

IMPLEMENTATION 2014



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A. Introduction

Rocky View County adopted a new Municipal Development Plan (the County Plan) on October 1, 2013. The Plan's vision for the County is

Rocky View is an inviting, thriving, and sustainable county that balances agriculture with diverse residential, recreational, and business opportunities.

The vision is to be achieved by implementing the following six principles:

- 1. Rocky View County will direct new growth to designated development areas, and in doing so it will remain fiscally responsible.
- 2. Rocky View County will develop and operate in a manner that maintains or improves the quality of the environment.
- 3. Rocky View County respects, supports, and values agriculture as an important aspect of the County's culture and economy.
- 4. Rocky View County will support the development and retention of rural communities.
- 5. Rocky View County will strive to provide an equitable level of rural service to its residents.
- 6. Rocky View County will maintain a strong web of partnerships to help extend the range of services it provides to its residents.

In order to monitor implementation and determine success, Section 31 of the County Plan requires reporting to Council on an annual basis on various performance measures and 'Actions'. This Report establishes the reporting criteria and categories that will be tracked and presented to Council over time. In future years it will be presented as either a standalone document or within the reporting mechanisms of a wider County Report.

Measuring Success

The County Plan is the County's highest-level plan. The success of the County Plan will be achieved through wide ranging and multiple processes including: subordinate land use plans, supporting community programs, and providing service to residents.

As the County Plan is a high-level policy document, judging its success is not possible within a one-year time frame; however, this Report sets the stage for measuring success over the years by identifying performance measures and tracking them. If the performance measures show the goals of the County Plan have not been met it will be necessary to determine if the shortcomings are with the Plan itself, implementation of the Plan, or for other reasons.

Where possible the Report provides historical quantitative data such as population growth over 10 years of data. Therefore, this Report will be (in part) an analysis of the previous Municipal Development Plan rather than the success of the current Plan.

Quantitative measures of success can be judged once the target and the implementation time period is agreed upon. In some cases the Plan identified a numerical goal (e.g. population growth over a specified time period); while in others the need for a numerical goal was recognized but left as an Action item (e.g. the appropriate residential / non-residential assessment ratio) (Appendix O).

In other areas the data provided will be more subjective in nature. Measuring the success of subjective goals such as the level of service to a rural community is open to opinion and may change with time. For example, financial support of the Marigold Library system was at one

time determined not to be necessary and is now an ongoing budget item as access to this system has been determined to be an important community need. Where possible this or subsequent reporting periods will identify quantifiable measurements that will assist in determining more subjective measures.

Report Organization

The body of the Report addresses sequentially the six County Plan principles. The underlying goals of each principle are identified and key illustrative figures and tables are provided. In some cases, the larger data set from which these key illustrations are drawn from is provided in the Appendices (A to O). In order to implement the County Plan, a number of Actions were identified to be carried out over the life of the Plan, the status of the Actions are shown in Appendix O.

On September 1, 2014 the Provincial South Saskatchewan Regional Plan (SSRP) came into effect. Legislation requires that the County Plan and other County documents conform to the SSRP. This Report gives a preliminary assessment of the County Plan to the SSRP.

Finally the Report concludes with a summary assessment of the County Plan.

Report Terms

This Report measures data by years and / or by area. Where data is referred to by area the following definitions and maps apply:

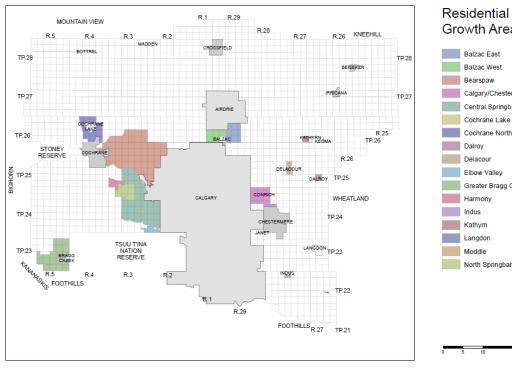
Residential Growth Areas: are those areas of residential growth that were identified on Map 1 of the County Plan (Appendix A). They include area structure plans (ASPs) and the Harmony and Kathyrn Concept Schemes. Figure 1 is a modified version of Map 1.

Conceptual Scheme: conceptual scheme areas refer to an approved conceptual scheme plan that has land use or partial land use <u>and is not</u> located within an ASP boundary (Figure 2).

Quadrants: quadrants refer to the information in areas of the County that do not have an approved Area Structure Plan or Conceptual Scheme <u>unless otherwise noted</u>. For this Report the County has been broken into four quadrants (Figure 3).

Divisions: divisions refer to the nine electoral divisions within the County (Figure 4).

Figure 1: Residential Growth Areas



Growth Areas Balzac East Balzac West Bearspaw Calgary/Chestermere Corridor Central Springbank Cochrane Lake Cochrane North Dairoy Delacour Elbow Valley Greater Bragg Creek Harmony Indus Kathym Langdon Moddle North Springbank



Figure 2: Conceptual Scheme Areas

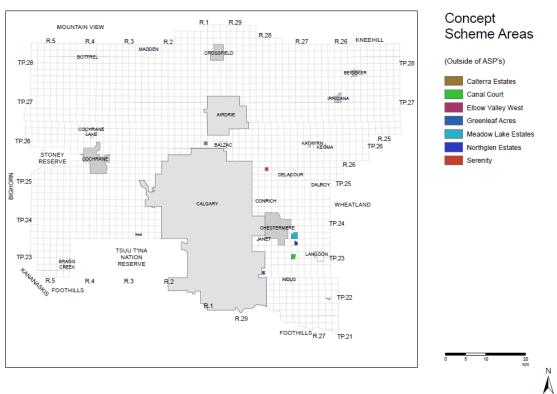
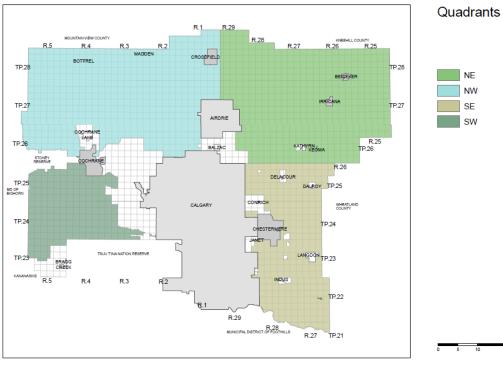


Figure 3: Quadrants



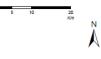
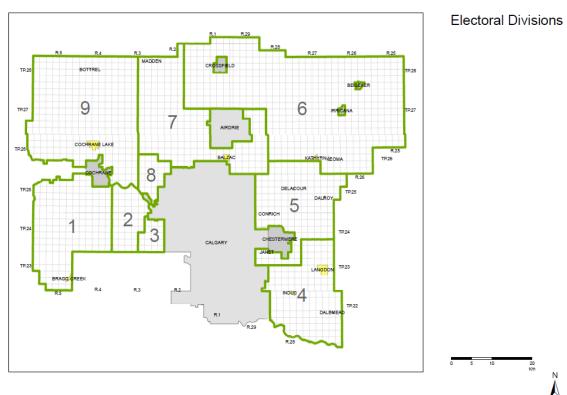


Figure 4: Divisions



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B. County Plan Principles

1. Growth and Fiscal Sustainability

Principle

Rocky View County will direct new growth to designated development areas, and in doing so it will remain fiscally responsible.

A. Growth

Goals

Population growth, its amount and location, were topics of major interest during the County Plan process and remain the focal point of attention for many landowners. The population goal of the Plan is to:

• Achieve a moderate level of growth, amounting to no more than 2.5 to 3 per cent of the region's population over the 10 to 12 year time frame of this Plan.

The County Plan suggested a population increase ranging from 11,000 to 20,000 new residents by 2026 may be appropriate - provided the financial and environmental goals identified in the Plan are achieved.

i. Population Change

Canada Census - County population is measured in five-year increments. Between the years 2001 and 2011 (Figure 5), the County's population grew by 6,536 residents or 654 residents a year. There has been no Canada Census update since County Plan adoption.

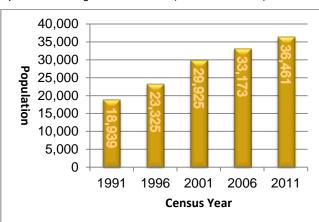
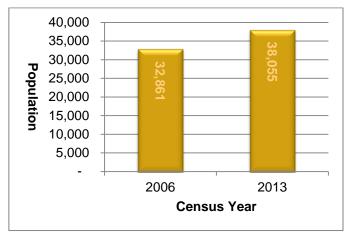


Figure 5: County Population Change 1991 to 2011 (Canada Census)

Rocky View Census - Canada census data is not collected in a manner that allows the County to determine growth by ASP boundary, quadrant or division. The County has undertaken two recent censuses (2006 and 2013). The last census was completed in May (2013) and shows a population increase of 5,194 residents or an average of 743 residents a year (Figure 6).

Figure 6: County Population Change 2006 to 2013 (RVC Census)



The majority of population growth during this time period has occurred within the Residential Growth Areas of Langdon, Bearspaw, Calgary Chestermere Corridor, Springbank, and Cochrane Lakes ASP's. Table 1 shows the numeric change and percent change across the County (change by Division is shown in Appendix B).

ii. Building Permits

A second metric for measuring growth is by tracking residential building permit data. Figure 7 (Appendices C, D, and E) shows County wide residential starts over a 20-year time period. Of note are the increased residential starts from 1994 to 2007 and then a decline from 2008 to 2013. Average starts for the respective time period was 425 declining to 254 per year. Since the adoption of the County Plan there have been 240 building permits issued (October 1, 2013 to September 30, 2014).

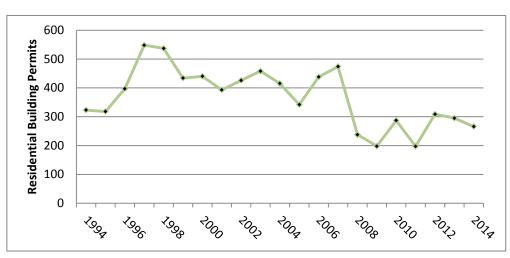


Figure 7: County Building Permits 1994 to 2014

Census Area	2006 Population	2013 Population	% change				
Residential Development Areas							
Balzac East	1,250	1,209	-3.3				
Balzac West	52	50	-3.8				
Bearspaw	5,035	5,863	16.4				
Calgary Chestermere Corridor	490	810	65.3				
Central Springbank	5,005	5,451	8.9				
Cochrane Lake	243	792	225.9				
Cochrane North	634	653	3.0				
Dalroy	51	63	23.5				
Delacour	100	98	-2.0				
Elbow Valley	2,320	2,219	-4.4				
Greater Bragg Creek	2,073	1,963	-5.3				
Hamlet of Indus	78	63	-19.2				
Hamlet of Langdon	2,617	4,897	87.1				
Kathyrn	19	33	73.7				
Moddle	134	170	26.9				
North Springbank	66	72	9.1				
Shepard	34	18	-47.1				
Со	ncept Scheme A	reas					
Calterra Estates	44	49	11.4				
Canal Court	72	82	13.9				
Elbow Valley West	-	209	∞				
Greenleaf Acres	9	14	55.6				
Meadow Lake Estates	5	15	200.0				
Northglen Estates	81	91	12.3				
Serenity	22	39	77.3				
	Quadrants						
NE	2,275	2,697	18.5				
SE	4,411	4,621	4.8				
NW	4,347	4,462	2.6				
SW	1,394	1,352	-3.0				
Total	32,861	38,055	15.8				

Table 1: Population Growth by Area (RVC Census)

Housing starts within the four quadrants (Figure 8) mirror the overall County trend. On average 2007 to 2013 there were 72 building permits per year with the majority of growth occurring in the northwest quadrant.

