SUBDIVISION AND DEVELOPMENT APPEAL BOARD AGENDA

August 7, 2019

ROCKY VIEW COUNTY
COUNCIL CHAMBERS
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB
T4A 0X2

- A CALL MEETING TO ORDER
- B DEVELOPMENT APPEALS

9:00 AM APPOINTMENTS

1. Division 9 File: 08731001; PRDP20185188 Page 3

Continuation of a hearing that was adjourned on June 26, 2019. This is an appeal against the Development Authority's decision to CONDITIONALLY APPROVE a development permit for a Campground (81 RV stalls) and Tourism Uses/Facilities (Recreational), the construction of a tourist building including Accommodation Units that is compatible with available servicing (16 rooms), and the relaxation of the maximum building height requirement at 285049 Range Road 35, SE-31-28-03-W5M, located 0.81 kilometres (1/2 mile) south of Mountain View County, approximately 1.61 kilometres (1 mile) north of Highway 574 and on the west side of Range Road 35.

Appellants: Maxine McArthur, Patrick and Karen Singer, and Elaine

Watson

Applicant/Owner: Chloe Cartwright

11:00 AM APPOINTMENTS

2. Division 8 File: 05630099; PRDP20190868 Page 359

Continuation of a hearing that was adjourned on June 26, 2019. This is an appeal against the Development Authority's decision to CONDITIONALLY APPROVE a development permit for single-lot regrading, to allow for remediation of an existing wetland bank at Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M, located approximately 0.4 kilometre (1/4 mile) north of Highway 1A and on the east side of Bearspaw Road.

Appellant: Gary and Donna Jopling
Applicant: Quantum Place Developments
Owner: Fidelis Management Ltd.

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August 7, 2019

ROCKY VIEW COUNTY
COUNCIL CHAMBERS
262075 ROCKY VIEW POINT
ROCKY VIEW COUNTY, AB
T4A 0X2

Page 527

1:00 PM APPOINTMENTS

3. Division 4 File: 03305010; PRDP20191563

This is an appeal against the Development Authority's decision to REFUSE a development permit for an addition to an accessory building, and the relaxation of the total building area for all accessory buildings at 230183 Range Road 284, NE-05-23-28-W4M, located 0.8 kilometre (1/2 mile) north of Township Road 230, and on the west side of Range Road 284.

Applicant/Appellant: Paul Schneider Owner: Shelia Buckley

4. Division 5 File: 05325001; PRDP20190990 Page 543

This is an appeal against the Development Authority's decision to CONDITIONALLY APPROVE a development permit for a Cannabis Cultivation Facility and the construction of a cultivation building at 280060 Township Road 254, SE-25-28-W4M, located approximately 0.41 kilometres (1/4 mile) west of Highway 791 and on the north side of Highway 564.

Appellant: Arlene Hillier et al and Glenn Duhn Applicant: Leina Blazev (Permit Masters)

Owner: Azim & Anar Mitha

C CLOSE MEETING

D NEXT MEETING: August 28, 2019



PLANNING AND DEVELOPMENT SERVICES

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DATEK Œ * * • oÁ ÉÆFJÁ DIVISION:Á JÁ

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1 st APPELLANTK T æ 3 ^ ÁT & Œ 0 ¦ Á 2 nd APPELLANTK Ò æ 4 Å æ [} Á 3 rd APPELLANT: Patrick and Karen Singer	APPLICANT: Ô @ [^ÁÔæsc¸ ¦ãt @Á
LEGAL DESCRIPTION:ÁÙÒËFËÌ ËÐË∀ €Í TÁ	MUNICIPAL ADDRESSKÁGÌÍ€IJÁÜæ)*^ÁÜ[æåÁHÍÁ Ü[&\^ÁX&}¸ÁÔ[ˇ}♂ÁOEÓÁ
LAND USE DESIGNATIONKÁÓ • ã, ^•• Á ÁŠ^ã ¡ ¦^Á æ) åÁÜ^&¦^æaaa } ÁÖã dæ ÁÇÓËŠÜDÁ	GROSS AREAKÁ ÁFÍ €Áæ&I^•Á
DISCRETIONARY USEKÁOZ8&[{ { [åææā]}ÁW}ã•ÊÁ &[{]ææā]}ÁW}ã•ÊÁ &[{]ææā]\^Á;ãœææææææææææææææææā]*Á\^Á;cææā]*LÁÔææ{]*![`}åÊÁ d[`¦æïdÁQ;å[[¦ÁÚæææææææææææææææææææææææææææææææææææ	DEVELOPMENT VARIANCE AUTHORITYKÁ Ù^8cā[}ÁFCHČÁ[Ác@ÁŠæ]åÁW^^ÁÓ° ægÁæ [¸•Ác@Á Ö^ç^ []{ ^}cÁCEc@!acA[Áca]Áca]cæja * ÁgÁca Ö^ç^ [] { ^}cÁcec@!acA[Áca] & Áca Áca Çæbáæ) & Áca Áca Áca Áca
PUBLIC SUBMISSIONS kÁ / @ Á, ¦[][•æ þá, æ Á & å & æ å å [, } ^ !• ÈÞ [Á ^ œ \ i • šā Á * æ å å [, } ^ !• ÈÞ [Á ^ œ \ i • šā Á • `]][LAND USE POLICIES AND STATUTORY PLANSKÁ •ÁÔ[ˇ] ĈÁÚ æ)ÁÇÔË Ġ €Ë€FHDÁ •ÁŠæ) åÁW•^ÁỐ æ, ÁÇÔË Ì I FËÜ DÁ Á



EXECUTIVE SUMMARY:

The proposal is for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement.

The subject land was redesignated to Business – Leisure and Recreation District (B-LR) in 2012. According to Section 77.1 of the Land Use Bylaw, the purpose and intent of the B-LR district is to accommodate business development that provides primarily outdoor participant recreational services, tourism opportunities, and entertainment services that may be located outside of adopted Area Structure Plans, Conceptual Schemes and Hamlet Plans....

In May 2013, a Development Permit for an 18-hole golf course with the construction of a clubhouse/lodge facility, a campground with approximately 15 stalls, and the use of an existing Quonset as a maintenance building was conditionally approved on the subject land. However, the conditions were not satisfied and the permit was not issued. The Applicant subsequently closed this application in 2016. The application closed in 2016 is not before the Board and subject to appeal.

In December 2018, the Applicant/Owner applied for a new development permit for a Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement. The development Permit was conditionally approved on May 14, 2019.

On June 3, 2019, two adjacent landowners (Maxine McArthur and Elaine Watson) appealed the decision of the Development Authority for the reasons noted within the agenda package.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

Sean MacLean

Supervisor, Planning & Development

JKwan/llt



DEVELOPMENT PERMIT REPORT

Application Date: Ö^&^{ à^¦ÁCFÉGŒFÌ Á	File: €ì Ï HF€€F
Application: ÚÜÖÚŒFÌ Í FÌ Ì	Applicant/Owner: Ô @{ ^ÁÔæc ़ lầt @c
Legal Description: ÙÒË+FËÌ Ë€+ËY €Í T	General Location: Š[&æe^åÆEÈFÁ{ÁÇFE0Ă;ã^DÁ •[ˇc@Á¸ÁT[ˇ}cæā¸ÁXã°¸ÁÔ[ˇ}c˚Éæa]]¦[¢ã;æe^\^Á FÈĒFÁ{ÁÇFÁ;ã^DÁ;[¦c@Á¸ÁPã*@,æêÁïïlÁæ;åÁ;}Áo@Á ¸^•oÁ;ãå^Á;ÁÜæ)*^ÁÜ[æåÁHÍ
Land Use Designation: ÁÓˇ • ∄ ^• • Á ƈ ãˇ ¦ ^ Ææ) åÁ Ü^&¦ ^æaaaaaa } ÁÖãa dã& ÁÇÓËŠÜD	Gross Area: ∤ ÆÍ €Áæ&¦^•
File Manager: R[@]•[}ÁS, æ)Á	Division: J

PROPOSAL:

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 - oA any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses that also meets the purpose and intent of the districtA ■
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STATUTORY PLANS:

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INSPECTOR'S COMMENTS:

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CIRCULATIONS:

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• `]][¦cÁ; ~Ác@ Áæ] | ã&ææã; }ÊÁŒPÙÁ; ã @ • Áṭ Áœæ, ^Áæ; Á;]][¦cˇ } ãc Áṭ Á^çã ¸ Ác@ Áŝ[&ˇ { ^} cÁæ Ási Ási & { ^- Á
æçæðææà|^ÈÁ @æ Á; [ˇ | å Áæ|[¸ Áṭ | Ác@ Á^çæ‡ ææã; } Á; ~Ás@ Á; [c^} cælÁæ) å Á; ` ^} cælÁæ) å Á; ` à]ãAœ ælc@Á
&[} &^!} • Á^|ææ^å Áṭ Á; æ cÁæ) å Á; |^• ^> cÁæ) å Á• ^ Á; ~Ác@ Á; [] ^|c´ Áæ) å Á• ` !![ˇ } å å; * Æch^æ ĒÁÁ

Water and Wastewater Services: Ö`^Áṭ Ás@Á;[][•^åÁ; { à^¦ʎṭ ÁÜXÁ;ãc^•Ása) åÁs@Á; ã^ʎ; Ás@Á æ&&[{{[åæsā]}Á;}ãtÊÃOPÙÁ*]][¦ơÁs[}}^&cā[}Aţ Ás[ā]\ā;*Á; æz^¦Ása) åÁ; æe c^; æz^¦Árˆ•c^{•Ása}];[ç^åÁ æ) åÁæx}•^åÁsī ÁOŒà^¦æðò;çā[]{ ^}oÁsa) åÁÚæò;•ÈÃGÁs@Á;[][•^åÁsa^ç^|[]{ ^}oÁ;āÁs[}}^&c^åÁs[}}^&c^åÁs[];[ç^åÁ
•`&@Á^¦çæx°•ÊÃOPÙÁ;ã@•ÁṭÁsa^Á;[œãà*åĚÁ

Decommissioning Private Waste Water Systems: $CF^{\hat{A}}$ and $A^{\hat{A}}$ and $A^{$

Solid Waste Management: ÁOEPÙÁ, [ˈ|åÁá^Ás|æáãææá]}Á;}Ás@Á, æc^Á; æ)æt^{ ^}ơÁ, |æ)Á;¦Ás@áÁ å^ç^|[]{ ^}ơÁ]^&ãã&æ||^Áo@Á; æ)}^¦Ás, Ás Á, Œ&@Á[|ããÁ, æc^Á; æcº¦ãæþÁs)åÁ^&ô&|æà|^•Á, āļÁs^Á;q¦^åÁ;}Á •ãc^ÁæÁ, ^||ÁsæÁc@Á¦^``^}&ûÁ;Á^{ [çæþÁ;¦Ásãā][•æþÁ;¦Á∧&ô&]ā*ÈÁÁ

Recreation Area Regulation: c@ Á, } ^ | • Ás; å Á,] ^ | æ [| • Á; Ás@ Á, | [] [• ^ å Á ^ &| ^ æ ā, } Ás; è o Á &[{] | ^ Á; ãc@ Ác@ Á^ ~ ã^{ } o Á &| ^ æ ā, } ÁÇEÜÆ J Ì ED€€□ DÉÁ

Ú|^æ•^Á,[c^Ác@ecÁ@æcÁ@ædc@Ác]]¦[çæþÁ;-Áæ&ãjãíãð•Áæe Á;[c^åÁæà[ç^Ásc+^Á^` ã^åÁæec^¦Áā]æþÁs[}•d`&cã]}ĒŠà`cÁ
à^-{¦^Ác@Áæ&ãjãíãð•Áæb^Á;]^¦ææãj}æþEóZ[¦Á;[¦^Ás]-{¦{ææãj}Á^*æáj}*Á@æbc@Áæ}]¦[çæþÁæòjåÁ;|æòjÁ
^¢æ{ā]ææãj}Á;¦Á;¦Ás]-{¦{æãi}}Á;}Ác@ÁÚ`à|æðÁP^æbc@ÁD&cÁæòjåÁsæo∱A^*`|ææãj}•ĒÁæð]]¦ææðjo•ÁsæòjÁs[}ææ&oÁs@Á ¸¦ãc^¦ÁæcÁÇ€HDÂÍFĒFïFEÁ

Á

Page 7 of 580

Agenda



OETà^:cæÁV:að;•][:cæeafi}ÁÁ

Qhá^çā^j ā * Áo@ Ásē] | aBæsēā] PāsānÁsē]] ^æ+ Áo@enÁo@ Ásē] | aBæsē oá, ā @ • Át Ár • cæà |ā @ÁsæÄUXÁ; æ+ Ásē) å Ásē) Árç^} oá
&^} d^Á, āt@Ásæ&C[{ { [åæsēā]}Á}ār ÁsenÁo@ Ásæà[ç^Á,[o^å Á|&ææā]}PÁOE Ár@ Á; |[][•æþÁsē Á|&æer°å Á; o ēå ^Á, -Á
CEÞà^!cæÁV!æ;•][!cææā]}Ás^o,^|[]{ ^} oÁS[}d[|Áser^æÆÁsæÜ[æå•āå^ÁÖ^ç^|[]{ ^} oÁ![{ Ár@ Ás^]æd ^} Asér ^} oÁ
}[oÁ^~ ãr å ÞĀV@ Ás^]æd ^} oð, āļĒVQ¸ ^ç^!ĒÁ^çār¸ Ár@ Áræ-æAÁsē, -[!{ææā]}Á; @}ÆárÁ; |[çåå^å Ásr^á Ásr Áræ Á
Ö[*}c ÞÁÁ

