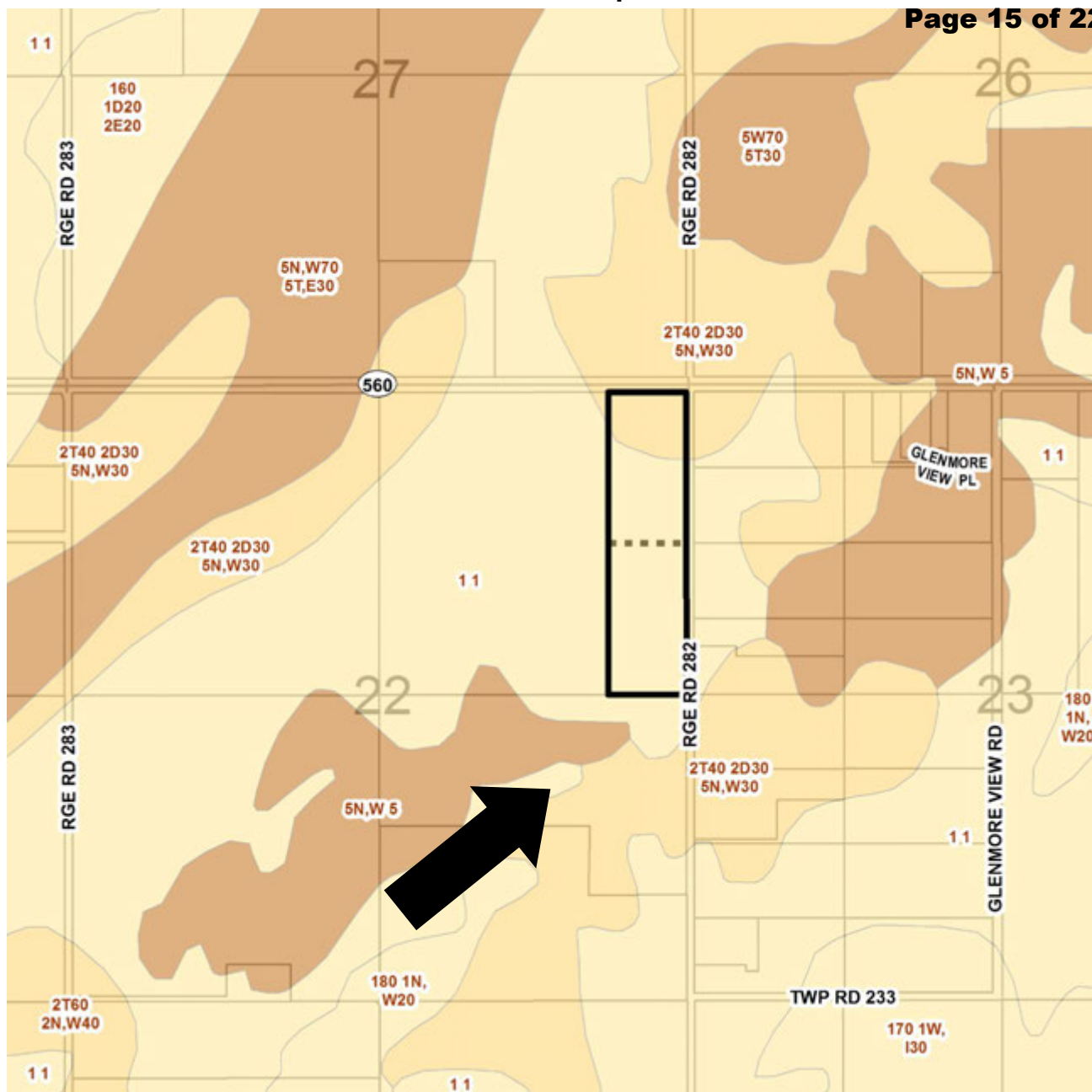
File: 03322005

**AGENDA**

**Page 95 of 128**







### LAND CAPABILITY CLASSIFICATION LEGEND

*Limitations refer to cereal, oilseeds and tame hay crops*

#### CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

#### Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

## SOIL MAP

NE-22-23-28-W04M  
Block:1 Plan:9710832

Date: Dec 14, 2018

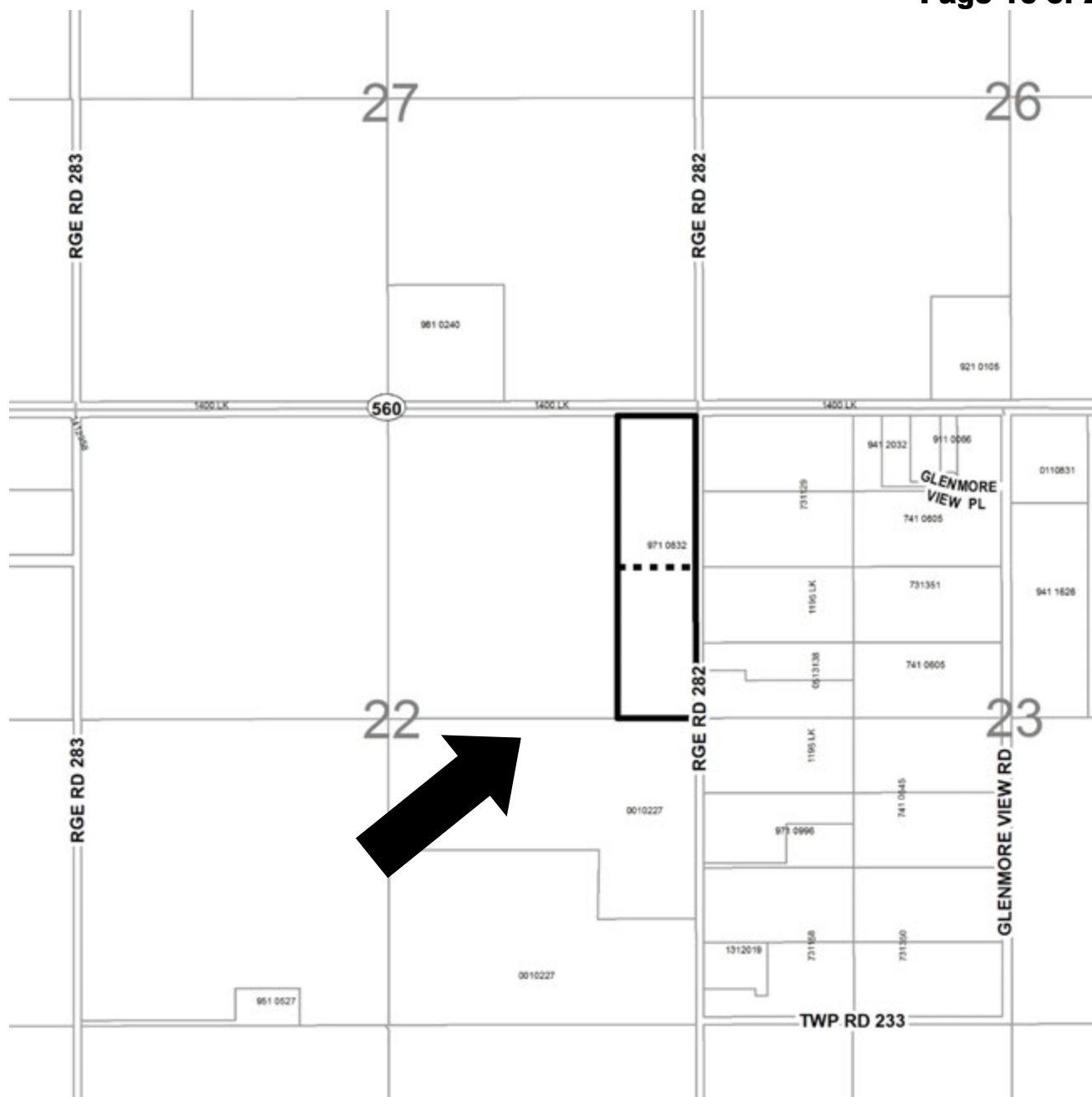
Division # 4

File: 03322005

**AGENDA**

Page 96 of 128



**Legend – Plan numbers**

- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

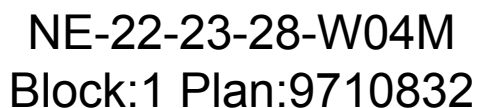
## HISTORIC SUBDIVISION MAP

NE-22-23-28-W04M  
Block:1 Plan:9710832

Date: Dec 14,2018

Division # 4

File: 03322005**AGENDA****Page 97 of 128**



December 6, 2018

Re: Subdivision of

Block 1 Portion of the NE – 22-23-28 W4M,

Plan 9710832

To Reeve and Council:

On September 25, 2018 a redesignation for the above noted land was approved and given 1<sup>st</sup> and 2<sup>nd</sup> reading. Unanimous consent was not given for the passing of 3<sup>rd</sup> reading and it was then postponed to October 16, 2018 and 3<sup>rd</sup> reading was approved.

I am now applying for subdivision of the land. Included with the application forms are the required Level 1 Private Sewage Treatment System (PSTS) assessment evaluation and the Market Value Appraisal report under section 667 of the MGA.