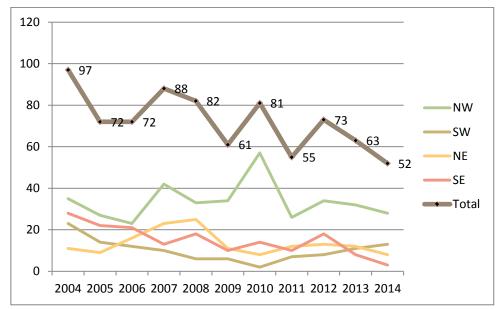


Figure 8: Building Permits by Quadrant 1996 to 2013

iii. Regional Comparisons

The County Plan proposes a target of no more than 2.5 to 3 per cent of the region's population by 2026. This number was determined based on historical growth patterns in the region. Accurate regional trends can only be determined using Canada Census data, with the next census occurring in 2016. Projections between census years, using regional residential building permit data has not been done for this report. Prior to the 2015 County Plan Report Administration will investigate the resourcing, cost, and reliability of collecting data directly from adjacent municipalities, specifically building permits, in order to provide an estimate of population growth in the region and may report on this in subsequent years.

iv. Population Projection

Population growth in the County is dependent upon a number of factors including:

- Regional economics and immigration,
- Growth opportunities within the County,
- County goals, and
- Infrastructure capacity.

This Report is not a demographic analysis and does not account for population changes due to emigration, births, and deaths. Nor does it project increased residential growth based on new development forms and areas allowed for in the County Plan (Section B).

With the preceding caveat, based on past census data, population could increase at a rate of 654 to 743 residents a year or 7,850 to 8,916 residents over a 12-year period to 2026. Using the most recent building permit data to project population suggests a population growth at a

rate of 762 residents a year or 9,144 residents over a 12-year period (average building permits per year of 254 and 3.0 residents per home).

B. Growth Areas

Goal

• Direct the majority of residential growth to those areas identified on Map 1...

A determining factor of future population growth is the development opportunities within the County. This part of the Report reviews residential growth opportunities.

i. Build Ready Lots

Build ready or 'shovel ready' lots are defined as a lot that:

- does not have a permanent residence,
- requires no planning permissions (ASPs, land use, and / or subdivision) to construct a home, and
- is designated for agriculture or residential use.

Table 2 shows a total of 5,939 build ready lots for residential growth areas, conceptual scheme area and quadrants. This data shows substantial build ready inventory particularly in the four quadrants. However, the absorption of build ready lots is best predicted by the average building permit data, which in the quadrants over a ten-year period was 72 per year.

Table 2: Build Ready Lots

	Residential Lots	Agricultural Lots			
Residential Growth Areas					
Balzac East	21	15			
Balzac West	1	18			
Bearspaw	365	114			
Bragg Creek	69	31			
Central Springbank	270	66			
Cochrane Lake Hamlet	133	0			
Cochrane North	13	17			
Conrich	85	62			
Dalroy	5	5			
Delacour	1	6			
Elbow Valley	2	0			
Hamlet of Indus	0	8			
Hamlet of Langdon	32	3			
Harmony	0	0			
Janet	2	29			
Kathyrn	0	5			
Moddle	0	0			
North Springbank	10	12			
Conceptual Scheme Areas					
Calterra Estates	28	0			
Canal Court	2	2			
Elbow Valley West	16	0			
Greenleaf Acres	3	0			
Meadow Lake Estates	2	2			
Northglen Estates	7	0			
Serenity	6	0			
Quadrants					
NW	76	1378			
SW	35	558			
NE	36	1589			
SE	75	849			
Total	1170	4769			

ii. Existing Policy Opportunities

Residential growth areas are identified in Figure 1 above, and Map 1 of the County Plan (Appendix A). In 2012 the Land Inventory and Residential Capacity Analysis (Land Inventory)

was released. The intent of the Land Inventory was to document potential residential development based on existing plans. The Land Inventory shows the residential growth areas have the potential for 14,217 homes if fully developed (Table 3). Excluded from this table are the Balzac West ASP (undergoing revisions) and the Big Hills Springs Concept Scheme as no land use was granted and it is not a statutory document.

	ASP/Concept Scheme	Potential Lots
	Balzac East	250
	Bearspaw	3,828
	Central Springbank	3,224
	Cochrane Lake Hamlet Plan	285
	Cochrane North	1,577
	Dalroy Community	332
Residential	Delacour Community	446
Development	Elbow Valley	-
Areas	Greater Bragg Creek	1,144
	Hamlet of Indus	266
	Hamlet of Kathryn	2,140
	Hamlet of Langdon	137
	Harmony	3,834
	North Springbank	832
	Total	14,217

Table 3: Policy Ready Lots (Land Inventory and Residential Capacity Analysis)

The Land Inventory analysis has been criticized as being unrealistic as it does not represent current market demand in terms of the housing product and / or location. However, the study was an inventory based on the policy of the previous Municipal Development Plan and existing ASPs. It was not intended as an analysis of demand and recognizes the drop in rate of residential development after 2008 "*may represent saturation of the country residential market*."

iii. New Policy Opportunities

The County Plan recognized that changing nature of market demand in two ways: (i) by allowing additional Hamlets, and (ii) promoting different housing forms in country residential areas.

(i) Where servicing exists, Hamlets are a successful development form. The County Plan identified the Hamlet of Conrich as a hamlet expansion area and supported the development of four other full service hamlets.

In the last year, work has begun on the Conrich, Balzac West, and Langdon ASP and subdivision and show home construction has begun at Harmony. If the first three ASPs are approved and developed they will provide for a minimum of 30,000 additional residents County residents. The potential Harmony growth numbers are captured above in Table 3 (Policy Ready Lots).

(ii) The County Plan (Section 10: Country Residential Development) recognizes the changing nature of the Country residential market. Policy 10.6 (b) states that when an existing country residential area structure plan is undergoing a comprehensive review, the review shall Consider alternative development forms, such as compact residential development or a Conservation Community, which retain rural character and reduce the overall development footprint on the landscape;

The 2015 work plan anticipates moving forward with a review of a portion of the Bearspaw ASP south of Highway 1 (Glenbow Ranch). The largest landowner in the review areas has expressed an interest in a compact development form employing conservation design principles that are consistent with the policies of the County Plan.

C. Financial Sustainability

Goals

The County Plan (pg. 20) states:

The majority of county residents have indicated they are willing to accept "some" or a moderate amount of residential growth provided it is properly implemented, financed, and environmentally sound.

Based on this direction the following financial goals were adopted:

- Increase the County's business assessment base in order to reduce the reliance on the residential tax base.
- Maintain financial sustainability through careful management of growth and development.
- To the extent possible, ensure development costs are primarily the responsibility of the developer.

i. Business Assessment Base

The County Plan has identified as an 'Action' item (Appendix O) the need to:

Develop a business assessment base target and report on the appropriate balance between the business and residential assessment base.

Groundwork has begun on developing the information necessary to identify an achievable business assessment (residential / non-residential assessment) target. Administration has completed:

- the Rocky View County Industrial Land Capacity Study; and
- an Assessment Ratio Analysis, which will allow various residential / non-residential ratios to be calculated.

Anticipated 2015 work necessary for the business assessment target is quantifying the timing and amount of commercial development in the County.

ii. Measuring Residential / Non-residential Assessment

Although a formal business assessment target has not been determined, the County goal of increasing the County's business assessment base has been successful. Figure 9 shows an increase in the non-residential assessment base from 2008 to 2014 of \$608 million dollars. This increase has changed the residential / non-residential assessment ratio from 80/20 to 75/25 (Figure 10).

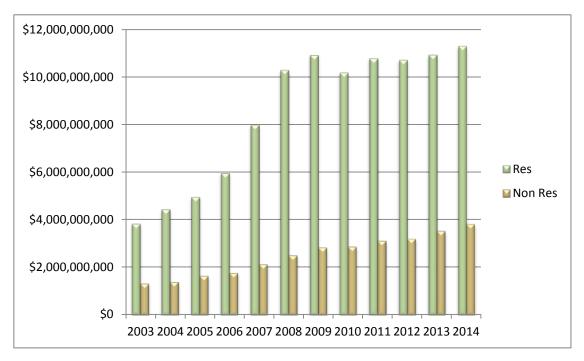


Figure 9: Assessment Base Change 2003 to 2014

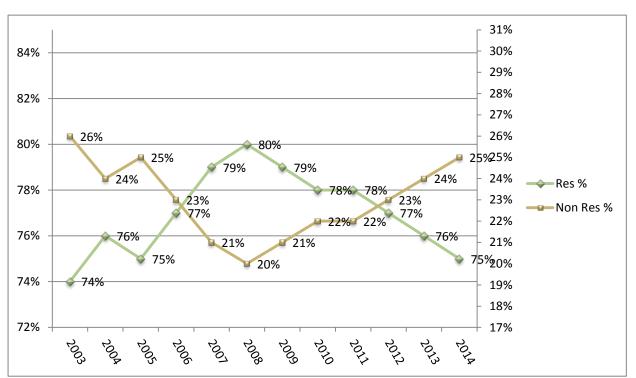


Figure 10: Assessment Ratio Change 2003 to 2014

Figure 10 shows the sensitivity of the assessment ratio to residential growth. For the 2003 to 2008 time period, residential assessment grew in a corresponding manner with the increase in residential building permits (Figure 7). The consequence was a change in the residential / non-residential assessment ratio of 74 / 26 to 80 / 20 for the 2003 to 2008 time period.

iii. Non-residential Development

A positive change in the non-residential assessment base is reflected in the increase in industrial development primarily occurring in the Balzac East and Janet areas. Figure 10 shows an average of 70 acres of net industrial land absorption for the 2009 to 2013 time period. This translates into an average of 832,316 square feet of gross floor building area per year. These figures do not include commercial land absorption. Subsequent reporting years will provide gross floor area construction by development area.

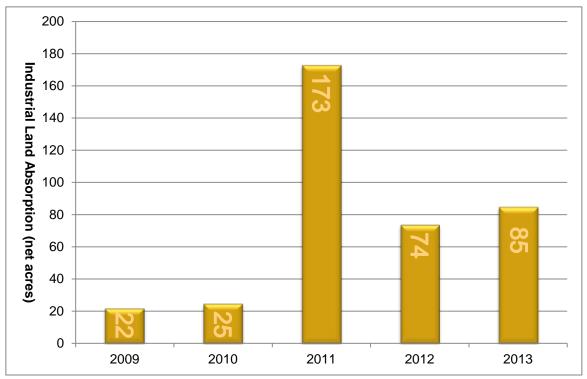


Figure 11: Net Industrial Land Absorption 2009 to 2013

iv. Other County Plan Initiatives

Achieving Financial Sustainability requires implementing a long-term land use strategy that provides the opportunity for non-residential development. The County Plan identified two areas on the east side of the County for Regional Business Centres. Work in 2014 included:

- The adoption of the Janet ASP as a Regional Business Centre; and
- The preparation of the Conrich ASP as a Hamlet and Regional Business Centre.