<u>Ó đả đ * ÁÙ ^ ¦ c đ& ^ ĐẤU [&\ ^ ÁX đ \ , ÁÔ [* } c kÁ</u>

•Á Þ[Á&[{{^}}&•Á

\ddot{O}° \ddot{O}^{\prime} \ddot{O}^{\prime}

•Á Þ[Á&[{ { ^} @ ÈÁ

<u>Øã^ÁÛ^¦cã&^•ÁBÁÒ; ^¦*^}&^ÁTæ}æ*^{^}\dÃÜ[&\^ÁXã_ÁXã_ÁÔ[*}ċ°kÁ</u>

- •Á Ú|^æ•^Ár}•ˇ¦^Ás@ænÁ¸æz^¦Árˇ]]|ār•Áæa¸åÁ@妿¸o•Á[¦Ás@Áår°ç^|[]{ ^}oÁæd^Árˇ~a&ar}oÁ[¦Á -ār^ar@a;*Árˇ¦][•^•ÈÁ
- •Á Ö^]^}å^}ơÁ;}Ás@Á;&&`]æ}&æ`•És@ÁØā^ÁÛ^¦çæX^•Á^&[{ { ^}å•Ás@æós@Ás`āåā;*•Ás^Á •]¦ā;\|^¦^åÉsÁæ]]|æææi|^Ésæ•Á;^¦Ás@ÁØEà^¦cæÁÖ`āåā;*ÁÖ[å^ÈÁ
- •Á V@ÁZā^ÁÙ^¦çã&^Áæ•[Á^&[{ ^}å•Ás@æÁs@^Á,æe^¦Á&[Ë]Áà^Á^*ãrc^¦^åÁ,ãc@ÁZā^ÁN}å^¦;¦ãc^¦•ÈÁ
- •Á OZÁ^&[}åæ6^Áæ8&^••Á[ÁœAáæ^Áæ•[Áà^Á;^&^••æ6^ÈÁ

One ÁsaÁ [||[ˌÁ] ÉÁs@ Á [||[ˌā]*Á, æ Áseť \^^åÁ][} KÁ

- •Á V@\^ÁsA,[Á,^^åÁs[Á\^*ãrc\\Ás@Á, æe^\\Ás[Ë]Áse•Ás@\^Ás(A)[}^È
- •Á Ù^&[}åæb^Áæ&&^••ÁæfÁ;[ơÁæÁ^~~~ã^{^}oÁæeÁo@^Áó OÁæHÁ}å}å^¦Ás@Aó@^•@|åLÁ@;^ç^¦ÊÁo@Á æbj]|æBæb;ơÁ;ā|Á;|[çãà^ÁæÁ*ææ°åÁn{^!*^}&?Áæ&&^••Áq;Ás^Á*•^åÁş;Á&æ•^Áp;Ásæb;Án{^!*^}&?ÈÁ

V@àÁanÁnæaãn ~aa&d[¦^Áq[Áa@ ÁØãh^ÁÙ^¦çã&^•ÁBÁÒ{ ^¦*^}&°ÁTæ);æ*^{ ^}dĚÁ

<u>Ú|æ;}ā;*Ás;;åÁÖ^ç^|[]{^}oÁÙ^¦çæ&^•Á;ÁÒ};*ā;^^¦ā;*ÉÄÜ[&\^ÁXæ*;ÁÔ[`}∂`µÁ</u>

General

- •Á V@Á^çã\¸Á;Ás@àÁā^Áa*Ásæ•^åÁ][}Ás@Áse]|ā&æsā[}Á``à{ãoc^åÈV@•^Á &[}åãā[}•B^&[{ ^}åæsā]}•Á;æêÁs^Á``àb^&oÁ[Ás@e)*^Á[Ár}•`¦^Ás^•oÁ;!æ&cã&^•Áse)åÁ];[&^å`¦^•ÈĂ
- •Á OĒ Ásæks[} åãā]} Á, -ÁÖÚÊÁs@ Ásæļ] | 38æ) oÁ, āļ/Ás^Á^~ ã^åÁs Á; Ár à{ãó/sæks[} d * 8cā]} Á, æ) æ* ^{ ^} oÁ, | æ) Á æå å!^• ā, *Á, [ã, ^Á; ã; ææā]} Á, ^æ* !^• ĒÁsæ-ā8Ásæ8s [{ { [åææā]} ĒÁ*^åā] ^} cæā]} Ásæ) åÁs* oÁs[} d[|ĒÁ { æ) æ* ^{ ^} oÁ, -Á; d; !{] ææ^!Ás* !ā, *Ás[} d * 8cā]} ÉÁ*![•ā]} Ásæ) åÁ, ^^åÁs[} d[|ĒÁs]] · d * 8cā]} Á
] !æ\$cā3v•ĒÂ; æ• o^Á; æ) æ* ^{ ^} oÆā^-ā* @æ] * Á; |[&^å* |^• ĒÁ*; ææ\$* ææā]} Á; |æ) ĒÆ@e æ; å[* Á; ææ* | ãæþÁ &[} cæā] { ^} oÁsæ) åÁsæ|Á; o@; Á^|^; oæ; óÆs] d * 8cā]} Á; æ) æ* ^{ ^} oÁså^-cæā]• ĒÁ



^} c^¦Áng q[ÁnaÁÜ[ænåÁN•^ÁOE°¦^^{ ^}cÁ, ão@ÁT[ˇ}cænā)ÁX.28°¸ÁÔ[ˇ}c´Án厦ā]*Áx@^Á8[}•dˇ8cā[}Á)@æ•^ÁnáÁ {[¦^Áx@æn)ÁiÁ[ænå•Áj^¦ÁnàæêÁ,ā|Ánà«Á,&8xˇ¦¦ā]*Áj}ÁT[ˇ}cænā)ÁX.28°¸ÁÔ[ˇ}c´ÁÜ[ænå•ÉÁ

GIS Services ÄÄÛ^&cãi} ÁH€€ÈÉÁ^~ ã^{ ^} ♂ KÁ

Transportation Services ÄÄÛ^&a } Á €€ÈÁ^~ ã^{ ^} æ KÁ

- •Á ŒÁ,æơÁ,æÁ©ÁÖÚÁæ] | aBææã, } ÊÁœÁæ] | aBææð, cÁ* à { ãcc² à ÁæÁç, çã ^ å Á/; ææBÁQ;] æ&æÁŒ•^••{ ^} œÁ ÇVŒĐÁA° ÁRÔÓÁÒ} * ā, ^^ ; ā, *å, ææ° å ÁT æ; &@Á, ÊÓŒFJÊÁU; ā, !Á; Áæ, * æ; &^Á; ÆÖÚÊÁæÁæ] | aBæð, cÁæ, á !^* ã^åÁ; Á* à { ãóæ; Á j àææ° å ÁV; ææBÁQ] æ&æÓŒ•^••{ ^} œÁÇVŒĐÁB, Áæ&&[¦åæ; &^Á,ãc@Ó[* } c Á Ù^; cæðã. *ÁUæ; åæå. •ÁcœæÁæåå!^••^• ÁcœÀ; [[] ā, *Á&[{ ^} c KÁ
 - OÁ P[Ást¦ãç^åÁ[ÁS[} &| * ā[} Ás@æÁ] * ¦æå^• Á[Ás@ ÁÜÜHÍ Ást) åÁYY ÚÁÜ[æåÁGJ€Á\$] ¢\!•^&æ[} Á æ^} qpÁ^ * ā^åÆÁŠUÙÁ[¦Á\$] ¢\!•^&æ[} Ást^Á; [¢Á; ![çãå^åÑÁÖ[^• Ás@Á^• * |æ] * ÁŠUÙÁ; Ás@Á ā] ¢\!•^&æ[} Á; ^^¢ÁÔ[* } ĉ ÁÛ^¦çã&ā] * ÁÚæt) åætå•ÑÁÚ|^æ•^Á; ![çãå^Ás@ÆŠUÙÁ; Ás@Á ā] ¢\!•^&æ[} Á; !^Ást) åÁ; [• ďã^ç^|[] { ^} dŽÁ
 - oÁ YāļÁs@ÁÜÜHÍÁsa)åÁPYŸÁĬÏIÁSąo°¦∙^&cā[}Á^~ĭā^Á]*¦æå^•ÑÁÚ|^æ•^Á;¦[çãã^Ás@ÁŠUÙÁ;-Á c@Ásjo°¦•^&cā[}Á;!^Ása)åÁ;[•dĒå^ç^|[]{^}dĒÁ
 - oÁ V@Á&[}&|`•ā[}Án@[`|åÁncæe^Áncæe^Áncæe^Á]*¦æå^•Áæd[}*ÁÜæ)*^ÁÜ[æåÁn-ÍÁæd^Á^``ā^åÉAā]&^Á ¦[æåÁārÁ&`;¦^}d^ÁæÁÜ^*ā[}æþÁS[,ÁK[]`{^Á[æåÁæ)åÁ,ā|Á,^^åÁq[Áà^Á]*¦æå^åÁq[ÁæÁ Ü^*ā[}æ¢ÁT[å^¦ææ^ÁK[]`{^Á[æåÁq[Áæ&&[{{[åææ^Ánc@Ág&kaæ]^Ás[æá]Ásææ]Aák[ææÆÁç[]`{^•ÈÁÁ
- •Á Ú¦ā[¦Áq[Áq•• `æ) &^Á; ÁÖÚÊÁc@Áæ]]|a&æ) óÁq Á^` ā^åÁq[Án} cº¦Áq] q[ÁæÁÖ^ç^|[]{ ^} óÁOE*|^^{ ^} oÁ, ão@Á c@ÁÔ[`} c`Áq[¦Ác@Áq]}•d`&aq]}Á; Áq]]¦[ç^{ ^} oÁg &|`åaj*Áq`óÁ;[oÁq]ão°åÁq[Ác@Áq]|[, aj*kÁÁ
 - oÁ W]*¦æå^Áx@ ÁÜæ)*^ÁÜ[æåÁHÍÁ[æåÁkíč*&č¦^Á;[{ÁæÁÜ^*ã[}æáÁŠ[¸ÁX[|ˇ{^Á[æåÁşíÁæÁ Ü^*ã[}æáÁT[å^¦ææ^ÁX[]ˇ{^Á[æåÁsáká]åæ8,8/Á¸ãx@Áx@ ÁÔ[ˇ}∂ÂÛ^¦çã&3]*ÁÛæa)åæåå•ÉÁ √;[{ÁPãt@æÁĬïIÁşíÁ/[¸}•@3]ÁÜ[æáÁGJ€ÉÁ
 - oÁ CE,^Áic@\Áái]¦[ç^{ ^}œ Áæe Á^&[{ { ^}å^åÆjÁs@ Áæd]¦[ç^åáÁ/ODEÉÁÁ
- Á V@Áæ] | ã&æ) ơÁ ạl/Ás^Á/~ ã^åÁg Áj æ Ás@Ásæ) •] [| cææāt } Át ~• ãc^Á/^ç^Áæ• Áj.^|Ás@Áæt] | ã&æà|^Á/UŠÁ
 à^|æ, ÁæóÁā ^Áj-Áæt] | | [çæþÉV@Áæt] | lã&æ) ơÁ ạl/Ás^Á/~ ã^åÁg Ár à{ ãc⁄æÁ/^çã ^åÁ ãc^Áj | æ) Á
 ãa^} cæˆa a * Ás@Ás^c,^|[] { ^} cæÁ ×Ás@Á; [] [^åÆá,^c,^|[] { ^} cÆÁ
 - oÁ Ò•cā(æc^Á/UŠÁÚæ?{ ^}cÁMÁÓæ•^ÁŠ^ç^ÁÇÅIÉEJÍÁj^¦Áæ&i,^DÁ¢ÁFÏÏÁæ&i,^•ÁMÁÅÌFHÉHFÍÈE€Á
- Á Ú¦ā¡ ká@ Áã a) &^ Á; -Ás@ ÁÖÚÉÁs@ Áæ] | a8æ) ơౕã Á^ a Áa[ká[} ææ8ơÁÔ[` } c ÁÜ[æåáÚ] ^ ¦ææã } Áa[Á å^c^¦{ ā, ^Áã Áæ} ^ Áæë |ā] * Á; ^ ¦{ ãæ Áæ} ^ ÁA^ ` ă å Åå ` ¦ā] * Ás@ Á&[} d` 8cã; } Á; -Ás@ Á; ¦[] [^ å Á å^ç^|[] { ^} dĚ