In the staff report for redesignation on September 25, 2018 it states as a condition of subdivision a well needs to be drilled confirming 1 gallon per minute of flow. I am respectfully requesting that council remove that condition at time of subdivision for the following reasons:

1. The well water in this area is very poor quality and often does not meet drinking standards. My well water on the existing residences is safe for agriculture animals but not advised for human consumption. A recent water toxicity report (2017) is included. On this report Alberta Health Services noted in red writing concerns of drinking it. I presently distill or bring bottled drinking water in for all human consumption.
2. In the appraisal report prepared by Weleschuk Associates Ltd, 3 of the acreages used for appraisal comparison do not have wells on the acreages.
  - Plan 0716128 Block 1 Lot 2
  - Plan 514072 Block 16 Lot 2
  - Plan 514072 Block 16 Lot 2 (SE-25-23-28W4M)
3. In the staff report of September 25, 2018 the city of Calgary objections included impacts imposed by roads, structures and services. At time of future annexation a drilled water well with casing for 100-300 depth would be environmentally more sensitive than residences or other above ground structures.

Thank you,



Linda Meyer

2017



**ACFT**  
Alberta Centre For Toxicology

UNIVERSITY OF CALGARY

HM-B19, 3330 HOSPITAL DRIVE NW  
CALGARY, ALBERTA T2N 4N1

**REPORT TO:**

AHS - Calgary Zone (2)  
Calgary Public & Community Health Services  
Southland Park III  
10101 Southport Road SW  
Calgary AB T2W 3N2

**PRIVATE DRINKING WATER FROM:**

Linda Meyer / Linda Meyer  
233143 Range Road 282  
Rocky View AB T1X 0H2  
(403) 236-3688

Req. ID No.: T209699

LLD: NE-22-23-28-W4

Site: Kitchen faucet

Source: Well

Depth: 95 ft

<b>ROUTINE CHEMICAL ANALYSIS</b>	<b>Concentration</b>	<b>LOQ</b>	<b>Units</b>	<b>Method</b>	<b>CDW Guidelines</b>
pH	8.1	NA		pH Meter	7.0 - 10.5
Conductivity	6160	NA	µS/cm	Conductivity Meter	
Total Alkalinity (CaCO <sub>3</sub> )	388	NA	mg/L	Auto Titrimetric	
Bicarbonate	474	NA	mg/L	Auto Titrimetric	
Carbonate	0	NA	mg/L	Auto Titrimetric	
Hydroxide	0	NA	mg/L	Auto Titrimetric	
Fluoride	0.22	0.1	mg/L	IC	1.5 MAC
Chloride	475	1.00	mg/L	IC	≤ 250 AO
Nitrite (N)	ND	0.03	mg/L	IC	1 MAC
<b>Nitrate (N)</b>	<b>10.6</b>	0.23	mg/L	IC	<b>10 MAC</b>
<b>Sulfate</b>	<b>2677</b>	1.00	mg/L	IC	<b>≤ 500 AO</b>
<b>Sodium</b>	<b>900</b>	1.00	mg/L	ICP/MS	<b>≤ 200 AO</b>
Magnesium	232	0.10	mg/L	ICP/MS	
Potassium	11.9	0.10	mg/L	ICP/MS	
Calcium	351	0.10	mg/L	ICP/MS	
Iron	0.19	0.01	mg/L	ICP/MS	≤ 0.3 AO
Total Hardness (CaCO <sub>3</sub> ) (Calc)	1834	NA	mg/L	Calculated	
<b>Total Dissolved Solids (Calc)</b>	<b>4891</b>	NA	mg/L	Calculated	<b>≤ 500 AO</b>
Anion Sum	77.7	NA	mEq/L	Calculated	
Cation Sum	76.0	NA	mEq/L	Calculated	
Ion Balance (Cation/Anion)	97.8	NA	%	Calculated	
Ion Balance (% Difference)	-1.10	NA	%	Calculated	

Results relate only to the sample tested. Values less than LOD are reported as ND.

pH holding time (15 min) was not met.

Nitrite/Nitrate holding time (72 hours) and/or storage conditions (≤ 6°C) were not met. If recollection is required, PHI should contact the laboratory for instructions.

**Collected:** Feb 13, 2017 11:00 AM**Received:** Feb 21, 2017**Batch:** B002407**Certified:** Feb 28, 2017 03:29:26 PM**Reported:** Mar 01, 2017 02:42:29 PM

LOQ = Limit of Quantitation

NA = Not Applicable

ND = Not Detected

CDW = Canadian Drinking Water

AO = Aesthetic Objective

MAC = Maximum Acceptable Concentration

**Certified By:** Elham Zeini Jahromi

**For:** David W. Kinniburgh, PhD, FCACB  
Director, Alberta Centre For Toxicology

*Elham Zeini Jahromi*

HIGH NITRATE (N) CONTENT. INFANTS AND BREASTFEEDING WOMEN SHOULD NOT CONSUME THIS WATER. PLEASE READ ENCLOSED DOCUMENT "NITRATE/NITRITE IN DRINKING WATER."

**ALBERTA HEALTH SERVICES**

For Enquiries  
Please Call  
403-625-8852

**AGENDA**



UNIVERSITY OF CALGARY  
HM-B 19, 3330 HOSPITAL DRIVE NW  
CALGARY, ALBERTA T2N 4N1

**REPORT TO:**

HEALTH REGION 3  
ENVIRONMENTAL HEALTH  
10101 SOUTHPORT ROAD SW  
CALGARY AB  
T2W 3N2

**PRIVATE DRINKING WATER FROM:**

WILLIAM MEYER  
233143 RANGE ROAD 282  
ROCKYVIEW AB  
T1X 0H2 (403) 236-3688

**Req. ID No:** T105459  
**Lab Code:** 2011120720

**Land Description:** NE-22-23-28-4  
**Collected:** 11/15/2011  
**By:** WILLIAM MEYER  
**Site:** LAUNDRY SINK  
**Source:** Well  
**Depth:** 98  
**Comments:**

**CERTIFICATE OF CHEMICAL ANALYSIS**

**CDW GUIDELINES**

pH	7.87		6.5-8.5 units AO
Conductivity	6450	uS/cm	
Sodium	936.45	mg/L	≤ 200 mg/L AO
Potassium	12.4	mg/L	
Calcium	392.39	mg/L	
Magnesium	253.27	mg/L	
Total Hardness (CaCO <sub>3</sub> )(Calc)	2022.74	mg/L	
Iron	0.03	mg/L	≤ 0.3 mg/L AO
Total Alkalinity (CaCO <sub>3</sub> )	394.2	mg/L	
Carbonate	0	mg/L	
Bicarbonate	480.9	mg/L	
Hydroxide	0	mg/L	
Chloride	578	mg/L	≤ 250 mg/L AO
Fluoride	0.1	mg/L	1.5 mg/L MAC
Nitrite (N)	0	mg/L	1.0 mg/L MAC
Nitrate (N)	19.3	mg/L	10 mg/L MAC
Sulfate	2604.5	mg/L	≤ 500 mg/L AO
Total Dissolved Solids (Calc)	5032.92	mg/L	≤ 500 mg/L AO
Cation Sum	81.41	mEq/L	
Anion Sum	79.86	mEq/L	
Ion Balance(Cation/Anion)	101.95	%	
Ion Balance (% Difference)	0.97	%	

**Comments:** Results relate only to the sample tested. Values less than LOQ are reported as zero.

**Received:** 12/1/2011

**Reported:** 12/15/2011

**Certified By:** 

CDW = Canadian Drinking Water

AO = Aesthetic Objectives

MAC = Maximum Acceptable Concentration

LOQ = Limit of Quantitation

For: David W. Kinniburgh, PhD, FCACB  
Director  
Alberta Centre for Toxicology



## Water Testing

### Understanding Your Drinking Water Chemical Test Results

To understand what your drinking water chemical testing results mean, check the lab report and use the information below.

The guidelines for Canadian drinking water quality have limits for some substances in drinking water that can be harmful to your health (e.g., nitrates, nitrites, and fluoride). The guidelines are listed as:

- maximum acceptable concentration (MAC) - this is listed as a number and it means how much of a certain chemical is safe to have in water that won't cause harm. For your protection, the maximum limits are set below levels which can cause health problems. Drinking water that continually contains substances at a level greater than its MAC may be harmful.
- aesthetic objectives (AO) - this means other limits set on water. If there is a problem, the water may look, smell, or taste funny.

You do not need to worry about the results for conductivity, cation/anion sum, ion balance, and percentage difference as these tests are done for lab work purposes only.

When a water sample is sent to the Alberta Centre for Toxicology for routine chemical testing, it's tested for all of the substances listed below. The information below doesn't cover all chemical parameters of concern outlined in the Guidelines for Canadian Drinking Water Quality (GCDWQ). If you have a specific health concern, please contact Environmental Health Officer in your area.