Actions

Action status (Appendix O):

- Implementing the County's fiscal impact model... (completed)
- Identifying soft infrastructure needs that come with growth and the methods to finance those needs (ongoing as part of the fiscal model).
- Developing a business assessment base target and reporting on the appropriate balance between the business and residential assessment base (2015 / 2016).

2. The Environment

Principle

Rocky View County will develop and operate in a manner that maintains or improves the quality of the environment.

Goals

The County Plan (pg. 20) states:

The majority of county residents have indicated they are willing to accept "some" or a moderate amount of residential growth provided it is properly implemented, financed, and environmentally sound.

Based on this direction the following environmental goals were adopted:

- Manage private development and County operations in a way that maintains and improves the quality of the natural environment.
- Encourage partnerships and public education initiatives that contribute to environmental awareness and management.
- Provide for a safe, secure, and reliable drinking water supply.
- Treat and manage stormwater and wastewater to protect surface water, riparian areas, and wetlands.
- Practice sound land use planning in order to protect agricultural operations, native habitat, environmentally sensitive areas, and wildlife corridors.
- Retain rural landscapes, dark skies, open vistas, and agriculture lands.
- Promote and implement conservation measures to reduce waste, improve water use, reduce land consumption, and increase building energy efficiency.

Partnerships, Projects, and Plans

The County is involved in over 14 partnerships (Table 4) and 13 projects (Table 5) that further the County Plan's environmental goals.

Of note is the significant effort being made to manage stormwater in a more comprehensive fashion. This will reduce downstream property impacts and achieve the environmental goal of protecting surface water, riparian areas, and wetlands. Stormwater highlights include:

- Participation in three Provincial Steering Committees related to flood regulation and recovery.
- Continued work on governance system for the Cooperative Storm Water Management Initiative. This partnership initiative involves 7 jurisdictions and agencies and if successful would provide a cost effective way to provide stormwater discharge on the east side of the County in areas bordering the City of Calgary.
- Fourteen drainage improvement projects that are located throughout the County (Appendix G).
- Requirement that all new Area Structure Plans (ASPs) require an accompanying Master Drainage Plan (MDPs). Five MDPs have been initiated or completed in the last year (Table 6).

- New and proposed ASPs have:
 - o adopted the Province's Wetland Policies;
 - require stormwater flowing into a wetland be treated in a manner that maintains the value and function of the wetland; and
 - o require the retention of wetlands that form part of a stormwater drainage conveyance system.
- Changes to the Land Use Bylaw, which limit buildings, stormwater ponds, and other types of development from locating within a specified distance of a watercourse. This distance is referred to as the riparian protection area. Riparian areas have a number of important functions including the filtering of sediments and nitrogen from stormwater before it enters a stream.

Table 4: Environmental Partnerships

Environment - Partnerships

Water

- Mountain View Regional Water Services Commission (ongoing)
 - o Water license issued (2014)
- Implementation Committee for the Bow Basin Watershed Management Plan (ongoing)
 - o Phosphorous Management Plan Implementation Committee
- Harmony Advanced Water Systems Corporation (2013 / 2014)
 - Franchise Agreement for the provision of Water and Wastewater services to the Harmony development in Springbank
- Bow River Research Consortium exploring options to re-mange the Bow River system. Report is with the Province for consideration (2009 / 12)

Wastewater

• Member of Alberta Water and Wastewater Operators Association (ongoing)

Stormwater

- Flood Mitigation Participation in the Provincial Steering Committee (2013 / 2014).
 - Floodway Development Regulation Task Force
 - Flood Recovery Task Force
 - Environment and Sustainable Resource Department (ESRD) Flood Recovery Team
- Cooperative Storm Water Management Initiative (ongoing)
 - o Partners WID, Ducks Unlimited, AESRD, Calgary, Chestermere, Wheatland and Strathmore
 - Working on governance structure
- Shepard Stormwater Management Plan (on hold pending CSMI solution)
- Alberta Environment and Sustainable Resource Development flood mitigation at Cochrane lakes

Air

Calgary Region Airshed Zone (ongoing)

Natural Areas

- Watershed Management Partnerships (ongoing)
 - o Bow River Basin Council
 - Elbow River Watershed Partnership
 - o Jumpingpound Creek Watershed Partnership
 - Nose Creek Watershed Partnership

- Nose Creek Internal Drainage Area Committee
 - Policy development to lessen the impact of stormwater overflows into Nose and West Nose Creek
- Alberta Land Institute Wetland Research Project (ongoing)
 - o Policy experiments testing ways to increase wetland restoration and retention
- Ducks Unlimited and Mount Royal monitoring of Weed Lake water quality (ongoing)

Table 5: Environmental Projects

Environment Projects

Water

- Balzac West servicing study (2014)
- Blazer Water Systems Ltd. Improving water quality by consolidating Blue Ridge and Bearspaw Village Co-ops into the franchise agreement (2014)
- Cochrane Lakes lake level management (2014 / 2015)
- Bragg Creek water treatment and distribution (licence purchase and transfer, river intake, raw water pump station, membrane treatment plant, distribution pumps and water storage, distribution system and services to lots) (2014)
- Conrich servicing study update (2014)
- Langdon servicing study (2013 / 2014)

Wastewater

- Balzac West servicing study (2014)
- Bragg Creek wastewater collection and treatment (in stream effluent diffuser, low pressure collection system and pipelines, second stage membrane in plan, and services to homes) (2014)
- Conrich servicing study update (2014)
- Langdon servicing study (2013 / 2014)
- Preliminary Engineering design for Langdon wastewater treatment plant upgrade (2014 / 2015)
- Watermark Regional Wastewater treatment commissioned and providing service (2014)

Stormwater

• Fourteen drainage remediation projects, Appendix G (2013 / 2014)

Table 6: Environmental Plans

Environmental Plans

Stormwater

- Master Drainage Plan Preparation
 - o Balzac West (2014)
 - Conrich update (2014)
 - o Janet (2014 / 2015)
 - o Langdon (2013 / 2014)
 - o Springbank MDP (2014 / 2015)

Area Structure Plan

• Janet ASP with sections on water, wastewater, stormwater, solid waste, and natural areas (2014)

Land Use Bylaw

• Bylaw amendments to identify Riparian Protection Areas and limits certain types of development notably buildings within this area (2014)

3. Agriculture

Principle

Rocky View County respects, supports, and values agriculture as an important aspect of the County's culture and economy.

Goals

- Foster an agriculture sector that is diverse, sustainable, and viable.
- Promote partnerships and education initiatives that support the agriculture sector and contribute to increased operator knowledge and opportunities.
- Support individual agriculture producers and related business to help them be successful.
- Support agriculture operators in going about their day-to-day business with minimum adverse impacts from non-agricultural land uses.
- Encourage and support new forms of agriculture innovation and diversification through land use policy.

Partnerships, Services, and Programs

The County undertakes a wide range of projects, partnerships, services, and programs in support of agriculture producers and related business. Weed management is an important and ongoing yearly service to producers, residents, and the environment. Table 7 lists 10 partnerships that provide services to Rocky View residents.

Education of agriculture owners and businesses, acreage owners and County residents forms an important part of achieving the Plans goals. In the last 12 months, 20 education sessions (Appendix I) were provided to County residents on topics such as Farm and Ranch Succession Planning, Farmer Pesticide Training and Exam, and Acreage Living (weeds and pests).

Other Activities

In 2013, the County adopted a right to farm policy, which acknowledges Provincial policy and ensures farmers and ranchers have the continued right to engage in "generally accepted agricultural practices", without unnecessary restrictions imposed upon their operations. The Policy directs other County policies and plans to acknowledge and incorporate this principle.

Land Use Bylaw

Following the direction of the Agriculture Master Plan and the County Plan the Land Use Bylaw was amended to allow Agriculture First Parcel Out subdivision greater than 50 acres.

Table 7: Agriculture Partnerships

Agriculture – Partnerships

Education

- Foothills Forage and Grazing Association (ongoing)
 - o Provides education forums for livestock producers
- Red-Bow Agricultural Partnership which coordinates regional education initiatives for agriculture producers(ongoing)
 - o Wheatland County
 - o Kneehill County
 - Mountain View County
 - Red Deer County
 - o Clearwater County
 - o MD of Bighorn
- 4-H Foundation of Alberta / Rockyview District 4-H Clubs
- Agricultural Societies (ongoing)
 - Assist in coordinating with the 12 societies on educational programs

Weed Management (ongoing)

- Alberta Invasive Species Council
- Bow Corridor Invasive Plants Initiative Calgary and Area Governmental Weed Committee
- Stoney Tribal Administration Weed Management

Riparian management and restoration (ongoing)

• Cows and Fish (Alberta Riparian Habitat Management Society)

Alberta Agriculture and Rural Development

• Provides funding and technical specialists

Business partners

United Farmers of Alberta, Crop Protection Services Madden, and various other local businesses to supply products needed by agriculture and acreage owners

Land Use Change

Table 8 and 9 document the change and loss of agriculture land to non-agriculture uses over a five-year period. County wide in the last six years 8,239 acres (51 ¼ sections) of land have been redesignated to other uses (Table 8).

Table 9 shows over a ten-year time frame 86 sections (344 ¼ sections) of land have been annexed to various urban municipalities. As part of meeting the South Saskatchewan Regional Plan's goal of maintain an agricultural land base, the County will improve monitoring of the changes to its agriculture land use designations.

Table 8: Change in Agriculture Land Use (hectares and acres) (All land within the County boundary)

	2	009	2	010	2	011	20	12	20	13	2	2014		Fotal
	ha	ac	ha	ac	ha	ac	ha	ac	ha	ac	ha	ac	ha	ac
NE	230	568	25	61	204	505	86	214	191	473	37	92	774	1,912
NW	322	795	197	487	235	581	165	408	33	81	319	788	1,271	3,141
SE	205	506	256	634	230	569	13	33	43	105	57	150	804	1,997
SW	36	89	270	668	4	10	123	305	23	57	24	59	481	1,188
Total	792	1,958	749	1,850	674	1,666	388	960	290	717	437	1,089	3,330	8,239

Year	Annexed-To	Total area (ha)	Total area (Acres)
2004	Cochrane	1,346	3,326
2005	Calgary	2,380	5,882
2005	Crossfield	82	202
2007	Calgary	10,246	25,319
2009	Chestermere	2,431	6,008
2010	Crossfield	642	1,587
2012	Airdrie	5,210	12,874
2013	Bighorn	32	78
Total		22,369	55,276

Table 9: Change in County Land Base Due to Annexation

Actions

Action status (Appendix O):

- Amend the Land Use Bylaw to allow a first parcel out for an agriculture subdivision, and agriculture subdivision of isolated land without redesignation (completed)
- Develop a Right to Farm Policy (completed)

4. Rural Communities

Principle

Rocky View County will support the development and retention of well-designed rural communities.

Goals

- Encourage agriculture, hamlets, and country residential communities to retain their rural character and maintain a strong sense of community.
- Support communities in providing attractive, well-designed, and distinct, residential neighbourhoods, gathering places, parks, and open spaces.