Sanitary/Waste WaterÆÛ/^&æa } Á €€E£Á^~ ã^{ ^} ø kÁ

Á CĒ Á æd Á, Ás@ ÁÖÚÁæd] | æ&æda } ÆÁ@ Áæd] | æ&æd oÁ ! [çãa ^ å Áæd ÁQ c^* ! æz^ å ÁY æz^! ÁT æd æz ^ { ^ } oÁÚ|æd Áa ^ Á Ùæd c^* &ÁÔ[} • ` | cā * ÁŠcå ÆÁsæc å ÁÛ^] c^{ à ^ ! ÁF CÆÆGEFFÁs@ædÁ &| å ^ å Áæd ^ &&æd } Áa } Á; Á æd co æz * ! Á • ^ ! çæð å * Á } å ^ ! ÁÚæd cÁHÁ ÁY æd co æz * ! ÁÛ ^ • co { • ÆV @ Á ^ ! çæð å * Á | æd Áæ Á [cÁ* } cā ^ | î Á ^ | ^ çæd cÁ [å æð Áæ Á [á æð Áæd f á æð Á ; [] [• ^ å Áå ^ ç^|[] { ^ } cÁ
 • A æð Áæd Á * [!] [• ^ å Áå ^ ç^|[] { ^ } cÁ
 • A æð Áæd Á * [!] [• ^ å Áå ^ ç^|[] { ^ } cÁ
 • A æð Áæd Á * [!] [• ^ å Æð * * ^ å Æð



- - oÁ CB&S[¦åā]*Ás[ÁÚædoÁrMá,Ás@ÁG€FFÁQ)c^*¦ææ^åÁvææ^¦ÁTæ)æt^(^}oÁÚ|æ)Á^][¦dÊÁ}å^¦Á •^&cā[}ÁiÈEÀCÁŠā[ãā]*ÁÔ[}åãāā]}•ÊÁSÁcæe^•Ás@æAs@Á[ā†Ás^•c^åÁs[āÁsā][•æ‡Á,^¦^Á -{`}åÁs[Ás^Á}•`ãææà|^ÈÁQÁs@áÁsác@Ásæe^ÊÁ,@Ásd^Á^]dæÁsð|å•Ás^ā;*Á;![][•^åÑÁ

Water Supply And WaterworksÆÜ\^&æ{\dagger} Â €€EÆÁBÂ €€EÆÁ^~ ã^{ ^} æ KÁ

- - oÁ V@Áxe•*´{] cā[}•Áq;¦Á, æc°¦Á&[}•`{] cā[}Áæc°•Á, ā∥Á,^^åÁq[Áxo^Á, [åãã?åÁq[Á^-∤^&oÁx@Á *¦^æc°¦Á,`´{ à^¦Á;ÁÜXÁ;cæ||•ÈÁV@¦^Áxd+^Áxd+•[Áş,&[}•ã;c°}&&?•Áx^ç,^^}Áx@Á^][¦oÁxa)åÁx@Á]¦[][•^åÁx^ç^|[]{ ^}oÁ;}Áx@Án^¦çā&ā;*Á;Áx@Áş,åāçãx`æþÆÜXÁ;cæ||•ÈÁ
- •Á Ú¦ā¡Áï¸Á︕ˇæà¸&^Á;¸ÁÖÚĒÁs@Áæå¸] |ææa¸óãïÁ^ˇã^åÁï¸Áåí¸Áåí¸€ [¸}•dææ^Áæå^ˇĕæ¢Á^¦çæðå¸*Á;¬Á¸[ææà|^Á ¸ææ^¦Á︦Ás@Á¸¦[][•^åÁå^ç^|[]{ ^}dĚÁQÁæÁ¸ææ^¦Áããdãã dãb¸då;¸éc√{ÆinÁa^ã¸*Á¸¦[][•^åÊÁs@Á æ³]] |ææa¸óÆiÁ^ˇã^åÁï¸Á¸¦[çãã^ÁæÁå^œæå¸åÁ^oÁ;¬Ár¸*ã¸^^¦ã¸*Á妿¸ã¸*•Ás@æÁæb^Ácæá¸]^åÁàˆÁæÁ];[-^••ã;}æÁx)*ã¸^^¦ÈÁ
- Á CE ÁsæÁ&[} åããã]} Á; -ÁÖÚÉÃs@ Ásæ]] | ã&æ) cÁs Á^` ã^\åÁ[Á, ¦[çãå^Á&[} -ā{ æsã[}Á; -ÁOÆÒÚÁ, ^¦{ ão Ásæ} åÁ |ã&^} •ā} *Ág Ás[] d`&cÁsæ) åÁj] ^¦æe^Ás@ Á; | [] [•^åÁs^•ā} Á; -Ás@ Á; æe^¦Ás^œe(^} cÁsæ) åÁ; æe^¦Á åã•dãà cãi}Ás, +æ•d`&c`|^ÈÁ

Storm Water ManagementÁ ÁÙ^&á́́́́́ } Á €€ÈÉÁ^~ ã^{ ^} o kÁ

- Á ŒÁ æơÁ Á© ÁÖÚÊî ÁSEJ | B&Ba) ơÁ ! [çãã ^ å ÁSE) ÁQ ơ * læc å Ár æc ! ÁT æ) æt ^ { ^ } ơÁU|æ) Ás ^ ÁŪ æ) ơ & Á
 Ô[} * |æ3 * ÁŠCå ĒŽÁSæc å ÁÜ ^] ơ { à ^ ! ÁF ŒÃ ŒFFÁ @æÁS &| * å ^ å ÁsEÁS [} & ^] č æþÁU æc ĒÜ] ^ & ÊCÁ
 Ù Œ ! { ¸æc * |ÁQ] | ^ { ^ } œæÃ } ÁÚ|æ) ÁÇÜÙŒDÁ } å ^ ! ÁÚæ æÁ Á ÂÛŒ ! { ¸æc * |ÁT æ) æt ^ { ^ } ŒÁV @ ÁÜÙŒDÁS Á
 } [ơÁ ^ | ^ çæ) ơÁ ÁS@ Á ! [] [^ å Ás ^ ç ^ |[] { ^ } ơÁ à & ^ Á [[å ã æææÃ] } Á@æç ^ Ás ^ ^ } Á; æå ^ Á [Ás@ Á
] ! [] [^ å Ás ^ ç ^ |[] { ^ } ơÁ Ã & ÁS Æ ÁU ÛÛØ Á æ ÁS * ^ å ĚÁ



Agricultural & Environmental Services Á ÂÛ^&æ{ } ÁJ €€È€Á^~ ã^{ ^} æ KÁ

- •Á Ò}*ā,^^¦ā,*Á@æÁ,[Á^~~ã^{ ^} œÁæÁ@æÁā, ^ÈÁ
- Á V@Á; [][^ å/å°, ç^|[] { ^} o⁄å[^ Á; [o⁄áð]] ^æká[Áà ^ Áā[] æ&cð] * Áæ) ^ Á; ^ dæ) å ÉÀÚQ * | å Áa@Á; } ^ I Á] | [] [^ Åå ^ ç^|[] { ^} o⁄á@ærÁææ Áæáå ã ^ &o⁄á[] æ&o⁄á[] æ&o⁄á[} Áæ) ^ Á; ^ dæ) å ÉÁo@ Áæð] | ææð o⁄; ā| Áá ^ Á I / Á i à cæð] ā] * Áæþ Á ^ ˇ ã ^ å ÁOĐÒÚÁæð]] | [çæþ ÉÁÁ

<u>V¦æ}•][¦œæã}}ÂÙ^¦çã&^•ÊÄÜ[&\^ÁXã_ÁÔ[*}c°LÁ</u>

•Á Þ[Ásæååããã[}æ‡Á&[}&^\}•ÈÁ

•Á Þ[Á&[}&^¦}•ÈÁ

Wcaac AU^; cax^• £AU[&\ ^ Áxar , ÁÔ[* } c kÁ

<u>Ù[|ãåÁ/æ•c^Áæ}åÁÜ^&^&}åÄÜ^&</u>*£ÄÜ<u>[&\^ÁXæ},ÁÔ[`}ċ`K</u>Á

- $\bullet \acute{A} \ \acute{U} = \mathring{A} \ \acute{A} \ \acute{A}$
 - ⊙ÁÒ• αã ææã} }Á; -Á, æ• α^Á^}^¦ææã; }Á ĕ•) αãæð•Á
 - oÁY @`¦^Ása) åÁ@; Á; æ) ^Á, æ• c^Đãcc^¦Ása) åÁ^& & & [ā * Á^&^] cæ&|^•Á, ā|Ása^Á; |æ&^åÁ; } Á ãc^Á; ¦Ás@ Á] `à|ã&Đ`^••A
 - oÁY @\^Ása) åÁ@, Á(æ)^Á, æ• c^Ása) åÁ^& & & |ā, *Ása, •Á, ā|Æs^Á(*As[||^&cā[} Æsa) åÁsæ) åÁsæ) •△\Á
 - oÁÚ|æ)•Á(;¦Ásãç^¦•ã(;}Á;Á√[;}αή,-ÁQ(*•^Áαφ) åÁsæ&λ Á;-ÁQ(*•^ÁÇ^& & & æà|^•ÊÁ\^~;}åæà|^ÊÁ [;¦*æ) ã&•ÊÁsædåà[ædåDÁÁ

T[*}cæa‡ÁXã^,ÁÔ[*}c^ÁÁ

- •Á Öã^&[¦Á;-ÁJ]^¦æã]}æþÁÙ^¦çã&^•ÞÁQÁ@æç^Á^çã}¸^åÁs@ Á/QQÆæ;åÁ¸É
 éÁ Öã^&[¦Á;-ÁJ]^¦æã]}æbÁÛ^¦çã&^•ÞÁQÁ@æç^Á;É
 áÁ°@æç^Á;É
 硾ç^Á;É
 硾ç
 硾ç</p

Á



OPTIONS:

OĐÚ Ú U X OĐŠ ĐÁ `à lý & CÁ; Ás@ Á; ||[, ã, * Ás[} å ãtā] } • KÁ

 $U = a_1 + a_2 + a_3 + a_4 = a_4 + a_4 +$

 $\begin{array}{l} V@\text{exist} @ \text{Add}] \wedge \text{ads} \text{Add} \text{add} \bullet \text{chi} \text{Add} \wedge \text{Add} \text$

Description:

ãÉÁÔ[}•dˇ&cā[}Á;ÁscÁc[ˇ¦ã;{Á·•^DeceSajãcîÊÁ;ão@ÁscÁc[cædÁt¦[••Áscb^æáj,ÁscĒtGHÌCEFÁ;ĚÁ;ÁÁ Ç;ÁscïĒtïGÁ;ĚAcEÞÁcĒÞÁsj&]*ÁOB&&[{{[åææā]}ÁV}ão•ÁGFÎÁ[[{•□DÁ

ããĐÁÔ[}∙dˇ&cã[}Á[xÂiFÁÜXÁicæ|•LÁÁ

ãç ÉÁÕ ¦æåð] *ÁÇæ Á^~ ĭði^å DÉÁ

CĐÁ V@œnÁ@ Á; æṇā; ˇ{ Áà ˇāåā; * Á@ ā @Á; ¦Ás@ Á[ˇ¦ã; { Á ◆ ^ Đæsãţãc ÁÇ ç^} ơ&^} d^&^} d^ DænÁ^|æṇ^åÁ;[{ Á 12.00 m (39.37 ft.) to ±12.92 m (± 42.37 ft.).

Prior to Issuance:

Technical Submissions

HEÁ V@ærÁ, lái lÁi Ár • * æ) & ^ Á, Ár @æ Á, ^ l{ ãr Éx @ Á DI] | a&æ) dDJ } ^ lÁr @æ | Ár * à { ãr Áræ Ási } • d * & cāi } Á { æ) æ* ^ { ^ } oÁ, |æ) Éx Áræ & & | låæ) & ^ Ár ãr @æ | Áræ & & | læ) Ár @æ | Áræ å & | læ) Åræ år år @æ & Aræ & | læ) Åræ & | læ) Æræ & æ & | læ) Æræ & | læ) Æræ & | læ) Æræ & æ & | læ) Æræ & |

| EÁ V @æeÁ, lái lÁi Áán * a) & Á, Ás@áÁ, ^!{ aîEÁs@ ÁOH] | a8ca) dĐU¸ } ^!Án @ælÁ * à { ãoÁsAÁn caé] ^ å Áāj aḍÁ * ^ [c^ & @ a8cælÁ ^] [l dÉ&I } å * & c^ å Áán ÁæÁ * adáað å Á, l [- ^ • • ǎi } ælÁ ^ [c^ & @ a8cælÁn } * ǎi ^ ^ !Ái Á; [çãá ^ Á | ^ & [{ ^ } å aæaāj } • Ái } Ás@ Án d ! { _ aæ^ !Áj [} å Áš^ • āi } ÉÁ, [} å Áð ^ !ÉÁs) å Ái c@ !Án d ! { _ ææ^ !Á aj -læ• d* & c* ! ^ ÉÁsÁ, æl æj c^ å Áán Ás@ ÁÙÙ ŒÁj Áæa&&[!å æð & Á, ão@ÁÔ[* } c* ÁÙ^ ! çæð ð ÁÙ ~ ÈÁÁ

Í EÁ V@ænÁ, lại lái kái Áar • ˇæ) & ^Á; Ás@ænÁ, ^!{ ã dÉa @ ÁO [] | ãbæ) dEU] } ^!Á @æhlÁn ˇà { ã óÁænÁ ^ çã ^ å Á; æb | ā; *Á; | æþlÉA å ^{ [} • dææā] *Ás@æmÁ; ājā; ˇ{Án ˇ ãn { ^} o ÁO IÍÁ; æb | ā; *Ásæb | ēÉa; & B åā; *Ásæb | ā; 'Ásæb | ā;

ãÉÀ V@œmÁscáÚæ\ð;*ÁQE•^••{ ^} dÉÁ; ^] æ⇒^åÁs^Áscá`æþáðåÁ;^!•[}ÊÁ(æêÁsc^Ár`à{ãcc^åÁq[Ás@AÓ°, aþåÁs^á, aþåÁsò, að; ákæþåÁs^Á; ácæðeÁsc^¦ãcæðeÁ Ö^ç^|[]{ ^} cÁCE c@;¦ãcÁq[Æs[&`{ ^} cÁs@Ajæd, āj*Æs^{ æþåÁsò, að; ákæþåÁr`]]|^Ásc@æbæssc^¦ãcæðeÁ æ••[8ãæc^åÁ,ãc@Ás@Á;![][•^åÆs^c^|[]{ ^} dÉÁ

Note: The Development Authority shall not be bound by any recommendations of such a Parking Assessment.