Result	Guideline	Information
pH	6.5 to 8.5 AO	<ul style="list-style-type: none"> <li>• A pH is a measure of how acidic or how basic the water is. A pH of 7 is neutral.</li> <li>• A pH higher than 8.5 can cause scales to form (mineral deposits) on cookware, plumbing, and appliance parts.</li> <li>• A pH lower than 6.5 can cause rusting or eating away (corrosion) of plumbing and appliance parts. Corrosive water may dissolve metals from pipes (lead, cadmium, zinc, copper) into water that could cause health problems.</li> </ul>
Sodium	200 mg/L AO	<ul style="list-style-type: none"> <li>• Water with more than 200 mg/L of sodium tastes salty.</li> <li>• Drinking water with high sodium isn't a health concern for most people. However, it can be unsafe for anyone on a sodium-free or low-sodium (500mg/day) diet. Water treated by a water softener may add more sodium (over 300mg/L) and may not be safe if your sodium is restricted. Talk to your doctor if you have any questions.</li> </ul>
Potassium	No guideline	<ul style="list-style-type: none"> <li>• Potassium concentrations in drinking water are usually low and aren't a problem for healthy people.</li> <li>• Water softeners using potassium chloride can significantly increase the levels of potassium in drinking water. If you have kidney disease or another health problem (e.g., heart disease, diabetes) ask your doctor if you can drink water treated by a water softener.</li> </ul>
Calcium	No guideline	<ul style="list-style-type: none"> <li>• All people need calcium to stay healthy.</li> <li>• Calcium makes water harder (see section on total hardness below).</li> <li>• Calcium levels higher than 200mg/L may cause scaling.</li> </ul>
Magnesium	No guideline	<ul style="list-style-type: none"> <li>• All people need magnesium to stay healthy.</li> <li>• Magnesium makes water harder (see section on total hardness below). Levels higher than 150mg/L may cause loose bowel movements if people are not used to drinking it. Talk to your doctor if you have questions.</li> </ul>
Total hardness	No guideline	<ul style="list-style-type: none"> <li>• Water collects minerals (e.g., calcium, magnesium) which cause water hardness as it moves through the ground. Soft water can make corrosion worse, while hard water increases scaling on pipes, water heaters, and appliances. Keeping the level of hardness between 80 and 100 is a good balance between corrosion and scaling.</li> <li>• You need to use more soap when washing with hard water.</li> <li>• Water softeners lower hardness to acceptable levels, but will increase sodium or potassium levels (see sodium and potassium).</li> </ul>

Hardness	Level
soft	0 to less than 60 mg/L
medium hard	60 to more than 120 mg/L
hard	120 to less than 180 mg/L
very hard	180 mg/L or more

<b>Iron</b>	0.3 mg/L AO	<ul style="list-style-type: none"> <li>If the level of iron is above 0.3 mg/L, it can cause a red-brown stain on laundry and plumbing fixtures. It might also make water taste like metal.</li> <li>High iron levels cause iron bacteria to grow on parts of a well, water system, and plumbing. Shock chlorination can control iron bacteria (may need to do this every year). In very bad cases, you might need an iron filter.</li> </ul>
<b>Total Alkalinity</b>	No guideline	<ul style="list-style-type: none"> <li>Alkalinity is a measure of the water's ability to neutralize acids and maintain a fairly stable pH.</li> <li>The amount of bicarbonate, carbonate, and hydroxide in water forms the alkalinity.</li> <li>Low levels (less than 80mg/L) can cause corrosion problems. High levels (more than 120mg/L) can cause more scaling.</li> </ul>
<b>Carbonate, Bicarbonate, and Hydroxide</b>	No guideline	<ul style="list-style-type: none"> <li>Carbonates, bicarbonates, and hydroxides are related to alkalinity, salinity, and total dissolved solids.</li> </ul>
<b>Chloride</b>	250 mg/L AO	<ul style="list-style-type: none"> <li>Chloride levels higher than 250 mg/L can make water taste salty.</li> <li>High levels of chloride might cause corrosion depending on the alkalinity of the water.</li> <li>A sudden increase in chloride (e.g., road salt, irrigation drainage, sewage) might mean your water supply is polluted.</li> </ul>
<b>Fluoride</b>	1.5 mg/L MAC	<ul style="list-style-type: none"> <li>Fluoride levels higher than 1.5 mg/L may increase the risk of white spots on tooth enamel (dental fluorosis) in children with developing teeth (newborns to 8 year old).</li> <li>Fluoride levels of 2.5mg/L or higher may increase the risk of bone fractures or a bone disease called skeletal fluorosis, which causes pain and damage to bones and joints in severe cases.</li> <li>If you are concerned about fluoride levels in your drinking water talk to your dentist or Alberta Health Services Dental Public Health Office.</li> <li>Fluoride can be removed by point-of-use devices like reverse osmosis or distillation. Make sure your devices are CSA or NSF approved.</li> </ul>
<b>Nitrate</b>	10 mg/L MAC	<ul style="list-style-type: none"> <li>Nitrate and nitrite levels above limits can cause problems with how blood carries oxygen. This can be very bad for women who are pregnant or breastfeeding and people with health problems. In children younger than 6 months, it can cause methemoglobinemia, which means the blood can't carry oxygen through the body like it should. These people should not drink water or eat food prepared with water if nitrates or nitrites are above the limit.</li> <li>Agricultural waste (e.g., fertilizer), decaying plant matter and on-site septic systems that don't work properly (or poorly designed) can cause nitrate and nitrite contamination.</li> <li>Boiling water doesn't decrease or remove nitrates and nitrites from water. Nitrates and nitrites can be removed by point-of-use devices like reverse osmosis, distillation, or ion exchange. Make sure your devices are CSA or NSF approved.</li> </ul>
<b>Nitrite</b>	1.0 mg/L MAC	
<b>Sulphate</b>	500 mg/L AO	<ul style="list-style-type: none"> <li>Water naturally contains sulphates. Sulphates can also get into water when plants, animals, and organic wastes decompose. Water with sulphates might also have bacteria, which can change sulphates into a gas that smells like rotten eggs (hydrogen sulphide). These bacteria can cause corrosion problems.</li> <li>To reduce hydrogen sulphide, aerate or chlorinate and then filter well water. High levels of sulphate can cause loose bowel movements if people are not used to drinking it. Regular users get used to high sulphate levels. Babies are more sensitive to sulphate than adults. Don't use water with sulphate level over 400mg/L to prepare formula for babies.</li> </ul>
<b>Total Dissolved Solids (TDS)</b>	500 mg/L AO	<ul style="list-style-type: none"> <li>TDS is a measure of minerals in the water.</li> <li>Low TDS can make water taste flat.</li> <li>High TDS can cause scaling and affect how water tastes and smells. When the concentration of TDS is higher than 500mg/L, the water may have a bitter, salty, or medicine-like taste (depending on what salts are in the water).</li> <li>Reverse osmosis and electrodialysis will remove TDS from water.</li> </ul>

If you have any questions about water, call Environmental Public Health in your area.

**ALBERTA HEALTH SERVICES**

For Enquiries

Please Call

**403-625-8652**

Current as of: February 25, 2015

Author: Environmental Public Health, Alberta Health Services



MyHealthAlberta.ca

This material is for information purposes only. It should not be used in place of medical advice, instruction, and/or treatment. If you have questions speak with your doctor or appropriate healthcare provider.  
For 24/7 nurse advice and health information please call Health Link at 811

## PLANNING & DEVELOPMENT

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<b>TO:</b>	Subdivision Authority	<b>DIVISION:</b> 2	
<b>DATE:</b>	April 9, 2019	<b>APPLICATION:</b> PL20180131	
<b>FILE:</b>	05714035		
<b>SUBJECT:</b>	Subdivision Item – Residential One District		

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### <sup>1</sup>POLICY DIRECTION:

The application was evaluated against the terms of Section 654 of the *Municipal Government Act*, Section 7 of the Subdivision and Development Regulations, and the policies contained within the Central Springbank Area Structure Plan (ASP), and was found to be compliant:

- The application meets the intent of the ASP;
- The subject lands hold the appropriate land use designation; and
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

### EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 1.14 hectare (2.82 acre) parcel with a ± 1.15 hectare (2.84 acre) remainder. The subject land is located immediately adjacent to the Bow River in the northeast corner of Springbank, is currently undeveloped, and is not used for any agricultural purposes. The land is very steep, with grades exceeding 30% for a portion of the parcel, sloping down from west to east.

The IDP provides objectives and policies for identifying each municipality's considerations for reviewing and assessing planning proposals within the IDP area. The proposed subdivision is in line with the listed regulations.

As per the Central Springbank ASP, the subject parcel is located in a residential area that is suitable for residential development. Although the ASP recommends a conceptual scheme in this particular area, the subject application meets the list criteria for allowing a minor (one-lot) subdivision.

In conclusion, Administration determined that the application meets County policy.