Plans

The County Plan lists the characteristics of a rural community (Appendix H). Retaining these characteristics is achieved through supporting plans and encouraging the appropriate built form. The County is undertaking four planning projects that are intended to support exiting communities and enhance new areas, these include:

- Conrich Crossroads: This first draft of the Conrich Area Structure Plan proposes a community core that will cater to local residents by providing opportunities for schools, parks, trails, seniors' residence, places of worship, and local commercial services (2014 / 2015).
- Balzac West Area Structure Plan: This first draft ASP proposes a community core as the focal point of a small hamlet that distinguishes itself, by community design and surrounding compact country development, from its nearby urban neighbours (2014 / 2015).
- Bragg Creek: In order to maintain the vitality and viability of the Hamlet of Bragg Creek the County is undertaking an analysis of the Hamlet to identify what measures could be introduced to support its continued success and growth (2015).
- Langdon: As part of the update to the Langdon Area Structure Plan the County is proposing to work with the community to develop Main Street Design Guidelines. These will help to enhance the community and bring a cohesive focus to this part of Langdon (2015).

Parks, Open Space, Pathways and Trails

Over the last seven years all County parks, pathways, and trails have been walked, inventoried and mapped into the County's Geographic Information System (GIS). In total, the County has over 167 kilometres of pathways and trails, and 5075 acres of Environmental Reserve, Municipal Reserve and County owned land as parks and open space. (Tables 10 and 11).

Table 10: County Pathways and Trails

Classification	2014 Total Length (km)
Local Pathway or Trail	82
Natural Trail	35
Regional Pathway	50
Wetland Boardwalk	.15
Total	167

Table 11: County Reserve and Fee Simple Land

Land Designation	2014 Total Parcels	2014 Total Acres
Environmental Reserve (ER)	69	1301
Municipal Reserve (MR)	342	1675
Rocky View Owned (RVO)	107	2099
Total	518	5075

In 2013 the County, in partnership with the City of Calgary, undertook an analysis of potential trail and pathway connections between our two municipalities. This important piece of work will help to guide future planning documents and has been incorporated into the Janet ASP and drafts of the proposed Conrich and Balzac West ASPs.

Other initiatives include the approval of the "Parks and Pathways: Planning, Development and Operational Guidelines" handbook. The document provides classifications and associated design guidelines plus maintenance service levels for the effective operation of parks, open space, pathways, trails, and associated amenities (2013).

Actions

Action status (Appendix O):

- Develop design principles and standards for the design, construction, maintenance, and operation of parks, open space, pathways, trails, and associated amenities (completed)
- Review and update the County's Parks and Open Space classification system to reflect new design standards when they are developed (completed)
- Develop a life-cycle fund to assist with capital replacement and repair costs (2015)
- Identify key land required for parks acquisition (ongoing)

5. Rural Service

Principle

Rocky View County will strive to provide an equitable level of rural service and facilities to its residents.

Goals

One of the purposes of the County is to provide "necessary or desirable" community services and to "develop and maintain safe and viable communities" (Municipal Government Act). The County's departments provide services in a variety of areas, each with its own goals, partnerships and projects. The general service goals of the County Plan are shown below.

- Provide County residents with an equitable level of rural service.
- Provide for high quality services using available resources.
- Seek a variety of partnerships to extend the range of County facilities and services.
- Maintain strong, healthy partnerships with adjacent municipalities, other levels of government, school boards, communities, and stakeholders.
- Strengthen and enhance communities by supporting volunteerism, collaboration, social networks, and community participation.

Recreation, Social, and Cultural Services

Residents' quality of life is enhanced when they are able to access a variety of recreational, social, and cultural opportunities. In order to provide these services for a dispersed population the County relies heavily on partnerships and projects with local community groups and adjacent municipalities.

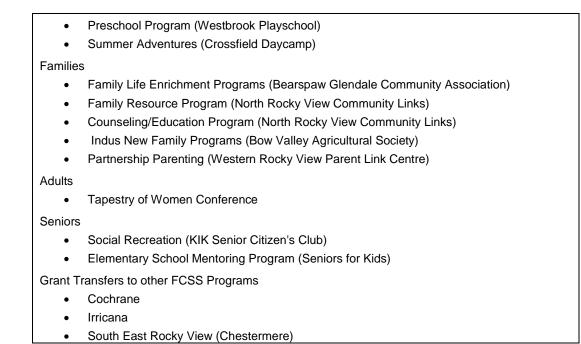
FCSS

In order to *strengthen and enhance communities*, Rocky View County's Family and Community Support Services (FCSS) partners with 23 non-profit organizations (Appendix J). In 2013, the FCSS provided monetary support to 19 programs distributed throughout the County (Table 12). Seniors for Kids is a program example that matches volunteer seniors as mentors with children in elementary school. Mentoring programs have shown to increase the likelihood that a child or youth will complete high school and experience success in life.

Table 12: 2013 FCSS Programs

Family and Community Support Services – 2013 Programs
Children/Youth
Youth/Teen Coordinator (Bragg Creek Community Association)
Youth Development Program (Langdon Youth Theatre)
Youth Worker (Boys and Girls Club of Cochrane and Area)
Middle and High School Mentoring Program (Big Brothers and Big Sisters of Calgary/Area)
Elementary School Mentoring Program (Seniors for Kids)

- Youth Programs (Boys and Girls Club of Airdrie)
- Preschool Program (Indus Preschool)



Annual funding for FCSS programs comes from Provincial and County grants. In 2014, total funding was \$890,814. Despite population increases and inflation, funding from both the Province and County has remained flat since 2008 (Figure 12).

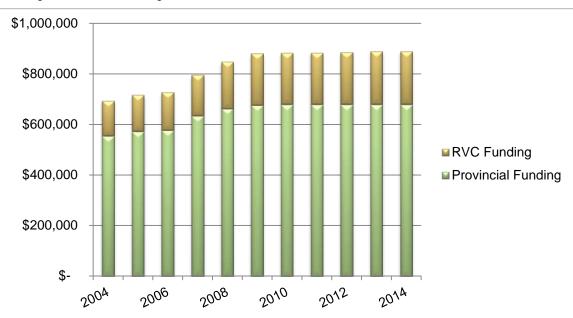


Figure 12: FCSS Funding 2004 to 2014

Recreation and Culture

In support of the goal of ensuring *recreational, social, and cultural services and facilities are available for residents...,* the County partners with the adjacent municipalities of Airdrie, Chestermere, and Cochrane to support three regional recreational facilities:

- Chestermere Recreation Centre,
- Genesis Place, and
- Spray Lake Sawmills Family Sports Centre

In addition, the County provides financial support to Springbank Park for All Seasons (a fourth regional facility) and approximately 60 smaller arenas, community facilities, and community groups located throughout the County and region Appendix K). An example of community support is the operational funds provided to the Delacour Pony Club. Table 13 details 2013 / 2014 projects and community support services.

Table 13: Recreation and Culture Projects (2013 / 2014)

Recreation and Community - Partnerships

- Recreation Cost Sharing Agreements with five (5) municipalities
- Marigold Library Agreements with six (6) municipalities
- Specialized Transportation Collaborative Capital Grant with five(5) municipalities and the Province
- Langdon Joint Use Project between Rocky View Schools, Community and the Province
- Glenbow Park Foundation Trail Development

Recreation and Community – Community Support Services

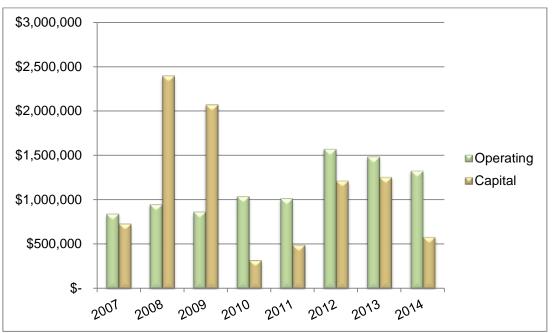
New Initiatives (2014)

- Seniors Housing Policy Development
- Recreation & Culture Master Plan
- Voluntary Recreation Contribution Review and Policy Development
- Langdon Recreation Coalition with the Province and Community
- Community library project with Marigold Library Systems

Financial support includes both operating and capital grants to community groups. Operating funds come from municipal tax revenue and are allocated on a basis of \$150 per household for a total of 2.1 million dollars in 2014. The amount of operating grants on a yearly basis is dependent on the number of requests by community groups; in 2014 total operating grants were \$1,329,643.

Capital funding for recreation projects comes from unused recreation operating funds and municipal reserve money collected when development occurs. Capital funding varies from year to year depending on project needs and funding dollars.

Figure 13: Community Recreation Funding



Coordinating recreation services with the Regional Recreation Board and 10 District Boards requires extensive interaction. In 2013, the County's recreation staff of two participated in 177 meetings.

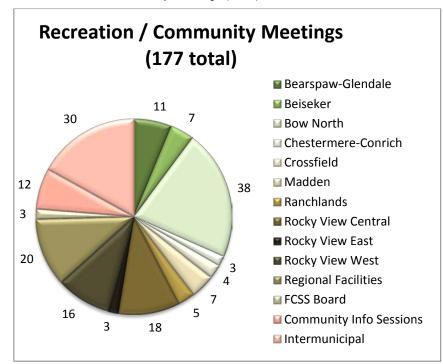


Figure 14: Recreation and Community Meetings (2013)

Emergency Services

Emergency Services encompass all aspects of Fire Prevention, Suppression, and Rescue, Disaster Services, Bylaw Enforcement, Development Compliance, Traffic Enforcement, and Municipal Enforcement.

Most enforcement service operations are ongoing. In response to increased policing needs, the County funds two enhanced positions with the RCMP for the Airdrie and Cochrane detachments, at a cost of approximately \$148,000 dollars per position in 2014.

Significant 2014 fire service projects include:

- the opening of the Bearspaw Fire Hall; and
- renewed and revised mutual aid agreements with Airdrie, Cochrane, Chestermere, Crossfield, Redwood Meadows, and Beiseker, which will result in reduced costs to the County.

In order to provide improved administrative and resident notification regarding emergency service situations, the County is implementing a mass or targeted notification and communication system. The system (named Everbridge) will notify public subscribers by text, email, and twitter about emergency issues.

 Table 14: Emergency Services Partnerships

Emergency Services - Partnerships

Enforcement Services

- RCMP joint enforcement (ongoing)
 - 2 enhanced positions paid for by the County in the Airdrie and Cochrane detachments
- Calgary Police Service Joint enforcement (ongoing)
 - Boundary road agreement for traffic enforcement (renewed 5 year agreement)
- Calgary Cochrane Humane Society partnership to house problem animals (ongoing)
- High Tails Pet Resort partnership to house problem animals when the Humane Society is closed (new initiative 2014)
- Provincial Government Traffic Safety Committee (ongoing)
- Canadian National Railway joint enforcement (ongoing)

Fire Services

- Airdrie, Cochrane, Chestermere, Crossfield, Redwood Meadows, and Beiseker Renewed and revised mutual aid agreements (2013/14)
 - A new payment model has resulted in reduced County costs
- Negotiating mutual aid agreements with Calgary, Wheatland County, Foothills, Sisika, and Tsuu T'ina (2015/16)

Table 15: Emergency Services Projects

Emergency Services - Projects

Protective Services

- Land Use Bylaw amendments part of the team addressing the placement of fill (2015)
- Review of existing created Enforcement Services bylaws (2014/2015)
- Communication unlimited great resource for internal and external

Fire Services

- Opened Station 103 Bearspaw (2014)
- Implementing a mobile data technology to dispatch resources more effectively (2014/2015)

County Project

• Implementing EVERBRIDGE – mass and / or targeted notification and communication tool using text, email, and twitter to notify responders and public (2014-2015)

Infrastructure Services

Maintenance of the 2400 km network of roads is an ongoing service provided to County residents. In 2014 the County has budgeted 11.7 million dollars for such activities as grading and gravel road repairs, pavement repairs and snow and ice control. In addition to the 14 drainage projects identified in Appendix G, Table 16 identifies eight capital projects undertaken or completed in 2014. Of note is the opening of the Bearspaw Fire Hall and the Fleet Building in Balzac. The County has also undertaken Joint Transportation Projects with Calgary, Airdrie, and the Province (Glenbow Ranch) (2013 / 2014).