Á

ābá Chā å ātā[} æḥÁ & ^^} ā * tā) * --^ | ā * Ár | ^ { ^} o* Áæ|[} * Ár@ Á; [| c@Á, ^ | ā ^ cº | Á, -Ár@ Ás^ç^|[] { ^} oÁ. ābá Chās^cæāp^ å Ár * { { æḥˆ Á; -Ár@ Ár çã cā * tp | [] [• ^ å Áæ) å • &æ] ā * Á; } • ão Éās & j * Á; } • ão Éās & j * Ág & j * Ág & j * Ár @ Á] ^ | ā ^ cº | Áæ) å Ás cº | ā | Áæ) å • &æ] ā * ÉÁ



Access & Transportation

- Ï EÁ V @œeÁ, ¦ā; ¦Áq; Áās ˇæ) & ^Á; Ás@áÁ, ^Í; ãuÉs@ ÁOE;] | ã&æ) œĐU¸ } ^¦Ár @æ|Ár ˇà{ ãuÁæ) Á`] åæe^åÁV¦ææ-3&Á Q;] æ&&ÁOE• • ^• •{ ^} oÁOV @OEÁq; Ás@ Árˇà{ ãuc^åÁV @OEÁ, ¦^] æb^åÁsî ÁRÔÓÁÒ} * ∄, ^^¦∄ * Åsæe^åÁT æb&@Ái ÉÁ GEFJ ÉÁs Áæ&&| ¦åæ) & ^Á, ão@ÁŌ[ˇ} c°ÁÙ^¦çã&∄ * ÁÙœa) åæbå• Ás@ææÁæåå¦^•• • ^• Ás@ Áf; ||[¸ã; *Á&| { ^} o• KÁ
 - ãÁ P[¸ÁsãaÁs@Á^][¦ơÁsè¦ãç^Á[ÁS[}&|¸•ã[}Ás@æá^]*¦æå^•Á[Ás@ÁÜÜÁHÍÁsè)åÁYYÚÁÜÖÁGJ€Á
 ā ơ\•^&ơā[}Ásè^}œÁ^¸ŒÁ^¸ÁsÁŠUÙÁ[¦Ás[ơ\•^&ơā]}Ásè^Á,[ơÁ;¦[çãa^åÑÁÖ[^•Ás@Á^•ˇ|ợā*Á
 ŠUÙÁ[-Ás@Ás[ơ\•^&ơā]}Á;^^ơÁÔ[ˇ]♂ÁÛ^¦çã&ā]*ÁÙơæ)åæèå•ÑÁU|^æ•^Á;¦[çãa^Ás@ÁŠUÙÁ[-Á
 c@Ás[ơ\•^&ơā]}Á;|^Ásè)åÁ][•dĒá^ç^|[]{^}dĒÁ
 - ã ĐÁ Y ả IÁ Ó Œ Á Ü ÜÁ HÍÁĐ À Á Á PÝ ŸÁ Ï IÁĐ Ć ¦ Õ Å ŠŒ Į ŚÁ^ ˇ ã ^ Á]*¦æå ^ ÑÁÚ | ^æ ^Á; ¦[çãà ^ Ás Œ ÁŠUÙÁ [-Ás @ ÁB, c^ ¦ • ^ & Cā} }Á, ¦ ^ÁĐ àÁ, [• dĒà ^ ç ^ |[] { ^} dĒÁ
 - anada v @ Ás(j) & إ` at) Án @ ` | ån Án cæen Án cæen Án cæen Án @ ` * أَعَثَمُ Án إ * أَعَثَمُ Án إ * أَ خَفُلُمُ أَلَّهُ مَا كَمُ اللَّهُ عَلَى أَمُ اللَّهُ عَلَى أَمُ اللَّهُ عَلَى أَمُ اللَّهُ عَلَى أَمُ اللَّهُ مَا أَمُ اللَّهُ عَلَى أَمُ اللَّهُ عَلَى أَمُ اللَّهُ عَلَى أَمُ اللَّهُ عَلَى أَمُوا اللَّهُ عَلَى أَمُ اللَّهُ عَلَى أَمُ اللَّهُ عَلَى أَمُوا اللَّهُ عَلَى أَمُوا اللَّهُ عَلَى أَمُوا اللَّهُ اللَّهُ عَلَى أَمُوا اللَّهُ عَلَى أَمُوا اللَّهُ عَلَى أَمُوا اللّهُ عَلَى أَمُ اللّهُ عَلَى أَمُوا اللّهُ عَلَى الللّهُ عَلَى اللّهُ عَلَ
- - ãEÁ V@ÁN]*¦æå^Á;ÁÜÕÒÁÜÖHÍÁ,[æåÁnd'&c'¦^Á√;[{ÁæÁÜ^*ā[}æ¢ÁS[;ÁX[|ˇ{^Á[æåÁn[ÁæÁ Ü^*ā[}æ¢ÁT[å^¦ææ^ÁX[|ˇ{^Á[æåÉAB,Áæ&&[¦åæ),&^Á;ão@Áo@ ÁÔ[ˇ}c'ÁÙ^¦çã&ā]*ÁÛæ),åæ⇒å.●ÉÁ √[{ÁPYŸÁ,ÏIÁ[ÁYYÚÁÜÖÁGJ€LÁæ),åÁÁÁ
 - āBÀ OB, Ân c@ ¦ÁB,] ¦[ç^{ ^} o Áæ Á^&[{ { ^} å^åÆ, Áo@ Ææ]] ¦[ç^åÁ/ODEÁÁÁ
- JĒÁ V @œeÁ, lāļ lÁQ Áār ˇæ) & ^Á; Ás@ēÁ, ^ l{ ãdĒÁc@ ÁOE]] lā&æ) dĐU¸ } ^ lÁ @ælþÁr ˇà { ãóÁ, æê { ^ } oÁ; Ás@ Á dæ) é] [ˈlcæeā] } Áu → ão Ár ç ^ Ás@ Á; ^ lÁs@ Ásē] | lā&æà | ^Ár æ)] [ˈlcæeā] } Áu → ão Ás ^ ç ^ ÁÓ | æ, Ásæ Áā ^ Á; Á æ)] [ˈlcæeā] } Áu → ão Ás ^ ç ^ ÁO | æ, Ásæ Áā ^ Á; Á æ)] [[cæbĒV @ ÁOE] | lā&æò dĐU¸ } ^ lÁ @ælþÁr ǎ { ão Ásæ Ár ão Ár ão Ár ão Ár læ) Ásãr } cãr ā; *Ás@ Ás ^ ç ^ |[] { ^ } oÁ æò ^ æá ^ æá ^ æá ^ Ár @ælþÁr } cãr ā; *Ás@ Ás ^ ç ^ |[] { ^ } oÁ
- - āEÁ Y¦ānc^}Ás[}-ā{ ancā]}Ár@ad|Ás^Á^&^āç^åÁr[{ÁÔ[`}cÂÜ[asåÁu]^¦ancā]}•Ás[}-ā{ā]*Ás@A • cancč•Á;-Ás@āÁs[}åānā[}EÁSUE;^Á^``āl^åÁsct'|^^{^}cÁ;¦Á;^¦{ãn•Ár@ad|Ás^Á;àcanā]^åÁ;}|^••Á [c@^¦;ār^Á;[c^åÁsîÂÔ[`}c`ÁÜ[asåÁU]^¦ancā]}•EÁÁ
- - ããEÁ Y¦ãnc^}Ás[}-āi{æaā[}Án;@ad|Ás^Á^&^ãç^åÁ|[{ÁÔ[*}cÂÜ[æåáU]^¦æaā]•}Ás[}-āi{ā]*Ás@∙Á •cæc*•Á;-Ás@áÁs[}åãnā[}EÁ
- - âÉÁ Y¦ãnc^}Á&[}-āl{æaā[}Án'@æd|Án^Án^&^ãç^åÁ\[{ÁT[ˇ}cæā;ÁXân¸ÁÔ[ˇ}c´Á&[}-āl{ā}*Ás@∘Á ãn• ઁæ)&^Á;ÁsæÁU[æåÁ•^ÁOE*¦^^{_^}}dÉÁ
 - ã ĐÁ QÁĐÁU [æả Å•^ÁOǦ^^{ ^} oÁs Á, [òÁ^´ ˇã ^å ÉÁ, ¦ã cơ } ÁS[} -ā {æā ā}} Án @ed|Ás ^Á ^8 ^ã ç ^å Á;[{Á T[ˇ} cæā, ÁXã `ÁÔ[ˇ} c´ÁS[} -ā {ā} *Ás @ecA, [Áseť \^^{ ^} oÁs Á^` ˇã ^å EÁ



Servicing

- FHEÁV@ænÁ; lặi; hối; hấn ˇæ) &^hí; hốu Án Á; ãn Đán ÁDI;] | ã&æ) dĐU; } ^! hí @æ| hắn^{ [} dæ hæån ˇ ˇæ hÁ
 ^! çã&ē; * hóu [ˇ * @áækk ^! cãæ) å Á; ![^ • ṭi } æphÁpà Đán ã ṭi * hí ÁQ | å ṭi * hóæ) \ Đán] ^ &ã &ã ææṭi } hí Á
] æ& æ* ^ å hi ^ ; æ* ^ hú ^ ææṭ ^ ð hí ^ ææṭ ~æ&cāi } hí
 [Áx@ hÔ; ˇ } c ĐÁ
 - - Note: According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, the soils tested for soil disposal were found to be unsuitable. It is the responsibility of the Applicant/Owner to follow the recommendations outlined by the certified professional for wastewater servicing.
- FIEÁV@œeÁ,¦ā;¦ÁqíÁās• ĕæ;}&^Ás@áÁ,^¦{ãdÉs@ÁQE;]|a&æ;}deDJ;}^¦Ár@æd|Ás^{[}•dæe;^Áæå;^ ĕæ;^Ár^¦ça&ā,*Á [-Á,[cæà|^Á,æe;^¦Áq;lÁs@Á,![][•^åÁs,°ç^|[]{^}dÉs[Ás@Á;ææã-æ&cāp;}Á,-Ás@ÁÔ[ĕ}cÈÁ
 - - Note: According to Part 3 of the 2011 Integrated Water Management Plan report, the assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.

Stormwater Management

- FÍ ÈÁV@æÁ, ¦áĮ; Áų Áše• ˇæ) & ^Á, Ás@áÁ, ^¦{ ãuĒś@ ÁOĮ] | a&æ) dĐU¸} ^¦Á; @æ|Á, ¦[çãà ^ÁæÁ, °çã ^å Áā, æļÁÙã °Ë Ù] ^&ã&AÛq[;{ ¸æ°, ¦ÁQ] | ^{ ^} œæā]}ÁÚ|æ) ÁÇÜÙÛDÁs@æÁs Áæ] | a&æà|^Áų Ás@Á, ¦[][•^åÁ å^ç^|[]{ ^} oÁæ) åÁB, &|ˇå^•Áæ) Áæ) | a&æà|^Áx, °Á; æþÁ; œæ]] ^åÁn} * ∄ ^^; ð * Å; æ; ð * ÉÁ
 - ãÉÁ V@ÁÙÙÓÚÁ @ce|Ásì^Ás; Ásc&S{¦åæ) &^Á, ão⊙Ás@ÁÔ[ˇ} cÂÛ^¦çãSē; *ÁÛœ) 忦å•Áse) åÁse) ^Á æ]]|ãSæàe|^Á^*ã[} æpÁc åãN•ĚÁ
 - Note: It is the responsibility of the applicant to obtain Alberta Environment approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.