<b>PROPOSAL:</b> To create a ± 1.14 hectare (2.82 acre) parcel with a ± 1.15 hectare (2.84 acre) remainder.	<b>GENERAL LOCATION:</b> Located approximately 1.80 km (1.12 miles) east of Rge. Rd. 33 and 1.20 km (0.75 miles) north of Twp. Rd. 252 on the east side of Springbank Heights Way.
<b>LEGAL DESCRIPTION:</b> Lot 10, Block B, Plan 9512428 within NW-14-25-03-W5M	<b>GROSS AREA:</b> ± 2.29 hectares (5.66 acres)
<b>APPLICANT:</b> Lighthouse Studios (Mark Broddle) <b>OWNER:</b> Global Advisory Services Inc.	<b>RESERVE STATUS:</b> Municipal Reserves were dedicated on Plan 7811150.
<b>LAND USE DESIGNATION:</b> Residential One	<b>LEVIES INFORMATION:</b> Transportation Off-Site

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<sup>1</sup> **Administration Resources**

Lindsey Ganczar & Eric Schuh, Planning & Development



District (R-1)	Levy (C-7356-2014)
<b>DATE APPLICATION RECEIVED:</b> November 1, 2018 <b>DATE APPLICATION DEEMED COMPLETE:</b> November 14, 2018	<b>APPEAL BOARD:</b> Subdivision & Development Appeal Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Level 4 Private Sewage Treatment System (PSTS) Assessment of Site Suitability, Sedulous Engineering Ltd., December 2018</li> </ul>	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>County Plan (Bylaw C-7280-2013)</li> <li>Central Springbank ASP (Bylaw C-5354-2001)</li> <li>Land Use Bylaw (Bylaw C-4841-97)</li> </ul>

### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 22 adjacent landowners, and Administration received one objection letter in response. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

### **HISTORY:**

**1995** Subdivision Plan 9512428 was registered at Land Titles, creating the subject parcel. Municipal Reserves were previously provided as Block R-5 on Plan 7811150.

### **TECHNICAL CONSIDERATIONS:**

#### a) The site's topography:

The western-most portion of the subject lands (with frontage onto Springbank Heights Way) is very steep (approximately 33%) with drainage flow to the east. A restrictive covenant is registered on title to prevent development in this location (Plan 9512429).

The parcel abuts the Bow River on the eastern boundary, and as per Section 41 of the Land Use Bylaw, there is a 60.00 metre Riparian Protection Area setback from the legal river bank on the subject parcel.

The Applicant has demonstrated that both proposed parcels have a minimum 1-acre developable area, in accordance with Section 307 of the *County Servicing Standards*.

There are no other significant features on the property.

Condition: None

#### b) The site's soil characteristics:

The subject lands contain Class 3, 4, and 6 soils with limitations to cereal, oilseeds, and tame hay crop production.

- Class 3: Moderate limitations due to climate;
- Class 4: Severe limitations due to low moisture holding, adverse texture, and excessive surface stoniness;
- Class 6: Production is not feasible due to adverse topography and erosion damage.

Condition: None

c) Storm water collection and disposal:

The Applicant would be required to submit a Site-Specific Storm Water Implementation Plan (SSIP), prepared by a qualified professional, in accordance with the *County Servicing Standards*, as a condition of subdivision. As the proposed location of the dwellings is adjacent to the Bow River, the SSIP would be required to identify any ESC measures and water quality measures required to mitigate impacts to the Bow River.

Conditions: 6

d) Any potential for flooding, subsidence or erosion of the land:

The SSIP would address any possible negative effects of the proposed development on the slopes, including erosion and sediment control.

Condition: None

e) Accessibility to a road:

Access to the subject parcel is provided from the parcel to the north via an access right-of-way (Plan 7811151), which extends through the subject parcel to the two adjacent sites to the south. By virtue of the proposed subdivision, the existing access right-of-way plan and Access Easement Agreement will carry forward to both Lot 1 and the remainder parcels providing legal access in perpetuity.

As a condition of subdivision, the applicant would be required to provide an Access Right-of-Way Plan and Access Easement Agreement to be registered on title of Lots 1 & 2 since a new shared driveway from the existing access right-of-way is to be used for Lots 1 & 2.

*Transportation Off-Site Levy*

As a condition of subdivision, the Applicant would be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at time of approval for the total gross acreage of the lands proposed to be subdivided.

- In accordance with the current bylaw, the estimated levy payment owed at the time of subdivision endorsement is \$90,419.
  - Base =  $(\$4595/\text{acre}) \times (5.66 \text{ acres}) = \$26,008$
  - Special Area 4 =  $(\$11,380/\text{acre}) \times (5.66 \text{ acres}) = \$64,411$ .

Conditions: 3, 10

f) Water supply, sewage, and solid waste disposal:

The subject property (remainder parcel) is currently serviced by a water well, and the proposed lots would continue to be serviced by water wells. The Applicant submitted a Phase 1 Groundwater Supply Evaluation (Sedulous Engineering Inc. – August, 2018) with the application. The report meets the requirements of the County Servicing Standards and concludes that the aquifer underlying the subject lands can supply water to the proposed Lot 1 at a rate of 1250m<sup>3</sup>/year without causing adverse effects on existing users.

As a condition of subdivision, the Applicant would be required to drill a new well on Lot 1, and provide the County with a Phase 2 Aquifer Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report must include a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for the well. A Deferred Services Agreement would be required to be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available.

A private sewage treatment system would be required for waste water servicing for proposed Lot 1 and Lot 2. The Applicant submitted a Level 4 PSTS Assessment (Sedulous Engineering Inc. – December, 2018) at the time of application. The assessment meets the requirements of the County Servicing Standards and Policy 449, and the assessment recommends a Packaged Sewage Treatment Plant for both lots.

As a condition of subdivision, the Owner would be required to enter into a Site Improvements / Services Agreement with the County, which would be required to be registered on the title of Lots 1 & 2 and must include the following:

- The system is to be in accordance with the Level 4 PSTS Assessment (Sedulous Engineering Inc. – December, 2018);
- The construction of a Packaged Sewage Treatment Plant that meets Bureau de Normalisation du Quebec (BNQ) standards.

A Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie in to municipal services when they become available.

Conditions: 4, 5, 7, 8

g) The use of the land in the vicinity of the site:

The surrounding land use is a mix of Residential Two and Residential One uses composed of country residential parcels. There is little to no intensive agricultural activity in this area of the County.

Condition: None.

h) Other matters:

*Geotechnical Requirements*

A restrictive covenant is currently registered on title that restricts development on what is approximately the western-most third of the parcel. This was placed on title as the slopes have a grade of approximately 33% on this portion of the property. There is also a 60 m riparian setback from the Bow River that, in combination with the restrictive covenant, limits development to middle of the property. There remains approximately 0.89 hectares (2.21 acres) per proposed parcel of developable area.

If a future Building Permit application identifies a dwelling located within the 60 metre riparian setback, this would trigger the requirement for a Development Permit, and would allow the County the opportunity to further assess impacts by requiring additional assessment in accordance with County Policy 419.

Condition: None.

*Municipal Reserves*

Municipal Reserves were previously dedicated on Plan 7811150.

Condition: None.

**POLICY CONSIDERATIONS:**

Interim Growth Plan

Section 3.4.4 of the Interim Growth Plan (IGP) states that new country residential development with at least 50 new dwellings shall be planned and developed in accordance with the plan policies. This application does not meet that threshold requirement.

Rocky View County / City of Calgary Intermunicipal Development Plan (IDP)

The subject lands are located immediately adjacent to the city of Calgary, with the Bow River dividing the two municipalities. Although the subject parcel is located within the circulation boundary of the IDP, it is not located within any of the six identified Key Focus Areas listed in the IDP.

Section 5.0 *Municipal Planning Considerations* lists objectives and policies for identifying each municipality's considerations for reviewing and assessing planning proposals within the IDP area. Specifically, Section 5.1.1 states that development proposals should be evaluated against regional and sub-regional plans such as MDPs, ASPs, and non-statutory plans; this application was reviewed against these plans accordingly.

County Plan

The Central Springbank Area Structure Plan (CSASP) was required to align with the County Plan at the time of approval; therefore, it acts as subordinate policy to the County Plan, and directs the implementation of the County Plan. Specifically, Section 10.4 of the County Plan states that country residential development shall address the development review criteria listed in Section 29 of the County Plan. This application meets those criteria, which includes the submission of the reports provided at the time of application.

Central Springbank Area Structure Plan (CSASP)

The subject parcel is located within the CSASP policy area. Map 2 indicates that the land is located in a residential area that is suitable for residential development. The ASP states that new infill residential parcels shall range in size from 0.8 to 1.6 hectares, and the proposed new lots adhere to that requirement.

Although the subject parcel falls within an area of the CSASP that requires that a conceptual scheme be prepared to guide future development, Section 2.3.2.2(c) provides an exception. The policy states:

- c) *Minor subdivision applications may proceed without a conceptual scheme when for agricultural purposes, or when all of the following conditions are present:*
- *Direct road access is available;*
  - *One (1) lot is being created;*
  - *The proposed lot is 0.8 ha (2 acres) or greater in size;*
  - *The creation of the new lot will not adversely affect or impede future subdivision of the balance lands.*

While direct *physical* road access is not feasible from Springbank Heights Way along the parcel frontage due to topography, direct *legal* access to the parcel is available through the existing easement registered on title. Administration agrees that this meets the intent of the ASP policy, and therefore meets all of the criteria for proceeding with a minor, one-lot subdivision application.