Table 16: Capital Projects

Infrastructure Capital Projects

Road Construction – Base Stabilization

- Glen Bow Road Test Section partnership with Alberta Government (2013)
- Range Road 284 (north of SH566) (2014)
- Township Road 282 (west of Dickson/Stevenson Trail) (2014)
- Township Road 244 (west of Hwy 22) (ongoing)

Building Construction

- Bearspaw Fire Station (2014)
- I & O Fleet Building (2014)

Water and Wastewater Upgrades

- Bragg Creek water treatment and distribution (license purchase and transfer, river intake, raw water pump station, membrane treatment plant, distribution pumps, water storage, distribution system and services to lots) (2014)
- Bragg Creek wastewater collection and treatment (in stream effluent diffuser, low pressure collection system and pipelines, second stage membrane in plan, and services to homes) (2014)

Actions

Action status (Appendix O):

- Develop a comprehensive maintenance and operation policy for parks, open space, pathways, trails, and sidewalk maintenance (completed)
- Explore the definition, identification, and standards for agricultural priority roads (ongoing)
- Define and adopt road service standards in terms of performance, quality, road classification, traffic volume, and development type (residential, agriculture, and business) (ongoing)

Solid Waste Services

The County's Waste Management Strategy goal is to provide every household with "convenient, cost effective, and environmentally responsible ways to reduce, reuse, and recycle household waste". The County provides 14 permanent and mobile (CHUCKwagons) garbage and recycling centres, four permanent household hazardous waste collection sites, and nine mobile agriculture waste disposal opportunities.

In order to provide these services and to meet the goals of the Solid Waste Master Plan the County participates in 30 solid waste related partnerships (Appendix L).

In 2014, the County introduced its first curbside pickup waste and recycling program in the Hamlet of Langdon.

6. Partnerships

Principle

Rocky View County will maintain a strong web of partnerships to help extend the range of services it provides to its residents.

Goals

• Develop and strengthen partnerships with communities, stakeholders, and neighbouring municipalities.

The service provided residents by the County is limited by fiscal constraints, a large service area, and a dispersed population. The County's response to this challenge has been to develop strong partnerships with senior levels of government, adjacent municipalities (Appendix M), local communities, and grass roots organizations.

This Report has documented 106 partnerships related to service delivery, projects, programs, and planning. It highlights the need for the County to continue its focus on relationships with its neighbours, community groups, and voluntary organizations if it is to meet the principles and vision of the County Plan.

C. South Saskatchewan Regional Plan

The South Saskatchewan Regional Plan (SSRP) came into effect on September 1, 2014 and is intended to provide a regional approach to planning over the next 10 years. The SSRP provides municipalities direction around environmental, economic, and social outcomes.

The SSRP has four parts: Introduction, Strategic Plan, Implementation Plan, and Regulatory Details. The Regulatory Details is the only section legislated by the Province. The SSRP focuses on eight broad topic areas including: economy, air, biodiversity and ecosystems, water, efficient use of land, outdoor recreation and historic resources, aboriginal people, and community development. The SSRP also sets out monitoring, evaluation and reporting commitments to assess progress over time.

The County Plan was adopted in advance of the SSRP. However, Administration was able to take direction from draft versions of the SSRP to ensure the two documents are in general alignment.

Relevant policy direction to Rocky View County, as outlined in the SSRP (Appendix N), directs municipalities to maintain the agricultural land base by reducing the fragmentation and conversion of agricultural land to other land uses, while encouraging municipalities to identify agricultural preservation areas (policy 1.10). The SSRP further directs municipalities to pilot regionally appropriate conservation tools (policy 3.15), such as the use of voluntary conservation easements and other incentives that help achieve identified environmental outcomes. The SSRP provides policy direction that is intended to help decrease the rate of conversion of agricultural and undeveloped land by encouraging higher density developments that utilize existing infrastructure (policy 5.1 & 5.2). The County Plan aligns with this direction in many ways, including compact residential development policy and by directing growth to identified areas.

Administration is currently reviewing development plans, bylaws, policies, and standards to confirm compliance with the SSRP. Municipalities within the SSRP area have until September 1, 2019 to review all relevant regulatory documents, ensure compliance, and submit a statutory declaration of compliance to the Province.

D. Assessment

The County Plan provides direction at two levels:

- (i) evaluation of individual applications for lands where there is no area structure plan or concept scheme to provide policy direction (four quadrants). In effect the County Plan operates as an ASP for 89.6% of the County (Table 17); and
- (ii) as a strategic document providing high level direction regarding growth, financial sustainability, the environment, infrastructure, area structure plan content, and service goals.

Name	Area	% of RV
Residential Growth Areas	98,954	10.2
Conceptual Schemes (non-ASP)	1,634	0.2
Quadrants	871,611	89.6
Rocky View County	972,201	100

Table 17: Residential Growth Areas as a Percentage of the Total County Plan Area

1. Applications 2013 - 2014

Since the adoption of the County Plan, 69 redesignation and 68 subdivisions applications have been presented to Council and the Subdivision Authority. Of these, 43 redesignations were located within the four quadrants and were evaluated based on the policies of the County Plan. The redesignation applications included Farmsteads, Residential First Parcel Out, New or Distinct Agricultural Operations, and Fragmented Country Residential Areas. Table 18 shows the number of redesignation applications recommended by Administration and approved by Council. On balance most applications are consistent with the County Plan.

Table 18: Redesignation Applications Presented to Council Since October 1, 2013

Applications to Council	Administration Recommendation	Council Decision
Redesignation (evaluated using County Plan policy - Quadrants)	Approval – 34	Approval – 37
	Refusal – 9	Refusal – 6
Redesignation (evaluated using ASP policy)	Approval – 22	Approval – 21
	Refusal – 4	Refusal – 5
Subdivision (evaluated using County Plan policy - Quadrants)	Approval – 42	Approval – 42
	Refusal – 0	Refusal – 0
Subdivision (evaluated using ASP policy)	Approval – 24	Approval – 25
	Refusal – 2	Refusal – 1

Administration's observations on the first year of use of the County Plan as an evaluation tool for applications located in the quadrants are:

- Farmsteads and Residential 1st Parcel Outs: No significant change to approach to recommendations.
- Agriculture 1st Parcel Outs: Reduced applicant's / Administration time and cost as redesignation applications are no longer required.
- New or Distinct Agricultural Operations: No significant change to approach to recommendations.
- Fragmented Country Residential Areas: Greater clarity for applicant and Administration on the types of projects that would be supported.
- Greater clarity on advice to applicant's regarding Administration's position on land use proposals, resulting in a time and cost saving to the applicant and County.

2. Strategic document

The success of the County Plan as a strategic document guiding growth, development, and service will be achieved by working with residents and stakeholders to deliver a wide range of plans, projects, programs, and services over the life of the Plan.

This Report sets the stage for monitoring progress by providing quantitative and qualitative information to judge the Plan's six principles. At this stage of the County Plan implementation, quantitative measurements are most useful to judge the past performance of the previous Municipal Development Plan and existing Area Structure Plans. The use of qualitative measurements to judge the Plans success is more subjective and may change with time.

Partnerships

Principle - Rocky View County will maintain a strong web of partnerships to help extend the range of services it provides to its residents.

An integral component in achieving the Plans strategic success is the principle of partnership. The concept of partnering, and the 106 documented partnerships, did not begin with the County Plan. It was an existing practical response to the County's fiscal constraints, large service area, and dispersed population. The County Plan's contribution is to recognize and draw attention to the value of partnerships and the need for the County to nurture existing and initiate new partnerships.

Rural Service

Principle - Rocky View County will strive to provide an equitable level of rural service to its residents.

The Municipal Government Act states that the purposes of a municipality are:

- a) to provide good government,
- b) to provide services, facilities or other things that, in the opinion of council, are necessary or desirable for all or a part of the municipality, and
- c) to develop and maintain safe and viable communities.

The County Plan reflects this purpose in Part C 'Strengthening Communities'. The majority of County expenditures are directed to providing service delivery.

This Report has primarily provided qualitative information on partnerships and projects. Two quantitative service metrics (FCSS funding and Recreation and Community Funding) were included, as was anecdotal information in other areas (e.g. the cost of additional policing). The Report noted that FCCS program (Figure 12) funding has remained flat for six years, which considering inflation and increased population, may have resulted in a service decline. For subsequent reports, Administration will consider other qualitative metrics that may assist in monitoring service delivery.

As the County's population grows service costs will increase proportionately if the County is to meet its purpose under the MGA. From a comparative perspective small cities and rural municipalities have on average 74 full time employees per 10,000 people to manage programs and deliver services (Table 19), while the Cites of Calgary and Edmonton have 130 full time employees per 10,000 people.

Jurisdictions	City Of Airdrie	Town of Cochrane	Town of Strathmore	Red Deer County	Strathcona County
2012 Population	45,711	17,580	12,352	18,351	92,490
Full time employees	302	132	69	77	1,265
Employee Ratio	151: 1	133:1	179:1	238:1	73:1
Employee per 10,000 people	66	75	56	42	137

Table 19: Municipal Employee Ratio to Population in Alberta

In addition to a proportionate increase in costs, communities may request or require additional facilities, and services. For example, as a Hamlet's population exceeds 5000 residents, the Alberta *Police Act* provides the County with 3 options:

- i. establish an independent police service;
- ii. contract with the RCMP; or
- iii. contract with an established independent police service in Alberta.

Rural Communities

Principle - Rocky View County will support the development and retention of welldesigned rural communities.

Achieving this principle is a function of area structure plan and concept scheme policy direction, combined with an interest on the part of the development community to consider this type of design and built form. The County has supported this principle into four plans and projects that have been undertaken in the past year.

Planning for the development of pathways, trails and parks forms part of a well-designed community. The physical development of these amenities will be occurring through plan development and subdivision. Qualitative measurements will be reported on in subsequent years.

Agriculture

Principle - Rocky View County respects, supports, and values agriculture as an important aspect of the County's culture and economy

The County provides a wide variety of programs in support of the agriculture community and will continue to provide this service in the future.

The South Saskatchewan Regional Plan (SSRP) has a policy objective that "The Region's Agricultural Industry is Maintained and Diversified." One of the strategies to achieve this objective is to "Maintain an agricultural land base by reducing the fragmentation and conversion of agricultural land" (SSRP pg. 44, Appendix N).

The County Plan is consistent with this objective and strategy by directing non-agriculture development to defined Residential Growth Areas. This Report has provided quantitative measurements regarding the loss of agriculture land to urban municipalities (annexation) and through County land use decisions. Subsequent reporting years will document the conversion (amount and area) of agricultural lands to non-agricultural uses within the County in order to determine if the goals of the County Plan and SSRP are being met.