Solid Waste Management

FÎ ÊÁV @œœÁ, lái, lÁu Ána • `æ) & ^Á, -Ás@a Á, ^l{ ãuÊás@ ÁOII] | 88æ) œDU, } ^lÁ @æ|Á `à{ ãuÁæÁ[| ãuÁ, æe c^Á { æ) æ* ^{ ^} oÁ, |æ) ÊÁV @ Á, |æ) Án @æ|Áæåå!^•• KÁ

ãĐÁ Ò• cãi ægāi} Áni-Á æ• c^Át^}^¦ægāi} Á ĭæþ cãgã\• LÁ

ã ĐÁ Y @ ¦^Áan) å ÁQ ¸Á; æ) ^Á, æe c^Đã cc^¦Áan) å Á^& °& |ā, *Á^&^] cæ&|^•Á, ā|Áa^Á; |æ& °åÁ; }Á ã c^Á; ¦Á c@ Á, `à|&&D`^•o•LÁÁ

ãç ÞÁÚ |æ; •Á[¦Ásiãç^¦•ã[}Á.Á;[}ơÁ;ÁQ; •^Áæ; åÁsæ&k.Á;ÁQ; •^ÁÇ^&;&|ææ;|^•Æk^~;}åææ;|^Æk [¦*æ; ã&•Ækæ;åå[æ;åDÉA

Prior to Occupancy

Á

FÏĒV @œmÁv ææv\ÁÛ^¦çã&ā;*Án @æ|Ási^Án`]]|āråÁnó@[`*@Án)Á;}•ãr^Á;ææv\Ásiārdānà`cā[}Án^•ev{ÁsiÁ æ&&[¦åæ)&vÁ;ãn@ÁOE;à^¦ææÁÖ}çā[]{^}oÁOE];|[çæ+ÞÉA[Án@AÁæā;ææ&aā[}Á;Ænó@ÁÔ[`}c°EÁv@ææÁ;lā[¦Áq[Á [&&`]æ)&îÊxo@ÁOE]]|ã&æ)dÐU;}^\Án@æ|Á;![çãā^KÁ



- abá 8[}-ā{ accāj}Á+"[{ÁOF;à^|caaÁO};çā[]{ ^}oós@accóscollá,^8<-•ac^áj^|{á}~!{ acc bálaso}}•ā,*ásc) åá acj]|[çad+Ásch^á;àccaāj^å,åásc^ás@ÁOI]]|absce)cdDJ_}}^!át[ás[]•d*8oósc) åáj]^!accóscáj å^•ā}}á;-ás@áj acc^!át^acca ^}oósc) åáj acc^!ása daā*cāj}ásj-+accd*8cč!^Lásc) åáá aabá 8[}-ā{ accāj}ás@accóscój acco*!ár^•c^{ása}ásj•cad|^åásjásc88[!åac)8oós[áOF;à^|cachO};çā[]{ ^}oá OH]![cad+bá
- Fì Đứ @œxÁr æ ơ, æc^¦Á @æļÁs^ÁS[||^&c^åÊds'^æc^åÊbæ}åÁ(t|^åÁt) Ë ãc^ÁSI Áæ&&[¦åæ)&^Á, ãc@ÁOĮà^¦æÁ

 Ö)çã[]{ ^}ơÁOĮ]![çæ+ÁtÁœÁtÁœÁtÁææã-æ&cãt}Á;Á-Ác@ÁÔ[`}ôÊV@æÁ;¦á;lÁtÁtÁtÁtÁtÁæ&`]æ)&îÊóc®Á

 OEJ]|ã&æ)deDJ,}^¦Át@æļÁ;[çãã^ÁS[}-ã{ ææãt}Á;[{ÁOĮà^¦ææÁ)}çã[]{ ^}ơÁc@æÁæHÁ;^&^••æÁ

]^¦{ãæ ĒÁB\$^}•ā;*Áæ)åÁæ]]¦[çæ+Áæ^Átààæã,^åÁsîÁæ&A[]|ä&æ;deDJ,}^¦Áæ;åÁS[}-ã{ ææãt}Ác@æÁ

 c@Á;æ•ơ,æc^¦Ási^ææ{ ^}ơÁr••ơ{Áæ;Ási•æd}^áÁsiÁæ&&[¦åæ;&AÇ∏à^¦æÁO}çã[]{ ^}ơÁOĮ]|[çæ+È
- FJÉV @æÁ lál kát Át & &] æ) & Éto @ÁOE] | a&æ) dEOJ } ^ lÁr @æ|Ár à { ãrÁæÁ ^ cát Áæ Éa ǎfoÁs læ; ā * Á& \ cãæ å Å à ^ ÁæÁ l[~ • • āl } æÞÁr} * āl ^ ^ lÁB & | å āl * Áæ|Ár d l { ; ææ \ lÁB + læ; d ` &c l ^ É& [} -āl { ææāl } Át -Ád ^ lÁ ā • cæ|ææāl } ÁÇÃÁ ^ ` ã ^ å Ás ^ Ác @Ár ^ [c & @ a&æÞÁr} * āl ^ ^ l DÉÆ; å Áæ) ^ Át c@ lÁ& [{] [} ^ } o Á ^ |ææ ^ å Át Ác @Á • d | { Á; ææ \ lÁr • c \ ÉÁA

Permanent:

- GIÈÁV @œœÁc@ Á, ājā[ˇ{ Ájˇ{ à^¦Á; -Ájæd\āj*Áncæd|•Áæe Á^´ ˇā^å Ásî^Ác@ ÁŠæajå ÁV•^ÁÓ^|æç Á; ¦Áædj]¦[ç^åÁ Úæd\āj*ÁÛc å^Án @æd|Ásî^Á; ædij œædij^åÁj}Án ãc^ÁsæÁæd|Ásā/ ^•ÈÁ
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- - Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.
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Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas for the proposed development. A

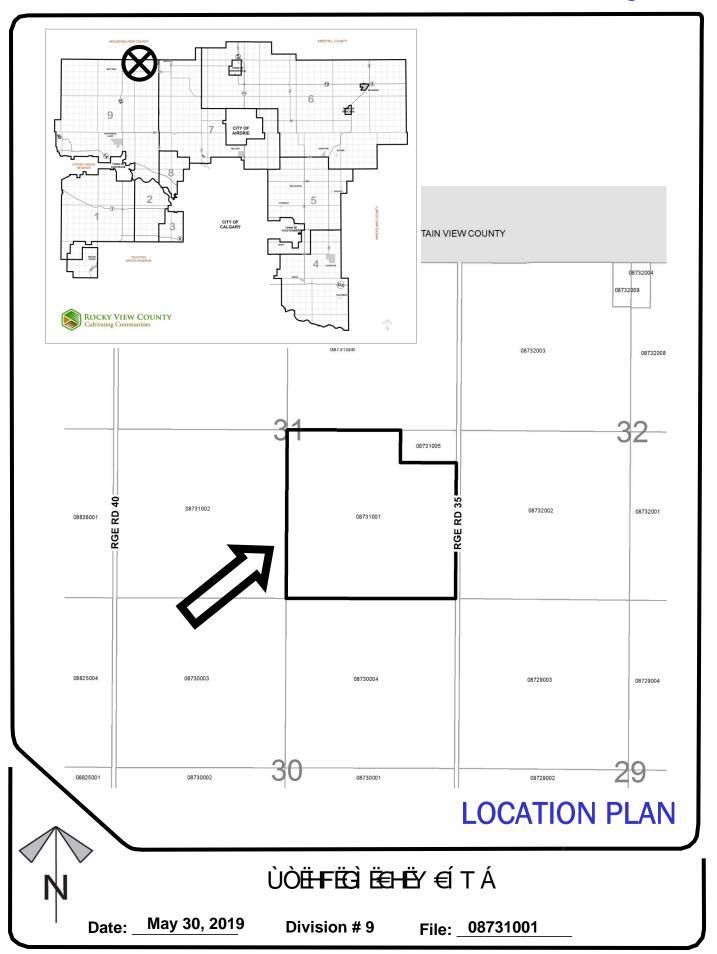
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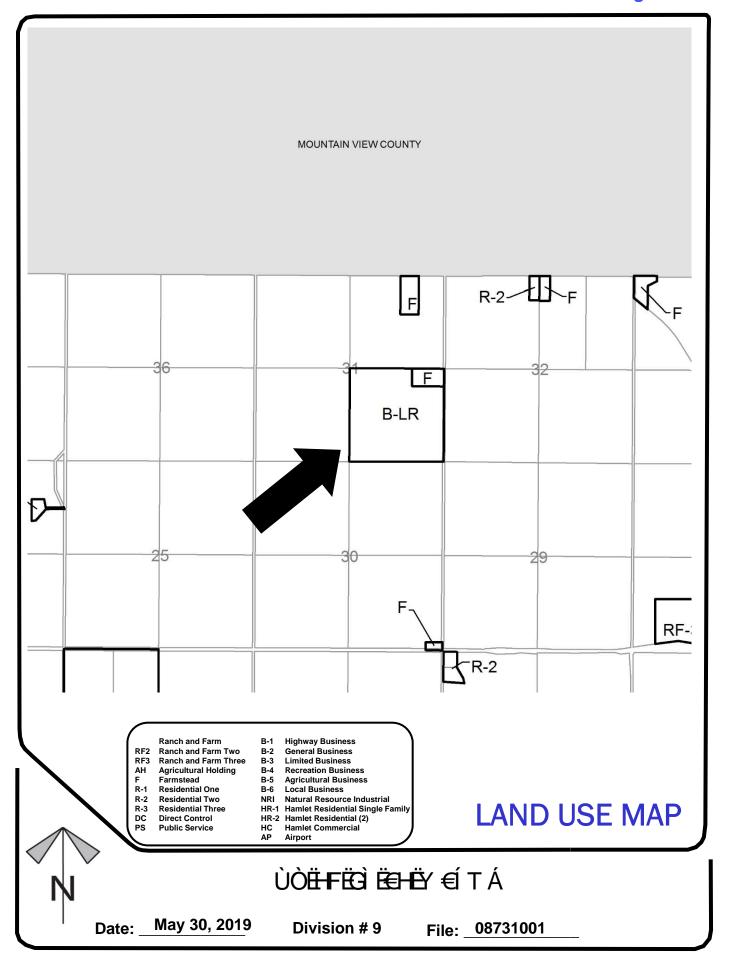
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Spring 2018

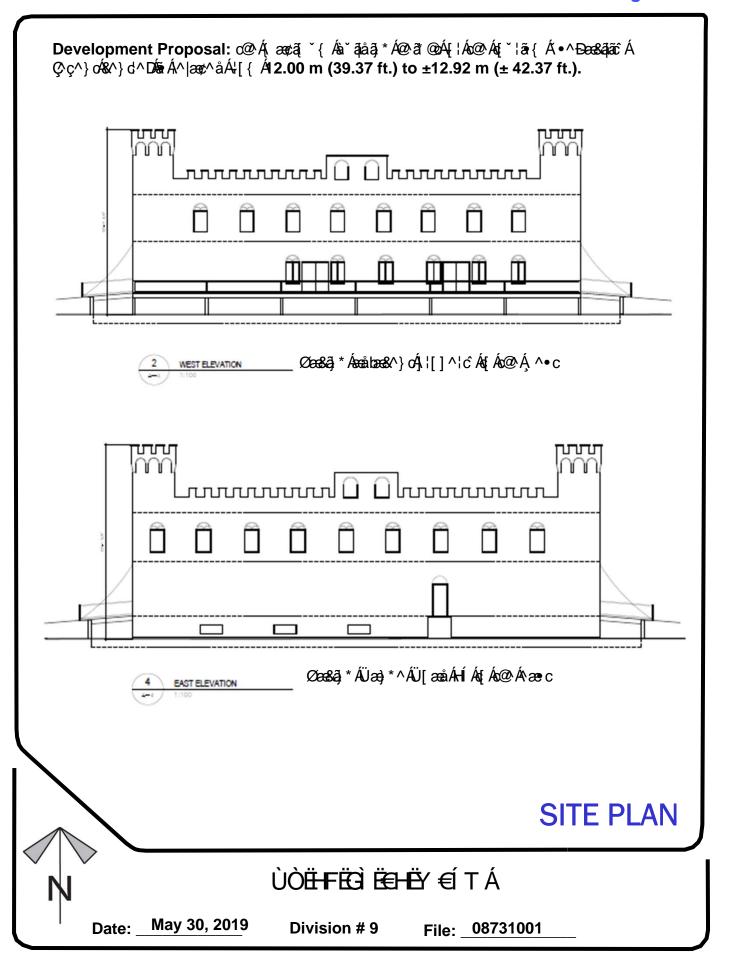
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Date: May 30, 2019 Divis