Land Use Bylaw (LUB)

The Residential One District has a minimum parcel size of 0.80 hectares (1.98 acres), which only allows for a two-lot subdivision at maximum on the subject parcel. The proposed lot sizes of 1.14 and 1.15 hectares meets the regulation in the LUB.

**CONCLUSION:**

The proposed subdivision meets the intent of an approved ASP, and the subject lands hold the appropriate land use designation for the intended parcel sizes. Technical issues are addressed through conditions of approval.



**OPTIONS:**

- Option #1: THAT Subdivision Application PL20180131 be approved with the conditions listed in Appendix 'A'.
- Option #2: THAT Subdivision Application PL20180131 be refused.

Respectfully submitted,

Concurrence,

“Sherry Baers”

“Al Hoggan”

---

Executive Director  
Community Development Services  
LG/rp

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Chief Administrative Officer

**APPENDICES:**

- APPENDIX 'A': Approval Conditions  
APPENDIX 'B': Application Referrals  
APPENDIX 'C': City of Calgary Circulation Response  
APPENDIX 'D': Map Set  
APPENDIX 'E': Landowner Comments

## APPENDIX A: APPROVAL CONDITIONS

- A. The application to create a  $\pm$  1.14 hectare (2.82 acre) parcel with a  $\pm$  1.15 hectare (2.84 acre) remainder on Lot 10, Block B, Plan 9512428 within NW-14-25-03-W05M, has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with the Central Springbank ASP.
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the conditions will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a qualified professional, licensed to practice in the province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

### *Plan of Survey*

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.

### *Site Plan*

- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
  - a) The Site Plan is to confirm removal of the existing Quonset.

### *Transportation and Access*

- 3) The owner shall provide an Access Right-of-Way Plan and Access Easement Agreement to be registered on title of Lots 1 & 2 for the new shared-road access easement.

### *Servicing*

- 4) The Owner shall enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of Lots 1 & 2 and shall include the following:
  - a) The system is to be in accordance with the Level 4 PSTS Assessment (Sedulous Engineering Inc. – December, 2018);
  - b) The construction of a Packaged Sewage Treatment Plant shall meet Bureau de Normalisation du Quebec (BNQ) standards.



- 5) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
  - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1.
  - b) Verification is provided that the well is located within the respective proposed lot's boundaries.
  - c) It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes.
- 6) The Owner is to provide and implement a Site-Specific Storm Water Management Plan that meets the requirements outlined in the County Servicing Standards and the Springbank Master Drainage Plan. Implementation of the Storm Water Management Plan shall include:
  - a) Registration of any required easements and / or utility rights-of-way;
  - b) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the storm water infrastructure system;
- 7) Should the Site Specific Storm Water Management Plan indicate that improvements are required, then the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.
- 8) A Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie in to municipal water and sanitary services when they become available.

#### *Payments and Levies*

- 9) The Applicant/Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.
- 10) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with the Transportation Off-Site Bylaw C-7356-2014. The County shall calculate the total owing:
  - a) From the total gross acreage of Lots 1 and 2 as shown on the Plan of Survey.

#### *Taxes*

- 11) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to Rocky View County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

#### D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the subdivision, the Planning Department is directed to present the Applicant/Owners with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

**APPENDIX B: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i><b>School Authority</b></i>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i><b>Adjacent Municipalities</b></i>	
City of Calgary	See Appendix C.
<i><b>Province of Alberta</b></i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Infrastructure	Not required for circulation.
Alberta Energy Regulator	No comments received.
Alberta Health Services	At this time, we do not have any concerns with the information as provided.
<i><b>Public Utility</b></i>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	We have reviewed the plan and determined that no easement is required by Fortis Alberta.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
<i><b>Other External Agencies</b></i>	
EnCana Corporation	No comments received.



<b>AGENCY</b>	<b>COMMENTS</b>
Calgary Airport Authority	Not required for circulation.
Rocky View Water Co-op	Not required for circulation.
Rocky View Gas Co-op	Not required for circulation.
<i>Rocky View County Boards and Committees</i>	
Rocky View West Recreation Board	No comments.
<i>Internal Departments</i>	
Agriculture & Environment Services	No comments received.
Legal and Land Administration	No comments received.
Recreation, Parks and Community Support	No concerns.
GIS Services	No comments received.
Building Services	Not required for circulation.
Municipal Enforcement	No concerns.
Fire Services	No comments at this time.
Planning & Development – Engineering	<p><b>General:</b></p> <ul style="list-style-type: none"> <li>The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> <li>Parcel size is 5.66 acres. Land Use is R1.</li> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>There is a restrictive covenant on title of the subject lands (Instrument 951 243 728, Plan 9512429) which restricts development on what is approximately the west most one third of the subject lands. This has been placed on title as there are slopes of approximately 33% on this portion of the subject lands.</li> <li>On the east of the subject lands along the bank of the Bow River, there are slopes of approximately 50% and 5 metres in height. According to Land Use Bylaw section 34, a setback of 12 metres from the top of the bank is required, unless a Slope Stability Assessment is submitted to relax this setback. However, Land Use Bylaw Section 41 identifies</li> </ul>

AGENCY	COMMENTS
	<p>a Riparian Setback from the banks of the Bow River as 30 to 60 metres (depending on the soil classification). As the riparian setback is more onerous, it shall apply.</p> <ul style="list-style-type: none"> <li>During the Land Use Redesignation Phase (PL20180045), County Administration prepared a developable area assessment, which considers a 60 metre setback from the Bow River and the area identified in the Restrictive Covenant on title (Instrument 951 243 728, Plan 9512429) as undevelopable. This assessment determined that each lot has a developable area of about 2.21 acres, which means a 60 metre setback from the Bow River is easily adhered to during the future construction of dwellings. If a future Building Permit application identifies a dwelling location within the 60 metre riparian setback, this will trigger the requirement for a Development Permit and allow the County the opportunity to further assess impacts by requiring additional assessment in accordance with County Policy 419.</li> </ul>
	<p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>The subject lands currently have frontage along Springbank Heights Way, which is a paved road. However, the subject lands access through neighboring properties via an Access Easement Agreements registered on title (Instrument 781 154 031, Plan 7811151; Instrument 961 126 463, Plan 9611147). The applicant is proposing to continue to use this existing access easement for this subdivision, as there is a restrictive covenant prohibiting development on the slopes on the west of the subject lands, making an approach from Springbank Heights Way not feasible.</li> <li>The existing Access Easement Agreement (Instrument 781 154 031) stipulates that “owners of each of the said parcels of land shall maintain the portion of the roadway located on the said right-of-way within the boundaries of the land owned by such person, to specifications and standards which shall be stipulated from time to time by the Municipal District of Rockyview No. 44, or failing the stipulating of any such specifications and standards, to a fair and reasonable standard of maintenance for a gravel access road.” All maintenance requirements and responsibilities shall be outlined in the access ROW plan to be provided as a condition of subdivision</li> <li>The existing Access Easement Agreement (Instrument 781 154 031) is expected to carry forward to the new titles created and continue to provide access to Lots 1 &amp; 2 (Remainder). This Instrument has carried forward in past subdivisions of these lands.</li> <li>As a condition of subdivision, as a new -shared driveway from the existing access right-of-way is to be used for</li> </ul>

AGENCY	COMMENTS
	<p>Lots 1 &amp; 2, the applicant shall provide an Access Right-of-Way Plan and Access Easement Agreement to be registered on title of Lots 1 &amp; 2.</p> <ul style="list-style-type: none"> <li>• As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval, for the total acreage of proposed Lots 1 &amp; 2 (Remainder), as the applicant is proposing to subdivide a Residential One District parcel.           <ul style="list-style-type: none"> <li>○ Estimated levy payment owed at the time of subdivision endorsement is \$90,419 (Base = (\$4595/acre)*(5.66 acres) = \$26,008; Special Area 4 = (\$11,380/acre)*(5.66 acres) = \$64,411).</li> </ul> </li> </ul> <p><b>Sanitary/Waste Water:</b></p> <ul style="list-style-type: none"> <li>• The applicant submitted a Level 4 PSTS Assessment (Sedulous Engineering Inc. – December, 2018). The assessment meets the requirements of the County Servicing Standards and Policy 449. The assessment recommends a Packaged Sewage Treatment Plant for both lots, as an existing PSTS was not identified on the subject lands.</li> <li>• As a condition of subdivision, the Owner shall enter into a Site Improvements / Services Agreement with the County, which shall be registered on title of Lots 1 &amp; 2 and shall include the following:           <ul style="list-style-type: none"> <li>○ The system to be in accordance with the Level 4 PSTS Assessment (Sedulous Engineering Inc. – December, 2018);</li> <li>○ For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.</li> </ul> </li> <li>• As a condition of subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available.</li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>• The application indicates that there is an existing groundwater well on the proposed Lot 2 (Remainder).</li> <li>• The applicant submitted a Phase 1 Groundwater Supply Evaluation (Sedulous Engineering Inc. – August, 2018). The report meets the requirements of the County Servicing Standards and concludes that the aquifer underlying the subject lands can supply water to the proposed Lot 1 at a rate of 1250m<sup>3</sup>/year without causing adverse effects on existing users.</li> <li>• As a condition of subdivision, the applicant will be required</li> </ul>