Environment

Principle - Rocky View County will develop and operate in a manner that maintains or improves the quality of the environment

The County approves where development is located, how it is built, and how it operates. Within this jurisdictional area, the County has undertaken a wide variety of projects and programs to maintain or improve the quality of the environment. Most of these efforts have been related to water and watershed management. This will continue to be the County's focus in the near future.

The potential to contribute to habitat conservation has been provided by new policy in the County Plan, which allows conservation designed communities. The Glenbow Ranch development proponents have proposed this as development concept to be explored in 2015.

Growth and Fiscal Sustainability

Principle - Rocky View County will direct new growth to designated development areas, and in doing so it will remain fiscally responsible.

Section 5 (Managing Residential Growth) and Section 6 (Financial Sustainability) of the County Plan have been subject of developer and landowner interest, as they provide strategic direction for the next 10 to 12 years regarding growth areas (residential and business), population targets, and fiscal sustainability.

Growth Areas

The County Plan identified 17 residential growth areas (Figure 1 and Appendix A). Approved residential areas account for 98,954 acres (618 1/4 sections) of land or 10.2% of the County (not including the proposed Conrich ASP), an area that is equivalent to 4.5 times the City of Airdrie. The County Plan also identified the need to support and develop regional business centres as part of its fiscal strategy (Appendix O).

Since the adoption of the County Plan, implementation of the growth area goals has begun with the preparation of three area structure plans:

- Janet Regional Business Centre adopted in October 2014:
- Conrich Residential growth area and Regional Business Centre Public Hearing Scheduled for January 2015: and
- Balzac West Residential growth area Public Hearing tentative schedule April 2015.

Work Plans for 2015 implementation include:

- A review and expansion of the Langdon ASP (residential);
- Consideration of the Glenbow Ranch area as a conservation design community (residential);
- Development of a joint ASP with the Town of Crossfield (business); and
- Consideration of an ASP at the intersection of Highway 22 and Highway (business).

Population and Residential Building Starts

Census data suggests that the County's population is increasing somewhere between 654 to 743 residents a year.

Building permit data (Figure 7) shows a sharp decline in residential construction in 2008 following the recession to an average residential construction rate of 254 per year. The first year of the County Plan saw a building permit number (240) that is consistent with the past 5 years (254). It is important to note that the decline in building permits during this time period is related to the previous Municipal Development Plan and existing area structure plans, <u>not</u> the direction of the County Plan.

The County has not undertaken a market study to determine the reasons for the decline in housing starts but it may be related to market saturation with country residential acreages. The County Plan recognizes the changing nature of the Country residential market. Policy statements in the Plan (Section 10), allow for new or revised country residential area structure plans to consider alternative development forms, such as compact residential development. This Policy is gaining traction as the 2015 work plan anticipates a review of a portion of the Bearspaw ASP south of Highway 1 (Glenbow). The largest landowner in the review areas has expressed an interest in a compact development form employing conservation design principles.

The County anticipates continued interest in residential growth under the current polices of the County Plan and current area structure plans. Since October 2013, the County has received:

- 180 redesignation applications. Of these 123 applications were to create 180 new residential lots; and
- 507 subdivision applications to create 391 lots.

In addition, it is anticipated concept scheme applications in Bragg Creek and Bearspaw may result in 250 and 50 lots respectively.

In summary, combining existing population growth rates with the anticipated build out of Harmony, and the potential for new residential development in Langdon, Conrich, Balzac West and Glenbow, Administration anticipates a population growth of 11,000 to 20,000 new residents by 2026 will be achieved.

Financial Sustainability

The County, as do most municipalities, recognizes the need for non-residential assessment to offset the growth of residential assessment if adequate service levels are to be provided. For example a recent Calgary Herald article (October 27, 2014), noted the new City of Calgary Manager

"tipped years of conventional council wisdom on its head, by telling a [City of Calgary] council strategic meeting that letting more regional population growth happen outside the city — while focusing on Calgary industrial growth — has its financial advantages."

The County Plan goal of increasing non-residential assessment to residential assessment ratio has been succeeding (Figure 9) for two reasons: (i) the development of Balzac East and Janet Regional Business Centres, and (ii) the moderation in the average number of residential building since 2008 (Figure 8). Changes in the rate of development of either of these areas will affect the ratios trend.

From a planning perspective, the County Plan's strategy of increasing non-residential business opportunities has been implemented by:

- The adoption of the Janet ASP as a Regional Business Centre (2014)
- The preparation of the Conrich ASP as a Regional Business Centre (January 2015);
- Development of a joint business ASP with the Town of Crossfield (2015 / 16); and
- Consideration of an ASP at the intersection of Highway 22 and Highway (2015 / 16).

E. Summary

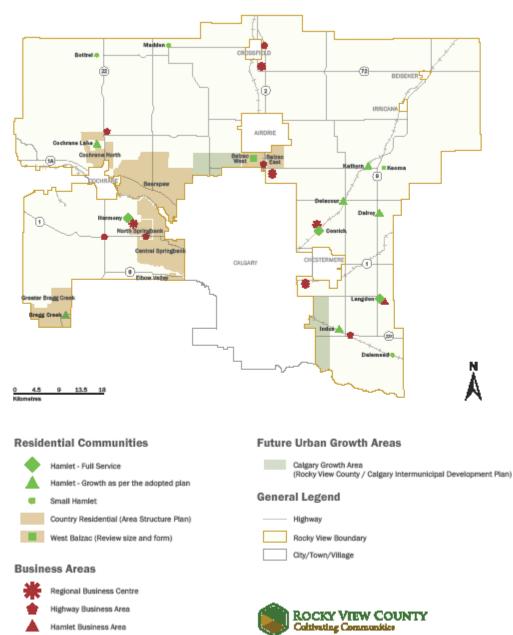
The success of the County Plan in guiding growth, development, and service will be achieved by the County working with residents and stakeholders to deliver a wide range of plans, projects, programs, and services over the life of the Plan. The Plan has been in effect for one year and a number of actions, plans and projects have been undertaken since its adoption.

As a policy document to evaluate individual land use applications outside of the policy framework provided by area structure plans, it appears to be effective. The Plan's implementation has resulted in the elimination of redesignation requirements for agriculture first parcel outs and provided greater clarity for Administration when providing direction to the public.

As a strategic document, the Plan identified a number of approaches the County was already implementing such as partnerships, services, and the growth of the non-residential assessment base. The Plan confirmed the County's preferred growth areas, while at the same time allowing for new residential development forms to be considered as existing area structure plans are reviewed. It also marked a shift towards the development and support of Hamlets as full service communities. The Plan sets the stage for development in Rocky View and at this early stage in the Plan's life there are no indications that the Plans targets and goals will not be achieved.

APPENDICES

APPENDIX A: County Plan Map 1



MAP 1 - MANAGING GROWTH

APPENDIX B: Rocky View Census Data by Division

Division	2006 Population	2013 Population	% Change
1	2,653	2,543	-4.1%
2	2,919	3,115	6.7%
3	5,420	5,778	6.6%
4	4,167	6,579	57.9%
5	3,906	4,342	11.2%
6	2,454	2,808	14.4%
7	3,367	3,467	3.0%
8	4,237	4,826	13.9%
9	3,738	4,597	23.0%

Plan Name	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Balzac East	1	1	0	0	0	1	0	0	0	0	0
Balzac West	18	13	5	5	3	3	1	3	2	0	2
Bearspaw	48	46	35	38	27	13	25	25	67	78	115
Calgary/Chestermere Corridor	10	6	6	3	3	9	18	13	19	44	23
Central Springbank	33	26	35	51	27	25	36	19	30	24	32
Cochrane Lake Hamlet	1	8	51	27	27	17	21	7	8	3	1
Cochrane North	1	4	0	0	2	2	3	2	2	6	2
Dalroy	1	2	0	0	0	2	2	1	1	0	0
Delacour	0	0	0	1	1	1	0	1	0	0	0
Elbow Valley	89	82	34	17	6	1	3	1	4	0	0
Greater Bragg Creek	9	4	5	7	8	8	3	3	5	1	3
Hamlet of Indus	1	0	0	0	0	0	0	0	0	0	0
Hamlet of Langdon	86	61	186	233	38	43	65	49	82	68	31
Harmony	0	0	0	0	0	0	0	0	0	0	0
Kathyrn	0	0	0	1	0	0	0	0	0	0	0
Moddle	10	12	4	1	0	0	0	1	0	0	0
North Springbank	0	0	1	2	1	0	0	2	2	3	0
Total	308	265	362	386	143	125	177	127	222	227	209

APPENDIX C: Building Permit Data by Residential Development Area

	Residential Building Permits by Quadrant										
Quadrant	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
NW	35	27	23	42	33	34	57	26	34	32	28
SW	23	14	12	10	6	6	2	7	8	11	13
NE	11	9	16	23	25	11	8	12	13	12	8
SE	28	22	21	13	18	10	14	10	18	8	3
Total	97	72	72	88	82	61	81	55	73	63	52

APPENDIX D: Building Permit Data by Quadrant

	Residential Building Permit by Division										
Division	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
1	13	9	8	11	13	12	4	4	7	5	6
2	29	15	24	33	11	13	17	10	19	16	16
3	122	114	59	44	36	26	47	32	36	21	30
4	95	71	195	241	50	50	71	54	88	71	33
5	40	25	21	9	11	15	32	22	33	51	24
6	11	10	13	22	26	12	11	9	11	12	8
7	35	26	21	26	19	18	13	14	14	12	13
8	44	42	21	21	12	6	14	15	59	71	110
9	26	30	76	67	60	46	78	37	42	36	26
Total	415	342	438	474	238	198	287	197	309	295	266

APPENDIX E: Building Permit Data by Division

			Assessment			
	2003	2004	2005	2006	2007	2008
Res	\$ 3,838,171,700	\$ 4,448,898,800	\$ 4,966,391,500	\$ 5,967,749,190	\$ 8,000,825,700	\$ 10,303,014,520
Non Res	\$ 1,319,951,600	\$ 1,390,550,790	\$ 1,642,566,450	\$ 1,763,053,610	\$ 2,126,749,960	\$ 2,500,350,090
Total Assessment Value	\$ 5,158,123,300	\$ 5,839,449,590	\$ 6,608,957,950	\$ 7,730,802,800	\$ 10,127,575,660	\$ 12,803,364,610
Res %	74%	76%	75%	77%	79%	80%
Non Res %	26%	24%	25%	23%	21%	20%

APPENDIX F: Residential / Non-Residential Assessment Ratio by Year

			Assessment			
	2009	2010	2011	2012	2013	2014
Res	\$ 10,928,700,660	\$ 10,197,495,091	\$ 10,790,719,910	\$ 10,731,927,630	\$ 10,942,002,720	\$ 11,317,104,540
Non Res	\$ 2,833,527,730	\$ 2,863,348,650	\$3,109,089,980	\$ 3,197,269,510	\$ 3,524,374,380	\$ 3,810,960,850
Total Assessment Value	\$ 13,762,228,390	\$ 13,060,843,741	\$ 13,899,809,890	\$ 13,929,197,140	\$ 14,466,377,100	\$ 15,128,065,390
Res %	79%	78%	78%	77%	76%	75%
Non Res %	21%	22%	22%	23%	24%	25%

APPENDIX G: Drainage Projects (2013 / 2014)