Division # 9

File: <u>087310</u>01

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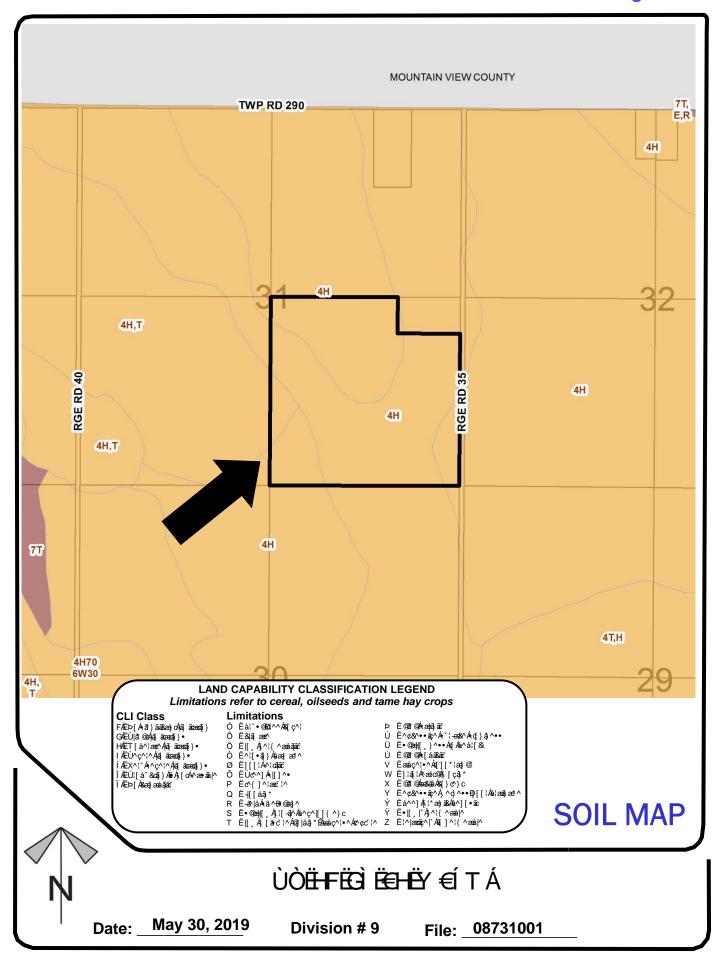
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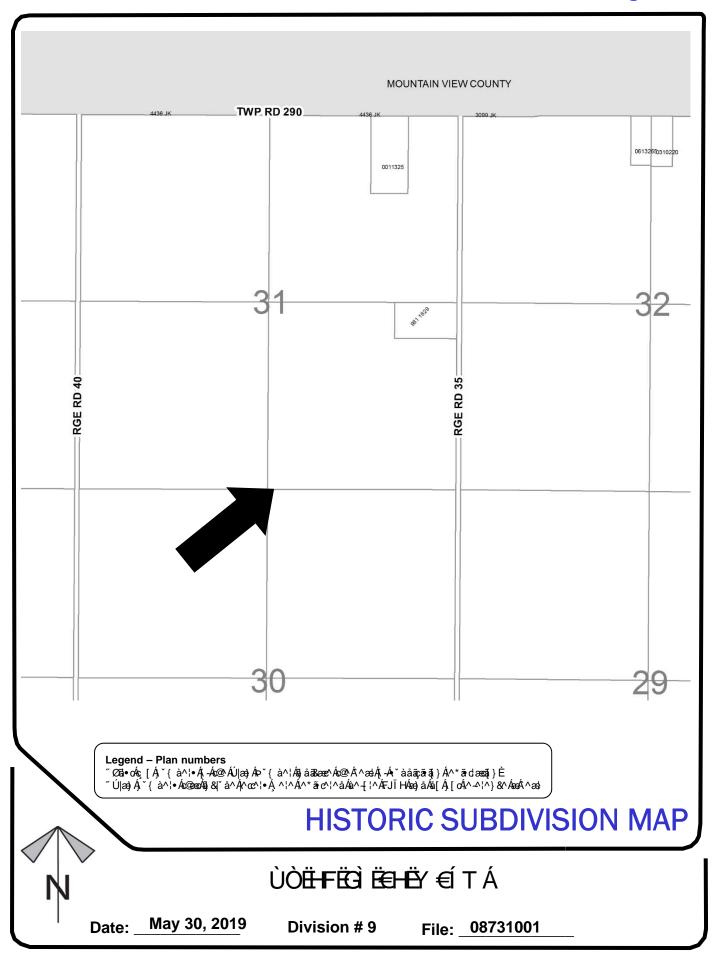
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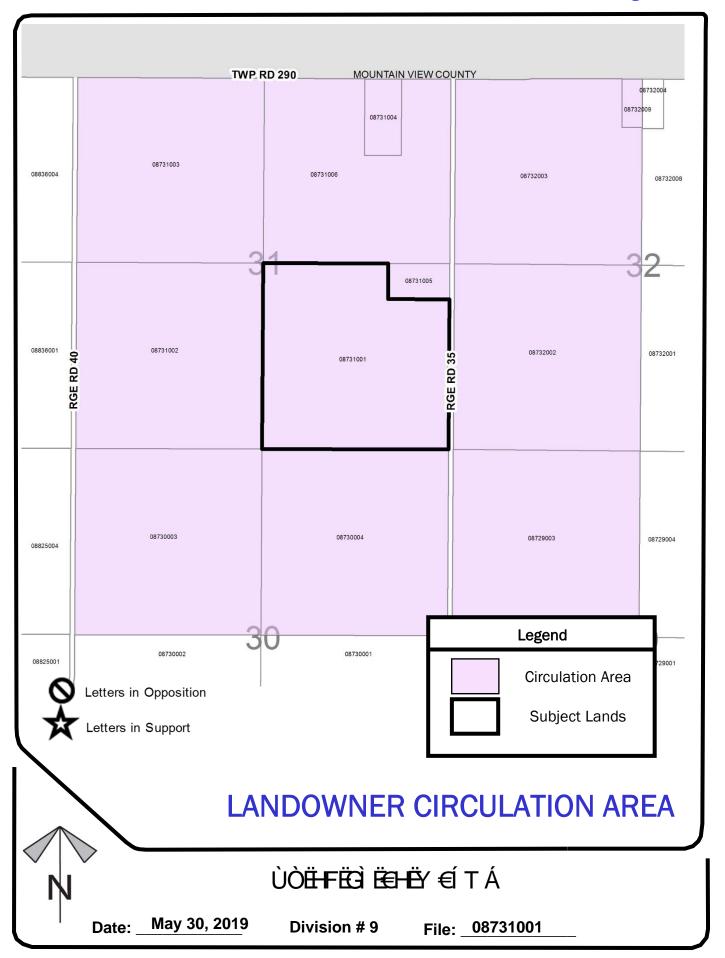
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File: _08731001









Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

	no.			
Appellant Information				
Name of Appellant(s)				
Maxine Mc Arthur				
Site Information	The Branch Land Carlo	THE THE SECOND STATE OF THE SECOND SE		
Municipal Address RR#2 Crossfield ABTON		ock, plan OR quarter-section-township-range-meridian)		
Property Roll #	Development Permit, Subdivision Applicatio			
tarm LAND				
I am appealing: (check one box only)				
Development Authority Decision	Subdivision Authority Decision	Decision of Enforcement Services		
Approval	Approval	☐ Stop Order		
☐ Conditions of Approval ☐ Refusal	☐ Conditions of Approval ☐ Refusal	☐ Compliance Order		
Reasons for Appeal (attach separate pa	ige if required)	truse Front to pet to recrution		
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-Is county going to deal with all complaine, and insidents-				
TO COUNTY former to come comprehend and insidence				
This information is collected for the Subdivision a	nd Development Appeal Roard or Enforce	ment Appeal Committee of Rocky View County		
and will be used to process your appeal and to cre				
the Freedom of Information and Protection of Priv the Municipal Clerk at 403-230-1401.	acy Act. If you have questions regarding	the collection or use of this information, contact		
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Last updated: 2018 November 13



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Tuesday, May 14, 2019

McArthur, Maxine Lynn

TO THE LANDOWNER

TAKE NOTICE that in accordance with Land Use Bylaw C-4841-97, a Development Permit has been approved for the lands adjacent to your property. The following information is provided regarding this permit:

Application Number:

PRDP20185188

Division: 9

Roll Number:

08731001

Applicant(s):

Cartwright, Chloe

Owner(s):

Cartwright, Chloe

Application for:

Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities

(Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the

maximum building height requirement.

Legal:

SE-31-28-03-05; (285049 RGE RD 35, Rocky View County AB).

Location:

Located approximately 1.61 km (1 mile) north of Hwy. 574 and on the west

side of Rge. Rd. 35.

If you are affected by this decision, you may appeal to the Subdivision and Development Appeal Board of Rocky View County by submitting the Notice of Appeal form. The notice of appeal form and the requisite fee, \$350.00 if the appeal is by the owner/applicant or \$250.00 if the appeal is by an affected party, must be received in completed form by the Clerk no later than **Tuesday, June 4, 2019.**

If you require further information or have any questions regarding this development, please contact Planning Services at 403-520-8158 or email development@rockyview.ca and include the application number.

Regards,

ROCKY VIEW COUNTY

Note: Please be advised that any written submissions submitted in response to this notification are considered a matter of public record and will become part of the official record. Submissions received may be provided to the applicant, or interested parties, prior to a scheduled hearing, subject to the provisions of the *Freedom of Information and Protection of Privacy Act*. Please note that your response is considered consent to the distribution of your submission.





Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information					
Name of Appellant(s)					
Elaine Watson					
Mailing Address		Municipality	Province	Postal Code	
Site Information					
Municipal Address			lock, plan OR quarter-section-	township-range-meridian)	
		SE-31-28-	U V V		
Development Permit, Subdivision Application, or Enfor	rcement Order #	Property	y Roll#		
PRDP26185188		08	5731001		
I am appealing: (check one box only)					
Development Authority Decision	Subdivision	Authority Decision	Decision of Enfo	Decision of Enforcement Services	
☐ Approval	□Ар	proval	☐ Stop Order		
		nditions of Approval	☐ Compliance	e Order	
☐ Refusal	☐ Ref	fusal			
Reasons for Appeal (attach separate pa	ge if required	1)			
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This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the Freedom of Information and Protection of Privacy Act. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

ppellant's Signature Date Appellant's Signature

Watson, Rob

From:

Alena Watson

Sent:

Sunday, June 2, 2019 10:33 PM

To:

Watson, Rob

Subject:

Appeal

[Caution: External Message]

I oppose the application for Campground tourist (81 RV stalls bylaw c/4841/97) for the following reasons. Number 1: Chloe Cartwright applied for and received approval for a golf course. Now she wants an RV park. What does she know about managing either and does she have the expertise. What is the time frame for development or is this just a pattern to annoy the local community.

Number 2: The majority of the land use is ranch and farm. An RV campground is not conducive to the farming Community as it now exists.

Number 3: The property in this discussion slopes to the north and all Waters drain to the dog pound Creek through our property. The septic systems for 81 RV sites and a meeting Center will flow through our property and pollute our Dugout that helps to water our cattle herd.

Number 4: Water is an issue. 81 RV sites will drain the water table that will affect our well as well as everyone in the area.

Number 5: Traffic is an issue. The road is not designed for a subdivision of 81 residences. Township Road 35 is not paved, has no shoulder ,and it's the last Road in the area to be plowed in the winter.

Number 6: Traffic off Highway 22 is a dangerous concern as it now exists. The turn off Hwy 22 to 229 Township Road is a blind intersection. The Bottrel Road turn off is high speed with no turning lane.

Number 7: The noise and smoke from 81 RV fire pits and tourists building does not fit in our rural setting.

Number 8: Farm and Rural Security in the region will decrease with the number of new visitors to the area. The closest police station is in Cochrane which is 1/2 hour away.

Number 9: There is no need for an RV park. There is one in Madden and one in bottrel with both being 5 minutes away.

Mumber 10: Risk of a fire would increase with 81 fire pits and the nearest fire department would again be Cochrane which is 1/2 hour away.

Get Outlook for Android



Agenda

Page 32 of 580



Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information Name of Appellant(s)	
Patrick and Karen Si	inger
Site Information	
	lot, block, plan OR quarter-section-township-range-meridian)
2850 49 Kange Road 35 SE-31-28- Property Roll # Development Permit, Subdivision Appl	
0873100\ PRDP20185180	
l am appealing: (check one box only)	
Development Authority Decision ☑ Approval ☐ Approval	on Decision of Enforcement Services Stop Order
☐ Conditions of Approval ☐ Conditions of Approv	
☐ Refusal ☐ Refusal	
Reasons for Appeal (attach separate page if required)	
· Traffic Volume	· Road Salety
· Road Conditions (dust, washboard, etc)	· Blential of RV users to
· Traffic Noise	be living there year round.
· Building Height	
· Volume of people	· Potential Of intoxicated peop (pot laichohol) on roadways
. Waster Issue	
. Quality of life concerns	· Holicing
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. Not notified of the "new" developm	
. Not notified about the application	for new plan
. Not notified about conditionally ap	l l
. Wrong location for this type of bus	Finess / wrong changeles Gar
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* Drop In Property Values	
his information is collected for the subdivision and Development Appeal Board or Eni nd will be used to process your appeal and to create a public record of the appeal he	
ne Freedom of Information and Protection of Privacy Act. If you have questions regarded Municipal Clark at 403, 30-1401.	
M)	CKY VIEW CO
11/ay 29/19	A PEUFIVEN S.
Appellant's Signature Date	- / 44
/	MAY 2 9 2019
Last updated: 2018 November 13	Page 1 of 2
	Eno.
	CLERK'S OFFICE



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Cartwright, Chloe

Page 1 of 7

Tuesday, May 28, 2019

Roll: 08731001

RE: Development Permit #PRDP20185188

SE-31-28-03-05; (285049 RGE RD 35)

The Development Permit application for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), and relaxation of the maximum building height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (PLEASE READ ALL CONDITIONS):

Description:

- 1. That a Campground, Tourist, and Tourism Uses/Facilities (Recreational), may take place on the subject site in accordance with the Site Plan as submitted with the application and includes:
 - i. Construction of a tourism use/facility, with a total gross area of 1,623.21 sq. m
 (± 17,472 sq. ft.) including Accommodation Units (16 rooms);
 - ii. Construction of 81 RV stalls;
 - iii. Ancillary Business Uses (ie. events, gatherings etc.);
 - iv. Grading (as required).
- 2. That the maximum building height for the tourism use/facility (event centre) is relaxed from 12.00 m (39.37 ft.) to ±12.92 m (± 42.37 ft.).