AGENCY	COMMENTS
	<p>to drill new well on Lot 1, and provide the County with a Phase 2 Aquifer Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for the well.</p> <ul style="list-style-type: none"> <li>As a condition of subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available.</li> </ul> <p><b>Storm Water Management:</b></p> <ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant shall be required to submit a Site Specific Storm Water Implementation Plan, in accordance with the requirements of the County Servicing Standards.             <ul style="list-style-type: none"> <li>The Storm water management requirements in Springbank are: Average Annual Runoff Volume Target of 45mm and the Max Release Rate of 1.714 L/s/ha (A Report on Drainage Strategies for Springbank – Westhoff Engineering Resources Inc. – 2004).</li> <li>As the proposed location of the dwellings is adjacent to the Bow River, the SSIP shall identify any ESC measures and water quality measures required to mitigate impacts to the Bow River.</li> </ul> </li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>In accordance with Land Use Bylaw section 41, the Riparian Setback from the banks of the Bow River is 30 to 60 metres (depending on the soil classification). During the Land Use Redesignation Phase (PL20180045), County Administration prepared a developable area assessment, which considers a 60 metre setback from the Bow River and the area identified in the Restrictive Covenant on title (Instrument 951 243 728, Plan 9512429) as undevelopable. This assessment determined that each lot has a developable area of about 2.21 acres, which means a 60 metre setback from the Bow River is easily adhered to during the future construction of dwellings. If a future Building Permit application identifies a dwelling location within the 60 metre riparian setback, this will trigger the requirement for a Development Permit and allow the County the opportunity to further assess impacts by requiring additional assessment in accordance with County Policy 419. Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.</li> </ul>
Transportation Services	No comments received.



AGENCY	COMMENTS
Capital Project Management	No comments received.
Operational Services	No comments received.
Utility Services	No comments received.

Circulation Period: December 27, 2018 to January 24, 2019



Friday, January 18, 2019

City File: RV18-26  
MD File: PL20180131

Department of Planning and Development  
Rocky View County  
911 – 32<sup>nd</sup> Avenue NE  
Calgary, Alberta T2E 6X6

Attention: Sean Mclean

**SUBJECT:** PL20180131 - To create a  $\pm 1.14$  hectare (2.82 acre) parcel with a  $\pm 1.15$  hectare (2.84 acre) remainder

Dear Mr. Mclean,

The City of Calgary has reviewed the above noted application in reference to the *Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)* and other applicable policies. The City of Calgary Administration has the following comments for your consideration.

The subject site is located upstream of the Bearspaw Water Treatment Plant Intake which is a highly sensitive location. Because of its sensitive location, the future private sewage treatment system for below grade septic fields for each lot would need to be operated and maintained sufficiently to ensure no impact on the water supply for Calgary.

The City requests information regarding the use of private sewage treatment system (PSTS) in such close proximity to the Bearspaw Reservoir, a major source of water for The City.

While the initial construction/design are subject to Alberta codes of practice and have minimal risk to water quality, their long term maintenance and monitoring is a concern to The City's source water quality. Either assurances of continual monitoring requirements through RVC bylaws, or a communal system that requires AEP monitoring and approvals would be better suited for this area.

#### STORMWATER

1. Rocky View County should require that consultants, creating documents on their behalf, take the City Source Water Protection Plan (SWPP) into consideration and address, to their best ability, concerns associated with runoff water quality generated from developed areas and draining toward the City source water.
  - a) The following studies pertaining to the area are all finalized now and should be referenced:
    - i. *Source Watershed Risk Characterization Summary* (2018)

- ii. *Source Water Protection Plan* (2018) (available at calgary.ca <http://www.calgary.ca/UEP/Water/Documents/Water-Documents/Source-Water-Protection-Plan.pdf>) In particular, see pages 23, 26, and 34-35 related to stormwater.
- iii. ISL (RVC) "Glenbow Ranch ASP MDP", Jan 2017
- iv. KWL "Haskayne MDP", Nov 2017

Thank you for the opportunity to review and comment on this application.

Sincerely,

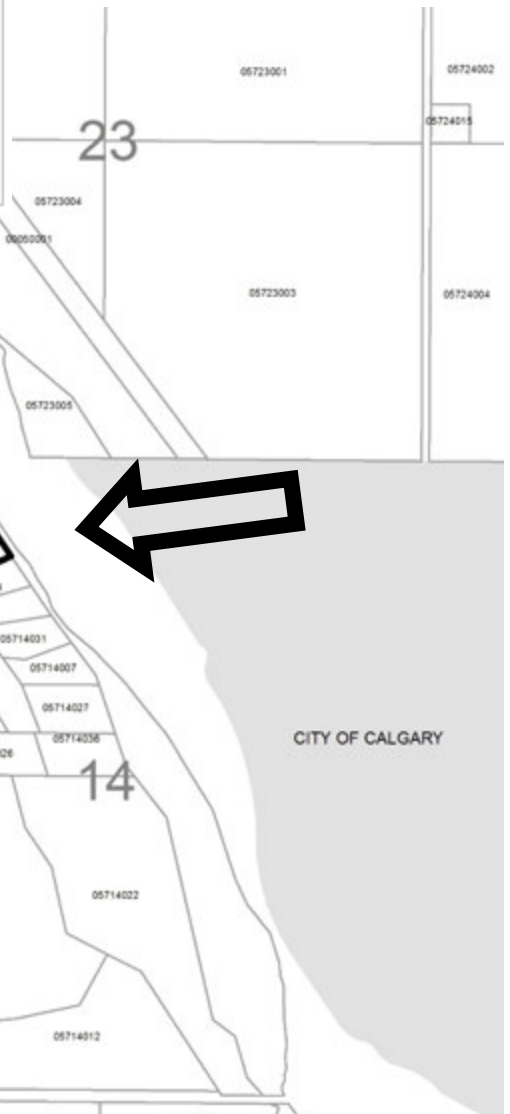


**Austin Weleschuk**

Planner, City Wide Policy

Calgary Growth Strategies Planning & Development

T. 403.268.1163 | F. 403.268.3011 | E. [austin.weleschuk@calgary.ca](mailto:austin.weleschuk@calgary.ca) The City of Calgary | Mail Code #8117