Drainage Projects

- Bearspaw Drainage Relief completed in 2014
- Bearspaw Hills Road completed in 2013
- Bearspaw Meadows Way completed in 2013
- Bearspaw Village Ridge completed in 2013
- Blue Ridge Drive completed in 2014
- Burma Road & Woodland Road on going
- Cochrane Lakes partnership with Alberta Environment on going
- Indus Drainage on going
- Jewel Valley & Popular Hills on going
- Keoma Drainage completed in 2014
- Meadows Drive Drainage on going
- Meadows Lark Lane completed in 2013
- West Meadows Drainage completed in 2013
- Prairie Royale on going

APPENDIX H: Characteristi	cs of Rocky View's Rural Communities
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	from the County Plan "Characteris Agriculture Area	Hamlet	Country Residential	
	self-reliant and independent	connection and participation	self-reliant and independent	
	heritage and community	friendly, community spirit	community	
The 'sense' of	privacy	safety, family, and neighbours	,	
living in the country	quiet	quiet	privacy quiet	
-	space and distance	space and distance	space and distance	
	livestock and wildlife		nature and wildlife	
		countryside		
	associated with a distinct community or area	small and distinct community	part of a distinct community	
Physical Characteristics	working land	surrounded by working or conservation land	interconnected with working land	
	dark skies	dark countryside and public lighting	dark skies	
	barns, corrals, granaries, livestock, fields, grain, pasture, noise, smells, and equipment	main street, central park, and/or commercial crossroad	paved roads connecting dispersed acreage communities	
	farm homes with isolated country residential homes and gravel roads	larger residential lots with opportunity for a mix of residential uses and lot sizes	primarily residential development, variety of lot sizes, unique houses, and landscaping	
	no local commercial services and amenities, distant community centres, and ball diamonds	some commercial services, amenities, a community hall, and playing fields	limited commercial services and amenities, a community centre, and sports fields in the general area	
	wells and septic systems	piped water and wastewater, wells, and septic systems	piped water and wastewater, wells, and septic systems	
	distant schools	schools	may be schools in the general area	
	limited regional pathways	sidewalks and pathways for recreation and local transportation	recreational trails, opportunities for walking, riding, and cycling	

Table 3 from the County Plan "Characteristics of Rocky View's Rural Communities."

APPENDIX I: Agriculture Workshops

Agriculture Workshops

- Young Farmer Workshop
- Water Wells water systems, maintenance, performance and long-term water security.
- Small Scale Energy Production opportunities for solar and wind energy generation.
- Farm & Ranch Succession Planning
- Ranching Opportunities marketing opportunities, and managing different soil types.
- Horse Health and Management nutrition, pasture and grazing management, body scoring, and other horse related topics
- Shelterbelt Workshop
- Farmer Pesticide Training and Exam
- Tree Pruning suitable trees, designing tree beds, proper planting, and care
- Agriculture Best Management Practices for water quality
- Ponds and Landscaping
- Acreage Living weeds and pests
- Vegetable basics suitable vegetables, growth and nutrition requirements, heat units and, water techniques
- Water Quality with Cows and Fish
- Acreage Living weeds and pests Sprayer Calibration for Pasture Weed Control
- Seed and Soil Expo
- Crop Pests and Diseases Newsletter
- County AgVenture Tour
- Fall Forage Tour Foothills Forage Grazing Association

APPENDIX J: Family and Community Support Services Partnerships

Family and Community Support Services – Partnerships

- Airdrie Boys and Girls Club
- Airdrie and District Victim Services
- Bearspaw Lifestyle Centre
- Big Brothers and Big Sisters of Calgary and Area
- Bow Valley Agricultural Society
- Boys and Girls Club of Cochrane and Area
- Bragg Creek Community Association
- Chestermere Community Services Family and Community Support Services
- Chestermere and Area 211
- Cochrane and Area 211
- Cochrane and Area Victim Services Society
- Cochrane Family and Community Support Services
- Crossfield Day Camp Indus Preschool
- Town of Irricana Community Services
- KIK Seniors
- Langdon Theatre Association
- North Rocky View Community Links
- Peer Support Services for Abused Women
- Seniors for Kids
- Synergy Child, Youth, and Volunteer Society
- Tapestry of Women
- Westbrook Playschool
- Western Rocky View Family and Community Resource Centre

APPENDIX K: Recreation Funding Partnerships

Bearspaw Glendale	Rocky View Central
Bearspaw Glendale Community Association	Airdrie Ag Society
Bearspaw Historical Society	Balzac Community Hall
Bearspaw School Council	Butler Park
Bearspaw Village Water Coop	Pegasus Pony Club
Glenbow Ranch Park Foundation	Sharp Hills Preservation Society
Town of Cochrane	
	Rocky View East
Beiseker	Beiseker Minor Hockey
Beiseker Arena	Chestermere Basketball Association
Beiseker Community School Parent Council	Chestermere Middle School
Village of Beiseker	Chestermere Minor Football
	Chestermere Minor Hockey
Bow North	Chestermere Minor Soccer
1st Bow Valley Scouts	Dalroy Gymkhana
Bow Valley 4-H Light Horse Club	Dalroy United Farmers
Bow Valley Ag Society	Delacour 4H Club
Bow Valley Beef & Multi Club	Delacour Ag Society
Bow Valley Blazers Softball	Delacour Brownies & Guides
Bow Valley Community (Curling) Club	Delacour Ladies Club
Chestermere Football	Delacour Mom & Tots
Chestermere Soccer	Delacour Pony Club
Indus Figure Skating	Devils Hockey Club
Indus Minor Hockey	IKBK Minor Ball
Indus Minor Soccer	Irricana 4H Beef & Multi Club
Indus Preschool	Irricana 4H Country Riders
Indus Ringette	Irricana Ag Society
Indus School Council	Irricana Artists Society
Langdon Community Association	Irricana Curling Club
Langdon Fine Arts	Irricana ECS Program
Langdon Girls Soccer	Irricana Gymnastics
Langdon Little League	Irricana Karate Association
Langdon Recreation Centre	Irricana Ladies Slow Pitch
Langdon School Council (both)	Irricana Ladies Softball
Langdon Theater Association	Irricana Lending Library
Langdon Youth Council	Irricana Library
North Bow Community Facility Board	Irricana Minor Ball
Rail Riders 4H Horse Club	Irricana Playschool
Shepard Community Association	Irricana Roping & Riding Club

Town of Chestermere (Bike Park)	Irricana Scouts
Youth Encouraging (YELL)	Irricana Soccer
	Irricana Youth Centre
Chestermere Conrich	Kathyrn Community Association
Chestermere Athletic Society	Kathyrn School
Town of Chestermere	Keoma Hall Board
	Keoma Minor Baseball
Crossfield	KIK Seniors Club
Banta & Murdock Parks	Pegasus Pony Club
Pete Knight Arena	Prairie Royal Estates
Town of Crossfield	Wild Rose Range Riders
Madden	Rocky View West
Camping Area	Banded Peak School
Community Hall	Bragg Creek Community Association
Curling Rink	Bragg Creek Snowbirds
Park Maintenance	Bragg Creek Tennis Club
	Brushy Ridge Community Association
Ranch Lands	Ecole Elbow Valley School
Beaupre Hall	Elbow River Estates
Camp URSA	Greater Bragg Creek Trails Association
Cochrane & Area (Rodeo Grounds)	Jumping Pound Hall
Cochrane Ag Society	KOAC
Cochrane Arena	Springbank Community Hall
Cochrane BMX	Springbank Equestrian Centre
Cochrane Turf Association	Springbank Heritage Club
Dartique Hall	Town of Cochrane
Friends of Westbrook School Society	
Glenbow Ranch Park Foundation	Regional Facilities
St Timothy Junior/Senior High School	City of Airdrie
Town of Cochrane	Chestermere Regional Community Association
Weedon Pioneer Hall	Spray Lake Sawmills Family Sports Centre
	Springbank Park For All Seasons

APPENDIX L: Solid Waste Partnerships

Solid Waste Partnerships

Jurisdictions

- City of Airdrie
- Crossfield Viterra Grain Facility
- M.D. of Bighorn
- Redwood Meadows
- Town of Cochrane
- Town of Crossfield
- Tsuu T'ina First Nations
- Village of Beiseker
- Village of Irricana

Other

- Alberta C.A.R.E.
- Alberta Recycling Management Authority
- Calgary Region Waste Reduction Partnership
- Compost Council of Canada
- Recycling Council of Alberta
- Solid Waste Association of North America
- Alberta Used Oil Management Association
- Call2Recycle
- CleanFARMS

County

- Bearspaw Lifestyles Centre
- Bottrel General Store
- Bow Point Nursery
- Branched Out Nursery
- Delacour Community Hall
- Erik Longeway
- Jumping Pound Community
- Madden Ag Society
- North Forty Feed Cochrane
- Springhill Shell
- Westlife Community Church
- Weedon Pioneer Hall
- Wild West Event Centre

APPENDIX M: Intergovernmental Partnerships and Projects

Intergo	vernmental Projects (2014)
Airdrie	
• •	Yankee Valley Blvd Expansion/Maintenance Yard Fire Services Agreement Recreation Agreement
Beiseke	r
•	Fire Services Agreement Range Road 292 joint road improvements (2013/14)
Calgary	
•	Shepard Regional Drainage Partnership CSMI
•	Pathways and Trails Study Boundary Assessment
Chester	-
• • •	Shepard Regional Drainage Partnership CSMI Chestermere IDP Recreation Agreement Fire Services Agreement
Cochran	e
• • •	Agriculture Society Joint Planning Urban/Rural Boundary Interface Fire Services Agreement Recreation Agreement
Crossfie	ld
•	Fire Services Agreement Joint ASP (2014 / 2015)
Redwoo	d Meadows
•	Fire Services Agreement
Provincia	al Projects
• • •	MGA Review Alberta Transportation Strategy Response South Saskatchewan Regional Plan assessment (2014 / 2015) Provincial Steering Committees related to flood regulation and recovery

APPENDIX N: SSRP Policies

Policy 1.1

Strategies:

Maintain an agricultural land base by reducing the fragmentation and conversion of agricultural land.

This Strategy strives to maintain contiguous blocks of land for primary production through the implementation of municipal land use policies that expect municipalities to identify their agricultural lands and to limit their fragmentation and conversion to non-agricultural uses.

Although targeted towards maintaining large agricultural areas, it is also recognized that smaller parcels contribute to the diversification of the overall agricultural economy, particularly in the areas of local food, value-added production and agricultural supporting activities such as machinery dealerships or veterinary offices. These smaller parcels, in conjunction with large contiguous agricultural areas, support the establishment of land-use patterns that not only include a mix of land uses, but provide for a wide range of economic development opportunities throughout the region leading to strong rural communities.

Policy 3.15

Encourage and support the continued stewardship of Alberta's private lands through the development and piloting of regionally appropriate conservation tools. These tools may include exploring market-based options, voluntary conservation easements and the provision of other government and/or private sector incentives that assist in achieving environmental outcomes. This will be done within the provincial approach for management of ecosystem services.

• Acknowledge the Voluntary contributions of private land owners in enhancing ecosystem services. Assess opportunities for achieving greater regional biodiversity on private agricultural lands through the development of new and/or expanded partnerships with private landowners;

*Consider pilot studies with the goal of assisting development of a voluntary, privately operated market-based system for ecosystem services valuation and payment;

- Encourage local authorities or qualified organizations to explore the applicability and use of voluntary stewardship and conservation tools on private lands including conservation easements, conservation offset programs and transfer of development credit schemes;
- Explore innovative funding mechanisms to support stewardship and conservation on private lands;
- Promote private land voluntary conservation action on native grasslands that support sustainable grazing activities, biodiversity, lands identified as environmentally sensitive areas and/or on wetlands for protection, restoration and development.