Prior to Issuance:

Technical Submissions

3. That prior to issuance of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Cartwright, Chloe Page 2 of 7 #PRDP20185188

- 4. That prior to issuance of this permit, the Applicant/Owner shall submit a stamped final geotechnical report, conducted by a qualified professional geotechnical engineer to provide recommendations on the stormwater pond design, pond liner, and other stormwater infrastructure, if warranted by the SSIP, in accordance with County Servicing Standards.
- 5. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan, demonstrating that minimum requirement 245 parking stalls, including barrier free stalls, and stall dimensions, for the proposed development, in accordance with the County's Land Use Bylaw.
 - That a Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development.
 - Note: The Development Authority shall not be bound by any recommendations of such a Parking Assessment.
- 6. That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan in accordance with the County's Land Use Bylaw that including:
 - i. Additional screening/buffering elements along the north perimeter of the development
 - ii. A detailed summary of the existing/proposed landscaping onsite, including the perimeter and interior landscaping.

Access & Transportation

- 7. That prior to issuance of this permit, the Applicant/Owner shall submit an updated Traffic Impact Assessment (TIA) to the submitted TIA prepared by JCB Engineering dated March 7, 2019, in accordance with County Servicing Standards that addresses the following comments:
 - i. How did the report arrive to conclusion that upgrades to the RR 35 and TWP RD 290 intersection aren't required if LOS for intersection are not provided? Does the resulting LOS of the intersection meet County Servicing Standards? Please provide the LOS of the intersection pre and post-development.
 - ii. Will the RR 35 and HWY 574 intersection require upgrades? Please provide the LOS of the intersection pre and post-development.
 - iii. The conclusion should state that upgrades along RGE RD 35 are required, since the road is currently a Regional Low Volume road and will need to be upgraded to a Regional Moderate Volume road to accommodate the increase in daily traffic volumes.
- 8. That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of all associated off-site improvements in accordance with the County's servicing Standards and the recommendations of the approved Traffic Impact Assessment. These improvements including but not limited to the following:
 - The Upgrade of RGE RD35 road structure from a Regional Low Volume road to a Regional Moderate Volume road, in accordance with the County Servicing Standards, from HWY 574 to TWP RD 290; and



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Cartwright, Chloe Page 3 of 7 #PRDP20185188

- ii. Any other improvements as recommended in the approved TIA.
- 9. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy as per the applicable Transportation Offsite Levy Bylaw at time of approval. The Applicant/Owner shall submit a revised site plan identifying the development area of the proposed development.
- 10. That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
 - Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 11. That prior to issuance of this permit, the Applicant/Owner shall confirm the condition of the existing approach off RGE RD 35, to the satisfaction of the County.
 - If an upgrade is required, the Applicant/Owner shall submit a new approach application to County Road Operations.
 - ii. Written confirmation shall be received from County Road Operatiosn confirming the status of this condition.
- 12. That prior to issuance of this permit, the Applicant/Owner shall contact Mountain View County, to determine if a Road Use Agreement is required for any hauling utilizing the Mountain View County road network.
 - Written confirmation shall be received from Mountain View County confirming the issuance of a Road use Agreement.
 - ii. If a Road use Agreement is not required, written confirmation shall be received from Mountain View County confirming that no agreement is required.

Servicing

- 13. That prior to issuance of this permit, the Applicant/Owner shall demonstrate adequate servicing through a certified professional (i.e. sizing of holding tanks, specifications of packaged sewage treatment plant, etc.) for proposed wastewater servicing, to the satisfaction of the County.
 - If a wastewater collection system is being proposed, the Applicant/Owner shall submit a set of detailed engineering drawings that are stamped by a professional engineer.
 - Note: According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, the soils tested for soil disposal were found to be unsuitable. It is the responsibility of the Applicant/Owner to follow the recommendations outlined by the certified professional for wastewater servicing.
- 14. That prior to issuance this permit, the Applicant/Owner shall demonstrate adequate servicing of potable water for the proposed development, to the satisfaction of the County.



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Cartwright, Chloe Page 4 of 7 #PRDP20185188

i. If a water distribution system is being proposed, the Applicant/Owner shall submit a detailed set of engineering drawings that are stamped by a professional engineer.

Note: According to Part 3 of the 2011 Integrated Water Management Plan report, the assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.

Stormwater Management

- 15. That prior to issuance of this permit, the Applicant/Owner shall provide a revised final Site-Specific Stormwater Implementation Plan (SSIP) that is applicable to the proposed development and includes an applicable set of final stamped engineering drawings.
 - The SSIP shall be in accordance with the County Servicing Standards and any applicable regional studies.

Note: It is the responsibility of the applicant to obtain Alberta Environment approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.

Solid Waste Management

- 16. That prior to issuance of this permit, the Applicant/Owner shall submit a solid waste management plan. The plan shall address:
 - Estimation of waste generation quantities;
 - ii. Where and how many waste/litter and recycling receptacles will be placed on site for the public/guests;
 - Where and how many waste and recycling bins will be stored for collection and transfer;
 and
 - iv. Plans for diversion front of house and back of house (recyclables, refundable, organics, cardboard).

Prior to Occupancy

- 17. That Water Servicing shall be supplied through an onsite water distribution system in accordance with Alberta Environment Approvals, to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide:
 - confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner to construct and operate the proposed design of the water treatment and water distribution infrastructure; and
 - ii. confirmation that the water system is installed in accordance to Alberta Environment Approvals.



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- 18. That Wastewater shall be collected, treated, and stored on-site in accordance with Alberta Environment Approvals to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner and confirmation that the wastewater treatment system is installed in accordance to Alberta Environment Approvals.
- 19. That prior to occupancy, the Applicant/Owner shall submit a set of as-built drawings certified by a professional engineer including all stormwater infrastructure, confirmation of liner installation (if required by the geotechnical engineer), and any other components related to the storm water system.
 - Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".
- 20. That all landscaping shall be in place, in accordance with the approved Landscaping Plan, prior to occupancy of the site and/or buildings in accordance with the approved landscaping plan to the County's satisfaction.
- 21. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter..

Permanent:

- 22. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
- 23. That water conservation strategies shall be implemented and maintained at all times.
- 24. That the minimum number of parking stalls as required by the Land Use Bylaw or approved Parking Study shall be maintained on site at all times.
- 25. That there shall be no business parking on the adjacent County Road Allowance at any time.
- 26. That all on site Lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 27. That all operational/wayfinding signage (i.e. RV Stall numbers, onsite directional signs) not visible from roads and adjacent lands shall be permissible, however any identification and advertisement signage visible from roads or adjacent lands shall be applied for under a separate Development Permit.
- 28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.



262075 Rocky View Point Rocky View County, AB, T4A 0X2

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Cartwright, Chloe Page 6 of 7 #PRDP20185188

- 29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.
- 30. That the Applicant shall take effective measures to control dust to the County's satisfaction so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 31. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal Event Building located on the subject site, to facilitate accurate emergency response.
- 32. That year round trailer occupancy and/or RV Storage shall not be permitted.
- 33. That no topsoil shall be removed from the lands.
- 34. That the Applicant/Owner shall provide for the implementation and construction of stormwater facilities, if any, in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and Rocky View County.
- 35. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 36. That Best Management Practices shall be followed by the Applicant/Owner to ensure the minimization of any adverse odor issues to the proposed banquet facilities.
- 37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 and Animal Control Bylaw C-xxx-2005, in perpetuity.
- 38. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act.
- 39. That a riparian setback of 30 m shall apply to any wetlands on this site, adhering to Policy 419 Riparian Land Conservation and Management.
- 40. That the Applicant/Owner will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.
- 41. That potable water shall not be used for irrigation purposes unless specifically approved by the County and/or Alberta Environment.
- 42. That any water obtained from groundwater for any purpose, as defined in the Water Act, shall have all approvals, permits and licenses as required by Alberta Environment.
- 43. That any or all changes required to the construction and/or to the drawings, to meet the requirements of the County for the completion of a Development Agreement shall be at the Applicant's expense.



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Cartwright, Chloe Page 7 of 7 #PRDP20185188

44. That a Building Permit and subtrade permits shall be obtained through Building Services prior to any construction taking place using the Commercial, Industrial, and Institutional checklist.

Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.

- 45. That the Applicant/Owner shall construct a gated emergency secondary access, which may be used in case of an emergency event.
- 46. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That any Alberta Health Services approvals shall be obtained prior to operation.
- 47. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 48. That if this Development Permit is not issued by **February 28, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas for the proposed development.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday**, **June 18**, **2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority Phone: 403-520-8158

Email: development@rockyview.ca

20185188



APPLICATION FOR A DEVELOPMENT PERMIT

	B-1
FOR OFFICE	ge 38 of 356 USE ONLY
Fee Submitted \$6156.64	File Number 08731001
Date of Receipt	Receipt#
Dec 21/18	2018019455
04.01.0	2019019508

	Name of Applicant Chloe Cartwright Email	Chloe Co telus, ne
	Mailing Address	
	Postal C	Code _
	Telephone (B) (H)	Fax_
	For Agents please supply Business/Agency/ Organization Name	
9	Registered Owner (if not applicant)	
	Mailing Address	
		code
	Telephone (B) (H)	Fax
	LEGAL DESCRIPTION OF LAND	
	a) All part of the SE 1/4 Section 31 Township 22 Range	e_3West ofMeridian
	b) Being all / parts of Lot Registered Plan N	lumber
	c) Municipal Address 285049 Rng Rd 35	
	d) Existing Land Use Designation B, L+R. Parcel Size 18+/-	Division No 9
2.	APPLICATION FOR Event hall & RV Park	
3.	ADDITIONAL INFORMATION	
	a) Are there any oil or gas wells on or within 100 metres of the subject property(s	s)? Yes No
	 b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? (Sour Gas facility means well, pipeline or plant) 	Yes No
	c) Is there an abandoned oil or gas well or pipeline on the property?	Yes No
	d) Does the site have direct access to a developed Municipal Road?	Yes No
4.	REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF	
	(Full Name in Block Capitals)	
		orized to act on the owner's behalf
	and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.	Affix Corporate Seal here if owner is listed as a named or numbered company
	Applicant's Signature Charle Cultura Owner's Signature	9
	Date Lee 20, 2018 Date	

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Owner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 911 – 32 Ave NE, Calgary, AB, T2E 6X6; Phone: 403-520-8199.

I, find a furious, hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.

Signature Da

Chloe Cartwright

December 201, 2018

Planning & Development **Rocky View County**

Hello;

Development Permit Application - facility to be named Chinook Ridge Castle & RV Park

Attached please find the Development Permit application and required documents for developing a portion of my land at SE ¼, Sec 31, Twp 28, Rng 3, W of 5th M. You will note this land is currently designated as Business-Leisure and Recreation (2012). I previously obtained a Development Permit (DP # 2013-DP-15312) but I did not complete any of that project at the time for personal/family reasons. I have restructured the development proposal into something that is easier to handle at the present time.

The current proposal fits within the approved uses of the Land Designation and is for an Event Hall and RV Park. The event hall is to look like a sand-stone castle complete with moat and draw-bridges. The RV Park is to accommodate participants attending events – car shows, weddings, family reunions, archery tournaments and the like. The RV stalls will be booked in large clusters for people attending functions.

The design of the RV Park is to allow significant 25' strips of trees between each stall allowing each RV to have a feeling of privacy and access to nature. Each site will be serviced with power, water and sewer. Sewage is to be disposed of via large septic tanks and fields to the west of the trees on the west side of the park and eventually tied into a waste treatment plant with possible future development in several years.

Many of the previous engineering studies completed for the first application are applicable to this new development proposal: water availability, storm water plan, wastewater plan, etc.

I trust this application will meet with your approval. Please contact me a

you have questions. See back a

Sincerek

Chloe Cartwright

chlae

Area south of Driveway by hay shed would be unserviced over flow parking.

It would be fenced & gravelled.

457' x 500' to south property line.