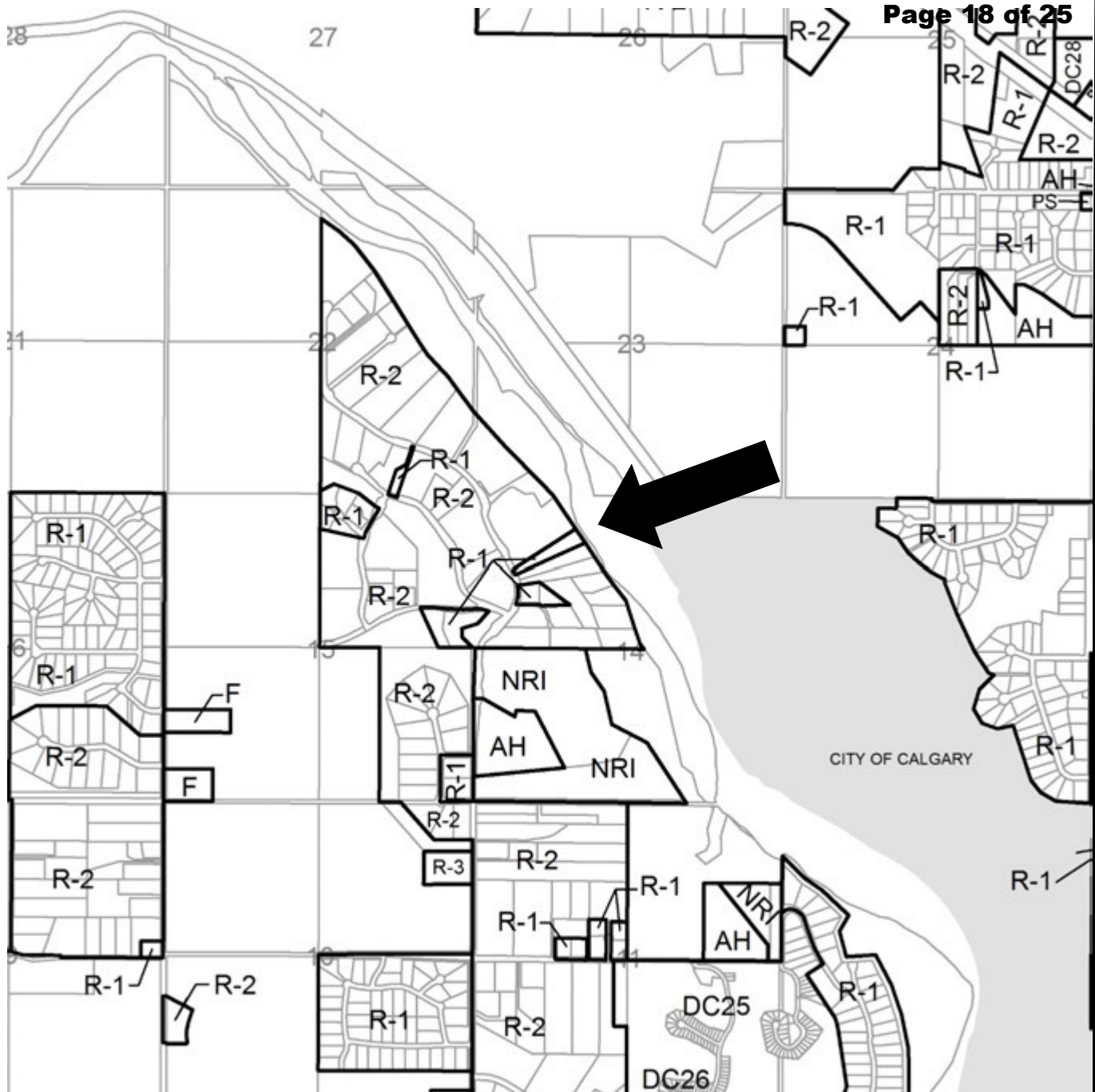


## LOCATION PLAN

**Lot:10 Block:B Plan:9512428**

Page 120 of 128





Ranch and Farm	B-1 Highway Business
RF2 Ranch and Farm Two	B-2 General Business
RF3 Ranch and Farm Three	B-3 Limited Business
AH Agricultural Holding	B-4 Recreation Business
F Farmstead	B-5 Agricultural Business
R-1 Residential One	B-6 Local Business
R-2 Residential Two	NRI Natural Resource Industrial
R-3 Residential Three	HR-1 Hamlet Residential Single Family
DC Direct Control	HR-2 Hamlet Residential (2)
PS Public Service	HC Hamlet Commercial
	AP Airport

## LAND USE MAP

NW-14-25-03-W05M

Lot:10 Block:B Plan:9512428

Date: 27-Mar-19

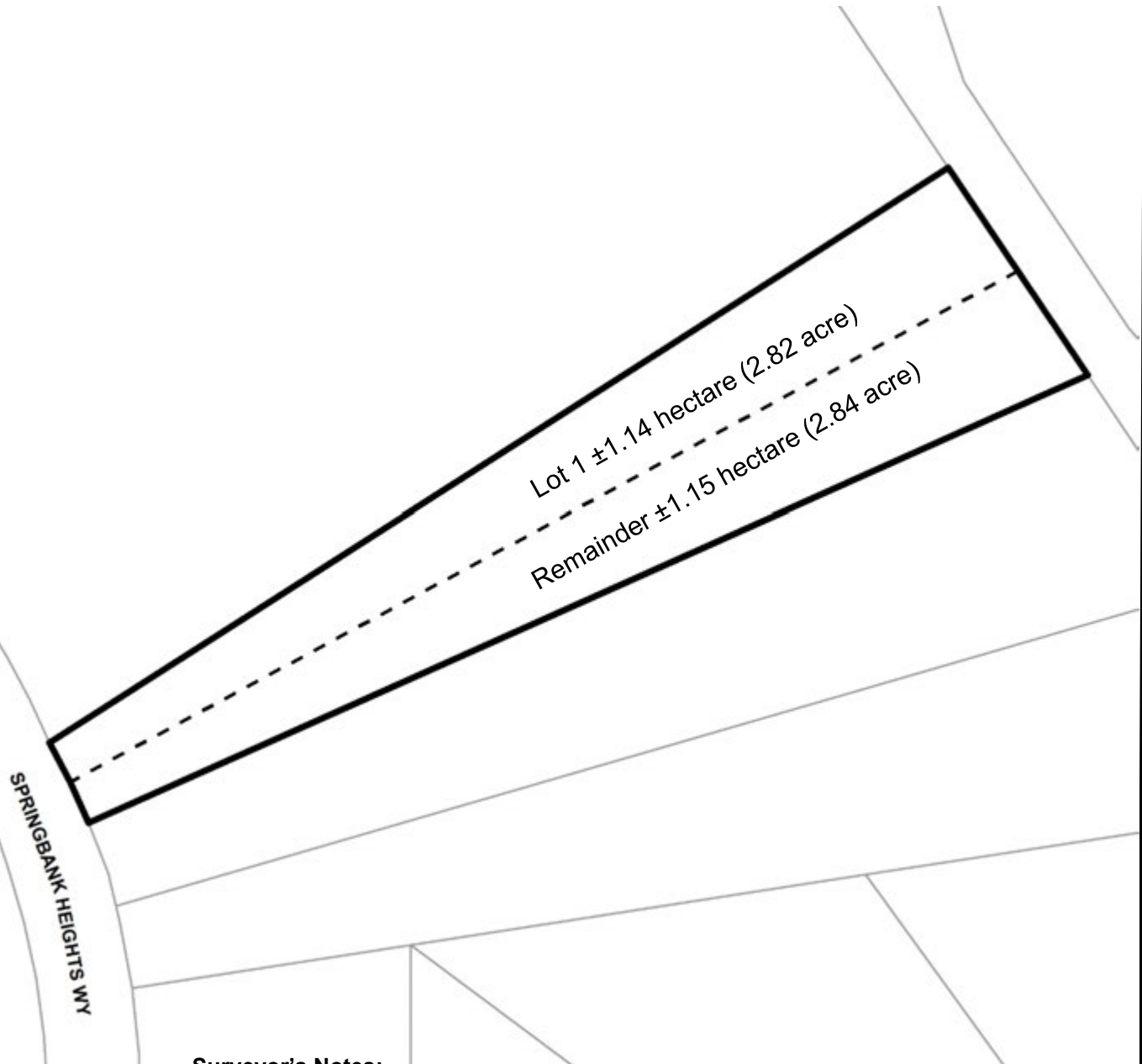
Division # 2

File: 05714035

AGENDA

Page 121 of 128

**Subdivision Proposal:** To create a  $\pm 1.14$  hectare (2.82 acre) parcel with a  $\pm 1.15$  hectare (2.84 acre) remainder.