Policy 5.1 & 5.2

Objective

The amount of land this is required for development of the built environment is minimized over time.

5.1

All land-use planners and decision-makers responsible for land-use decisions are encouraged to consider the efficient use of land principles in land-use planning and decision-making (see Appendix I - Efficient use of Land Principles).

1) Reduce the rate at which land is converted from an undeveloped state into permanent, built environment.

2) Utilize the minimum amount of land necessary for new development and build at a higher density than current practice.

3) Increase the proportion of new development that takes place within already developed or disturbed lands either through infill, redevelopment and/or shared use, relative to new development that takes place on previously undeveloped lands.

4) Plan design and locate new development in a manner that best utilizes existing infrastructure and minimizes the need for new or expanded infrastructure.

5) Reclaim and/or convert previously developed lands that are no longer required in a progressive and timely manner.

6) Provide decision-makers, land uses and individuals the information they need to make decisions and choices that support efficient land use.

5.2

Build Awareness and understanding of the efficient use of land principles and the application of land use planning tools that reduce the footprint of the built environment, how they might be applied and how their effectiveness would be measured over time with municipalities, land-use decision-makers and land users, on both public and private lands.

APPENDIX O: Actions

SUBJECT	ACTION	DEPARTMENT	TIMING (years) S/M/L Short 1-3 Medium 4-6 Long 6-10	STATUS
5.0 Managing Grow	th			
Overall growth management	Monitor and report on county population growth relative to the regional population growth (goal 1).	Planning	S	Ongoing
Monitoring development	Monitor and report on area structure plan build-out for number of new dwellings and dwelling types (goals 2 and 4).	Planning/Building	S	Ongoing
Growth in Balzac West	Review the population objectives and development form of the Balzac West Area Structure Plan (policy 5.1).	Planning	S	Ongoing
6.0 Finance				
Business growth	Develop a business assessment base target and report on the appropriate balance between the business and residential assessment base (goal 3).	Planning - Finance	S	Started
Identifying infrastructure needs	Identify <i>soft infrastructure</i> needs that come with growth and the methods to finance those needs. Negotiate a comprehensive approach to the recovery of <i>soft infrastructure</i> costs with the development industry (policy 6.3).	Finance / I & O / RCS	S	Ongoing As part of Fiscal Model
Financing soft infrastructure	Advocate and support changes to provincial legislation to allow the recovery of <i>soft infrastructure</i> cost from developers (policy 6.3).	Senior Leadership Team / Council	S	
Assessing fiscal impact of development	 Implement the County's fiscal impact model as a tool to: assess development applications; allow consistent comparison between projects; and measure the county wide impact of growth (policy 6.5). 	Planning/Finance	S	Completed

County Plan Actions

Assessing fiscal	Develop and adopt County Policy on the requirements and use of	Planning/Finance	S	2015
impact of	a fiscal impact model and a utility infrastructure cost feasibility and			
operations	life cycle analysis (policy 6.6).			

SUBJECT	ACTION/GOAL OR POLICY REFERENCE	DEPARTMENT	TIMING (YEAR) S/M/L Short 1-3 Medium 4-6 Long 6-10	STATUS
7.0 Environment				
Environmental checklist	Develop an environmental review checklist to provide for consistent review of development applications (goal 1).	Planning	М	
Important environmental areas	Undertake an inventory of regionally important environmental areas and develop policies and procedures to address these areas (goal 4).	Planning	М	
Viewscapes and Safety	Review the Land Use Bylaw to establish criteria with respect to building setbacks from escarpments to preserve viewscapes and ensure safety (goal 5, policy 7.21).	Planning	М	
Transfer of Development Credits	Assess the use of Transfer Development Credits, in accordance with the Alberta Land Stewardship Act, as a way to direct development to preferred growth areas in order to sustain agriculture, benefit agriculture land owners, and achieve compact development (policy 7.26).	Planning	L	
Water conservation	Develop a water conservation policy for public utility systems and adopt water conservation policies in new or amended area structure plans (policy 7.27).	I & O	Ongoing	Started AS part of the Conrich ASP
Dark skies	Review the dark sky lighting requirements of the Land Use Bylaw (policy 7.29).	Planning	М	

SUBJECT	ACTION/GOAL OR POLICY REFERENCE	DEPARTMENT	TIMING (YEAR) S/M/L Short 1-3 Medium 4-6 Long 6-10	STATUS
8.0 Agriculture				
Home based businesses	Review the Land Use Bylaw home based business uses and regulations to provide greater opportunity on larger parcels of land (policy 8.11).	Planning	S	2015
Compensation for landowners	Explore the use of provincial tools to compensate landowners for the natural capital of agricultural land (policy 8.12).			
Renewable energy development	Review the Land Use Bylaw to allow for the development of renewable energy sources (policy 8.13).	Planning	М	
First parcel out subdivision	Amend the Land Use Bylaw to allow a <i>first parcel out</i> for an agriculture subdivision, and agriculture subdivision of <i>isolated land</i> without redesignation (policies 8.18 to 8.19).	Planning	S	Completed 2014
Minimize land use conflict	Develop a Right to Farm Policy which aligns with provincial legislation and, where feasible, enhances provincial objectives (policies 8.29 to 8.30).	Agriculture	S	Completed October 2013
Minimize land use conflict	Develop and apply 'agriculture boundary design guidelines' to minimize negative impacts on agricultural land from new non- agricultural land uses, including a consideration of increased building setbacks (policy 8.31).	Agricultural / Planning	S	Started 2015
10.0 Country Reside	ential Development			
Compact residential design	Develop planning and design standards and guidelines with respect to compact country residential development (policies 10.7 to 10.9).	Planning	S	
Compact residential regulations	Amend the Land Use Bylaw to accommodate compact residential forms of development contemplated in this Plan (policies 10.7 to 10.9).	Planning	S	2015

SUBJECT	ACTION/GOAL OR POLICY REFERENCE	DEPARTMENT	TIMING (YEAR) S/M/L Short 1-3 Medium 4-6 Long 6-10	STATUS
12.0 Parks, Open S	pace, Pathways and Trails			
Land acquisition for parks	Identify key land required for parks acquisition (policies 12.5 and 12.6).	Municipal Lands	S/M/L	Ongoing
Design standards for parks, open space, & trails	Develop design principles and standards for the design, construction, maintenance, and operation of parks, open space, pathways, trails, and associated amenities (policy 12.7).	Municipal Lands	S	2013
Update <i>County</i> <i>Policy</i> re design standards	Review and update the County's Parks and Open Space classification system to reflect new design standards when they are developed (policy 12.11).	Municipal Lands	S	2013
<i>County Policy</i> re life cycle analysis	Develop a life-cycle fund to assist with capital replacement and repair costs (policy 12.13).	Municipal Lands	S	2015
14.0 Business Deve	elopment			
Land inventory	Undertake a commercial/industrial land inventory to assist in determining the future potential for the growth and diversification of the County's business sectors (policy 14.1).	Planning	S	Industrial Completed Commercial 2015
Main Street guidelines	Develop Main Street commercial guidelines for the Hamlet of Langdon (policies 14.15 to 14.17).	Planning	S	Started 2015
15.0 Natural Resou	rces			
Aggregate extraction policy	Prepare an aggregate extraction policy that addresses site design, location criteria, visual impact, mitigation of extraction impacts, and appropriate setbacks between extraction activities and other land uses (policies 15.1 to 15.6).	I & O / Planning	S	Started 2015/16

Aggregate management plan	Develop an aggregate management plan to identify resource areas and address land use management issues; prepare the plan in consultation with residents, industry, and stakeholder groups (polices 15.2 to 15.6).	I & O / Planning	М	Started 2015/16
SUBJECT	ACTION/GOAL OR POLICY REFERENCE	DEPARTMENT	TIMING (YEAR) S/M/L Short 1-3 Medium 4-6 Long 6-10	STATUS
16.0 Transportation				
Maintenance of trails & sidewalks	Develop a comprehensive maintenance and operation policy for parks, open space, pathways, trails, and sidewalk maintenance (policies 16.8 to 16.12).	Municipal lands / I & O		Policy/Procedure 458 Sidewalk maintenance Approved November 2013.
Agriculture priority roads	Explore the definition, identification, and standards for agricultural priority roads (policy 16.14).	I & O / Agriculture	S	Ongoing as part of overall road policy review 2014 / 2015
Road maintenance standards	Define and adopt road service standards in terms of performance, quality, road classification, traffic volume, and development type (residential, agriculture, and business) (policies 16.15 to 16.17).	I & O	S	Ongoing as part of overall road policy review 2014 / 2015
17.0 Utility Services				
Stormwater use	Encourage the development of provincial regulation that allows the reuse of stormwater (policy 17.14).			
Financing stormwater infrastructure	Develop a stormwater offsite bylaw levy for the construction of regional stormwater infrastructure in required areas (policy 17.14).	I & O	S	Ongoing with specific development areas

Stripping & grading	Review the Land Use Bylaw to ensure the regulations regarding the stripping, grading, and/or the placement of fill meet the stormwater goals (goal 5 and policy 17.15).	Planning/Development / ES / Bylaw enforcement / Ag	S	2015/16	
18.0 Rural Service a	18.0 Rural Service and Partnerships				
Core services	Identify core County services (policy 18.1).				

SUBJECT	ACTION/GOAL OR POLICY REFERENCE	DEPARTMENT	TIMING (YEAR) S/M/L Short 1-3 Medium 4-6 Long 6-10	STATUS
20.0 Emergency Se	prvices			
Master fire plan	Prepare a Master Fire Plan to provide comprehensive, long-term direction for fire services (goal 1).	Fire Services		
Water supply & distribution	Assess the County's firefighting water supply and distribution system to identify cost effective mechanisms to improve pressurized and non-pressurized water sources (policy 20.10).	Fire Services		
Wildland fire protection	Develop a Wildland Fire Protection strategy encompassing public education, improved access and egress in high hazard areas, and preventative measures to slow fire growth and enable rapid protective fire mobilization services (policy 20.12).	Fire Services		
21.0 Recreation, Sc	cial and Culture			
Planning for services	Develop a comprehensive strategy to guide the provision of cost effective, financed, and appropriate recreational, social, and cultural services (goal 1, policy 21.6).	Community Services		Started 2015
Comprehensive recreation & cultural plan	Develop a comprehensive master plan to guide the sustainable development of recreation and cultural amenities in collaboration with district and regional recreation boards, residents, community groups, and neighbouring municipalities (goal 1).	Community Services	S	Started 2015
28.0 Area Structure	Plan Preparation and Amendment			
Review of Area Structure Plans	Review area structure plans for alignment with the County Plan. Prioritize and recommend area structure plan reviews based on the criteria identified in policy 28.4.	Planning	S	Completed 2014

SUBJECT	ACTION/GOAL OR POLICY REFERENCE	DEPARTMENT (Lead but may involve other departments)	TIMING (YEAR) S/M/L Short 1-3 Medium 4-6 Long 6-10	STATUS
29.0 Technical Req	uirements and Submissions			
Master site development plans	Amend the Land Use Bylaw to recognize master site development plans (policy 29.6).	Planning	S	Completed 2014