**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

**TENTATIVE PLAN**

**NW-14-25-03-W05M**

**Lot:10 Block:B Plan:9512428**

Date: 27-Mar-19

Division # 2

File: 05714035

**AGENDA**



Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

*Spring 2018*

**NW-14-25-03-W05M**

**Lot:10 Block:B Plan:9512428**

Date: 27-Mar-19

Division # 2

File: 05714035

**AGENDA**

**Page 123 of 128**







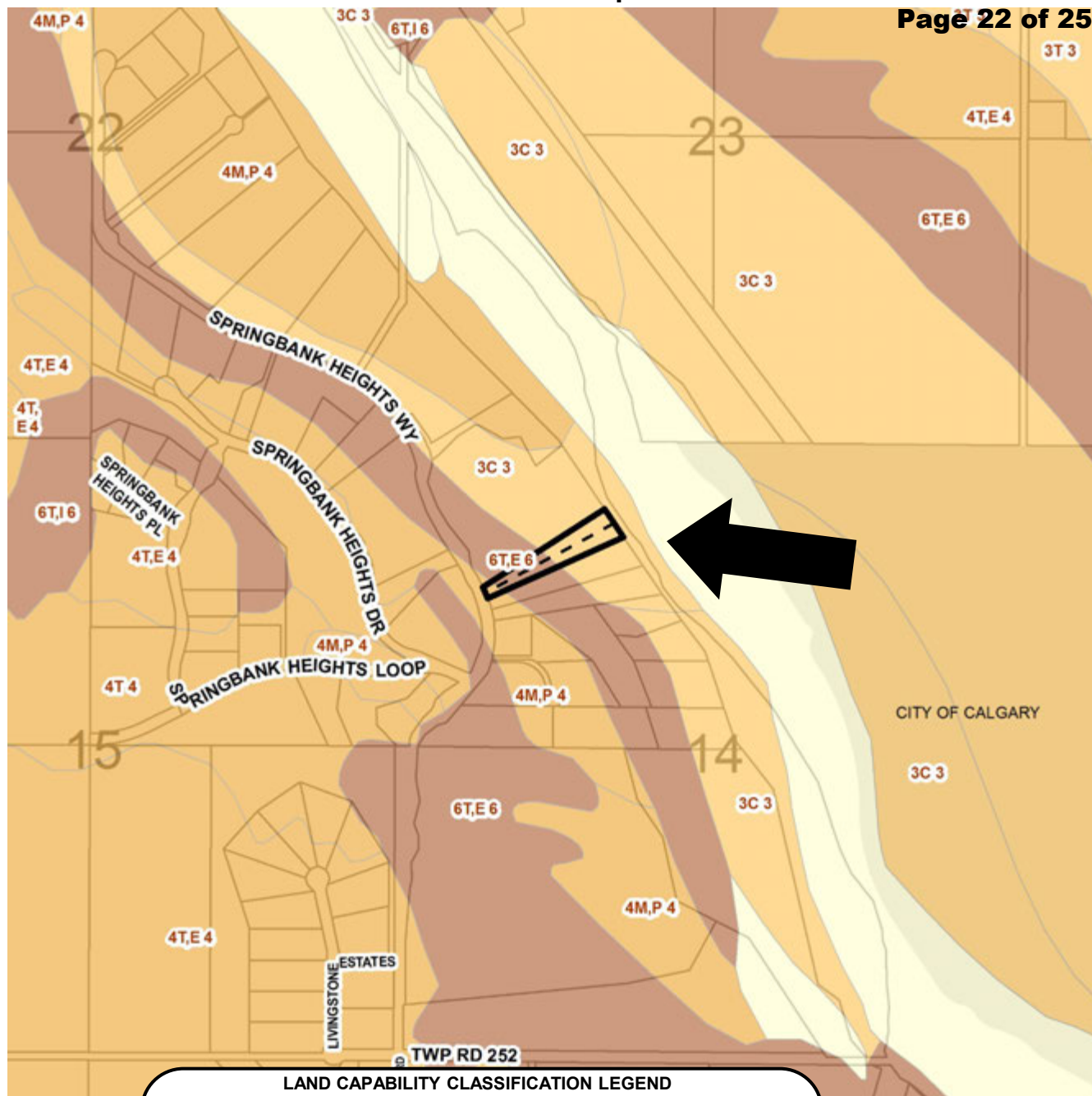
# TOPOGRAPHY

*Contour Interval 2 M*

**Lot:10 Block:B Plan:9512428**

## AGENDA

Page 124 of 128



### LAND CAPABILITY CLASSIFICATION LEGEND

*Limitations refer to cereal, oilseeds and tame hay crops*

#### CLI Class

- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

#### Limitations

- |   |                                     |
|---|-------------------------------------|
| B - brush/tree cover                      | N - high salinity                   |
| C - climate                               | P - excessive surface stoniness     |
| D - low permeability                      | R - shallowness to bedrock          |
| E - erosion damage                        | S - high sodicity                   |
| F - poor fertility                        | T - adverse topography              |
| G - Steep slopes                          | U - prior earth moving              |
| H - temperature                           | V - high acid content               |
| I - flooding                              | W - excessive wetness/poor drainage |
| J - field size/shape                      | X - deep organic deposit            |
| K - shallow profile development           | Y - slowly permeable                |
| M - low moisture holding, adverse texture | Z - relatively impermeable          |

## SOIL MAP

**NW-14-25-03-W05M**

**Lot:10 Block:B Plan:9512428**

Date: 27-Mar-19

Division # 2

File: 05714035

**AGENDA**

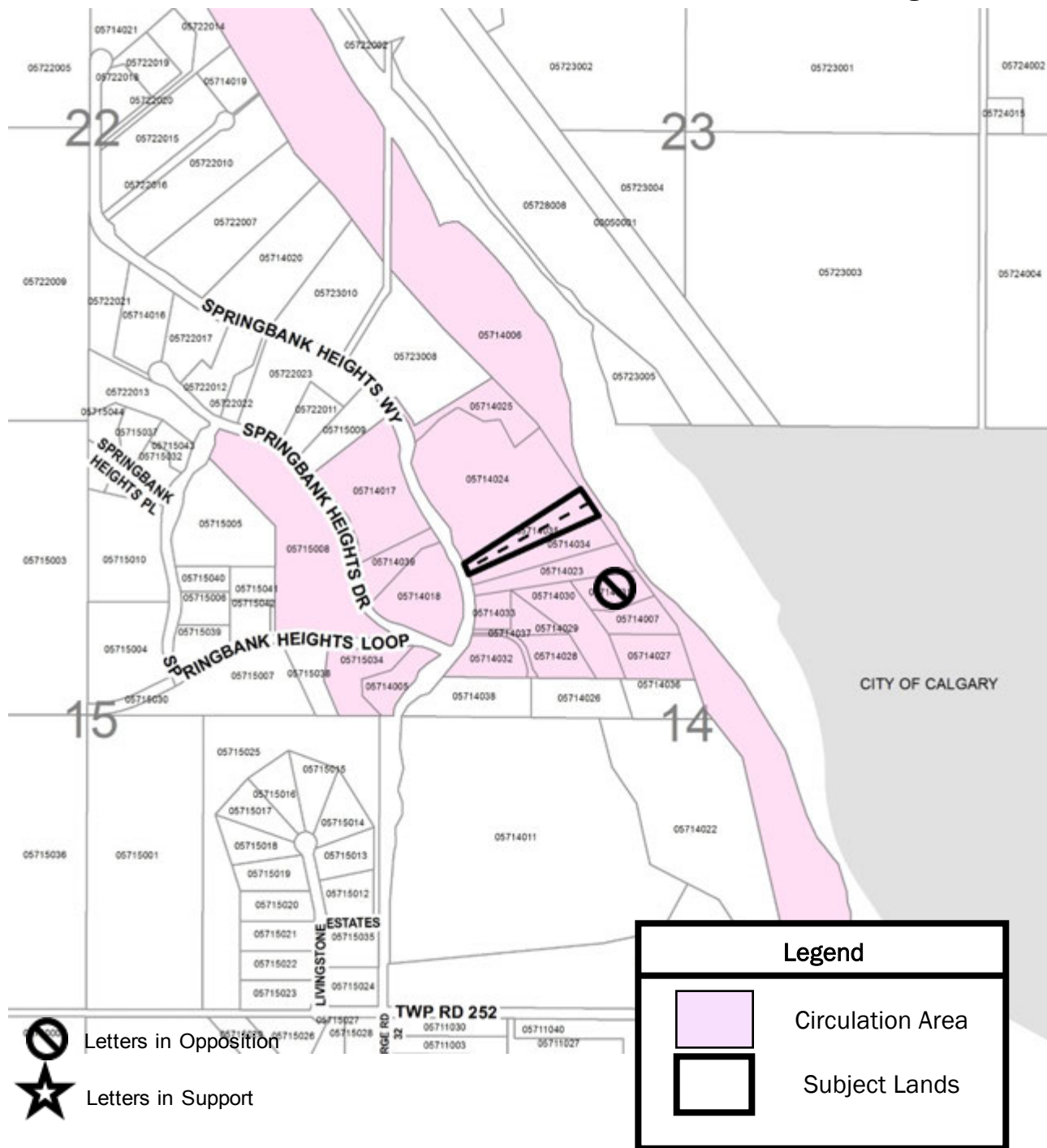
Page 125 of 128



- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

**Lot:10 Block:B Plan:9512428**

## AGENDA



## LANDOWNER CIRCULATION AREA

NW-14-25-03-W05M

Lot:10 Block:B Plan:9512428

Date: 27-Mar-19

Division # 2

File: 05714035

**AGENDA**

Page 127 of 128



January 15, 2019

Sean MacLean  
Planning Services, Rocky View County

**Re: File #05714035**  
**Application #PL20180131**  
**Division 2**

Dear Sir,

Regarding the above file, please note that, as long-time (30 year) residents of this immediate neighborhood, we **DO NOT SUPPORT** this subdivision as proposed. Our reasons are as follows:

**Environmental:** When our subdivision was approved in the 80's, provision was mandated for a wildlife corridor - parcel 05714030 is a designated ER, protecting the hillside directly above our (South) end of the subdivision. It was our understanding at that time that the intent was to continue to mandate the escarpment corridor in ensuing subdivisions; this seems to have been not carried out in this case. The Bow River Escarpment is a fragile and ecologically important piece of our neighborhood and is a very major wildlife corridor. We note that the lot map as proposed does not indicate the position of the private road servicing the subdivision nor that of the escarpment, so is potentially misleading to anyone reading this subdivision proposal. It is our strong recommendation that the Bow Escarpment is an integral and valuable part of the neighborhood, and an ecological gem which should be a designated ER all along the valley - rather than the piecemeal approach being taken here.

**Access:** The road to the properties concerned (again, not shown in the proposal map) is a small private road built to service its three current residents. In addition, this easement road, for a good portion of its length, is bound by a non-conforming (probably illegal) fence. At barely 7.5M between fenceposts, this road is very difficult to navigate with any opposing traffic; the addition of two more houses will only serve to further restrict movement. It is our opinion that this road is already at or beyond capacity and has the potential of being a death trap in an emergency.

**Provision of Water:** Despite the proximity to the Bow River, the hydrogeology of this area reveals a small and limited aquifer with low flow and high mineral content. We understand the precedent has been set for 2-acre lots in the subdivision, but these are situated in a different part of the subdivision (above the escarpment) and therefore are likely accessing a different aquifer. The currently proposed lots are extremely narrow, and our concern is for a potential narrowly-focused drawdown on the lower aquifer which will adversely affect adjacent properties.

**Parcel Size:** The lots as proposed have been made ridiculously narrow, presumably in order to market them as "waterfront". Given the layout of the lots vis-à-vis the road and escarpment, the only logical building sites would put two large houses side-by-side, thus seriously detracting from the established "country residential" feel of the neighborhood. We see this as detrimental and devaluing to the existing properties – these lots simply do not fit the waterfront portion of our neighborhood. We strongly recommend that the existing 5.66 acres be left intact, as it was previously designated over a decade ago.

Respectfully submitted,

(signed)

Lynn & Brian Robb,  