From: Chloe Cartwright

November 16, 2012

TEL 403:230:1401 FAX 403:277:5977

Legislative Services
911-32 Ave NE | Calgary, AB | T2E 686
www.cockyvicu.ca

File: 2012-RV-016 - 08731001



RE: TRANSMITTAL OF DECISION

At its meeting of Tuesday, November 6, 2012, Council of Rocky View County held a Public Hearing to redesignate the SE-31-28-3-W5M from Ranch and Farm District to Business-Leisure and Recreation District, and gave second and third reading to Bylaw C-7188-2012.

Your redesignation application is APPROVED.

Should you have any questions or concerns, please contact Sherry Baers for assistance and quote the file number as noted above.

A copy of the approved Bylaw will be supplied on request after the Council Minutes have been considered on Tuesday, November 27, 2012.

Yours truly,

ROCKY VIEW COUNTY

Nona Housenga Manager 403.520.1184

nhousenga@rockyview.ca

NH/kf





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NO.	DESCRIPTION	DATE
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ADDRESS:

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PAKARNYK ARCHITECT
36 PATTERSON RISE SW. CA. GARY AB.
CANADA. TAI 92E 4 (49): 835-2150
pakarnykarchitect@telus.net



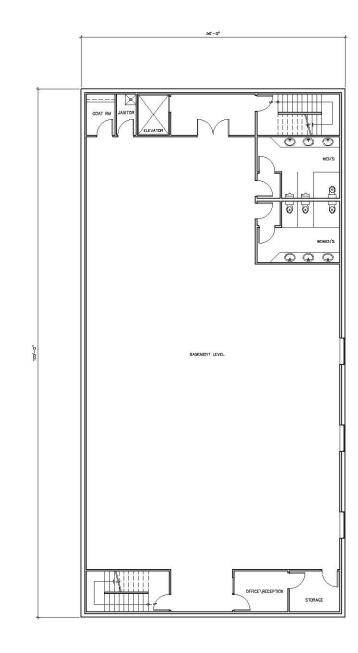
Redwood Design Studi #52 Hidden Point NW Calgary, Alberta T3A 5P5 (403) 274-1833 redesign@telusplanet.net

PROPOSED RV PARK & EVENT CENTRE

VICINITY MAP SITE PLAN

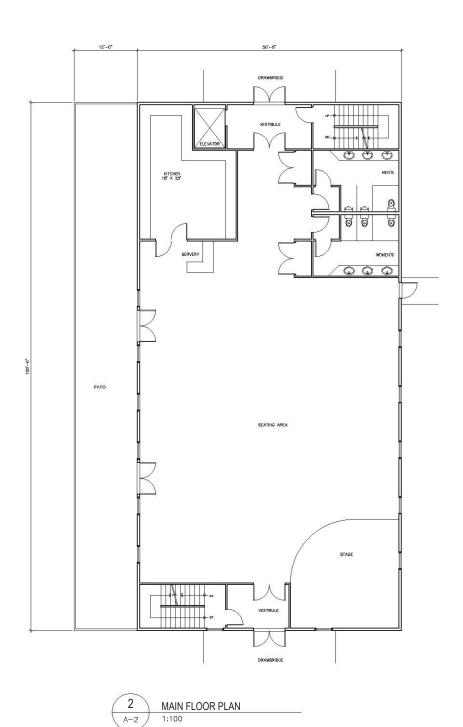
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BASEMENT PLAN
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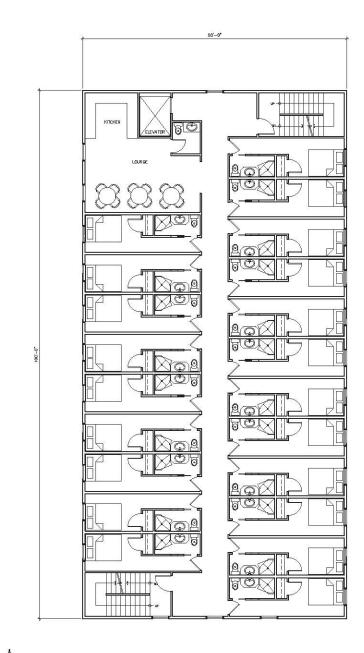
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PROPOSED RV PARK & EVENT CENTRE

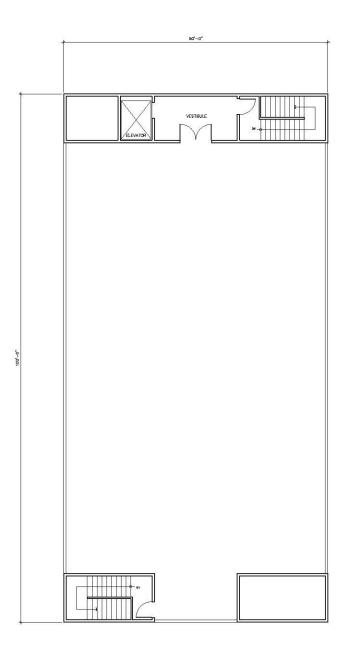
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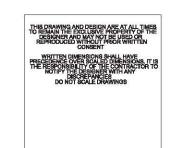












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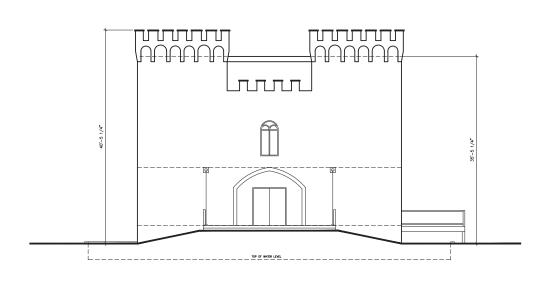
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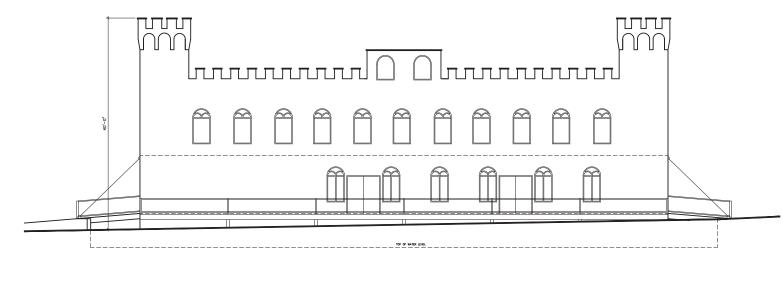
PROPOSED RV PARK & EVENT CENTRE

EVENT CENTRE FLOOR PLANS

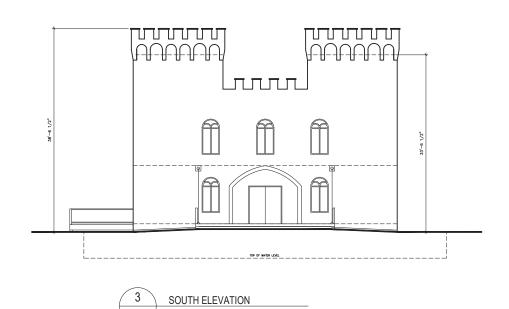
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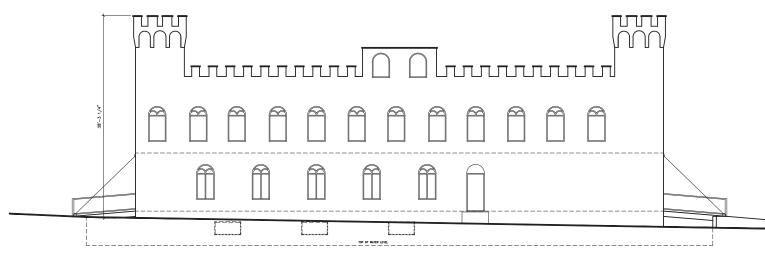


NORTH ELEVATION









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Redwood Design Stud #52 Hidden Point NW Calgary, Alberta T3A 5P5 (403) 274-1833 redesign@telusplanet.net

PROPOSED RV PARK & EVENT CENTRE

EVENT CENTRE
BUILDING ELEVATIONS

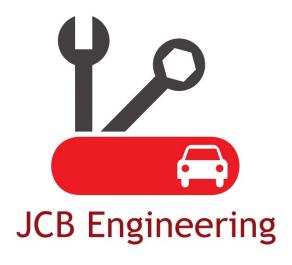
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Chinook Ridge Lodge Transportation Impact Assessment

Prepared for:

Chloe Cartwright

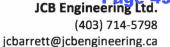
By:



March 7, 2019

JCB Engineering Ltd.

(403) 714-5798 jcbarrett@jcbengineering.ca www.jcbengineering.ca



www.jcbengineering.ca



March 7, 2019

Chinook Ridge Lodge Rocky View County

Attn: Chloe Cartwright

Re: Transportation Impact Assessment – Chinook Ridge Lodge

Rocky View County, Alberta; PRDP20185188

JCB Engineering Ltd. is pleased to present our transportation impact assessment for the proposed Chinook Ridge Lodge in Rocky View County, Alberta. This report is to support a development permit by determining if improvements are required to the transportation network to support the proposed development. This is an update to a previously prepared assessment from 2011.

This document has been prepared by Justin Barrett, P. Eng., PTOE. If there are any questions regarding the findings in this document, please contact:

Justin Barrett, P. Eng., PTOE President, JCB Engineering Ltd. (403) 714-5798 jcbarrett@jcbengineering.ca



Justin Barrett, P. Eng., PTOE

JCB Engineering Ltd.
APEGA Permit to Practice #12310

Page 50 of 3 JCB Engineering Ltd.



(403) 714-5798 jcbarrett@jcbengineering.ca www.jcbengineering.ca

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- B. Correspondence
- C. Background Data
- D. Previous Study Excerpts
- E. Trip Generation Report

Chinook Ridge Lodge Transportation Impact Assessment

The purpose of this study is to conduct a transportation impact assessment (TIA) of the proposed Chinook Ridge Lodge in Rocky View County, Alberta. This development is located at SE-31-28-03-W5M, on Range Road 35 north of the Town of Cochrane. The following figure shows the location of the proposed development, and a concept plan of the site is provided in *Appendix A*.

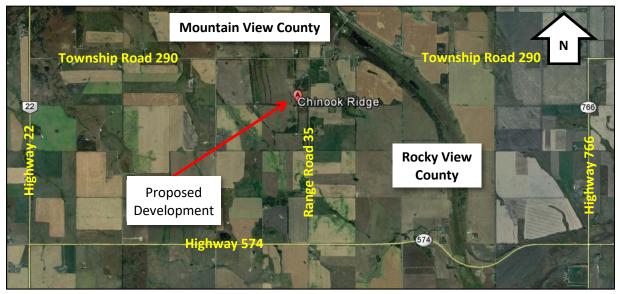


Figure i-1: Proposed Development Location

(Image courtesy of Google Earth)

The boundary between Mountain View and Rocky View Counties in this area is Township Road 290, which is within the jurisdiction of Mountain View County. As a result, there may be impacts to roadways within both counties as trips could travel along Township Road 290 to access the subject development.

The proposed development consists of a banquet hall that has a maximum capacity of 500 people, an 81 site recreational vehicle campground and a 16 suite resort style hotel. Previously there were plans to include a golf course on the site, but this part of the development has been removed from the plans; the size of the campground and hotel have also been modified from the previous plans to their current size. Because of these changes to the plans for the development, this TIA update is going to review the expected new trip generation and see if further analysis is required for the impacted roadways from what was done in the 2011 study.

1. Alberta Transportation, County and Previous Study Information

As mentioned, this development is within Rocky View County, but near the boundary with Mountain View County so both municipalities were contacted with regards to the impacts on their roadways. Some of the impacted roadways as shown in the previous figure are Provincial highways so data from Alberta



Transportation was also reviewed for this study. A previous study¹ was conducted to support this development and that TIA was reviewed and the recommendations from it will be updated in based on the conclusions from this report. A copy of the e-mail correspondence discussing the TIA from the Counties is provided in *Appendix B*, background data provided by Alberta Transportation for use in the TIA is in *Appendix C*, and relevant excerpts from the previous TIA referenced in this study are provided in *Appendix D*.

1.1. Alberta Transportation

2017 and historical traffic count data was available in the area on the Alberta Transportation website, at the time this report was prepared the 2018 data had not yet been finalized and provided by Alberta Transportation. There are intersection counts on Highway 574 at the junctions with Highway 22 and Highway 766, and the nearest automatic traffic recorder (ATR) to the subject development is on Highway 22 north of the junction with Highway 567. Although this ATR is approximately 20 kilometres from the subject development it is the most relevant to use as a reference for the growth in traffic volumes in the area. The ATR is on the highest volume roadway within the scope of work and Highway 22 is likely to be a major route for visitors to the development from the nearest significant population centre of the Town of Cochrane. This traffic volume data will be used in conjunction with the data gathered from the previous study to update the volumes on the roadways within the scope of work.

Because the proposed development is 2.5 kilometres from the nearest Provincial jurisdiction roadway (the intersection of Highway 574 and Range Road 35), Alberta Transportation was not contacted specifically with regards to this study. However, the impact to the roadways under Provincial jurisdiction within the scope of work will be analysed as per the Alberta Transportation TIA guidelines as required.

1.2. Rocky View County

From the provided correspondence Rocky View County is primarily concerned with the impact to Range Road 35, this TIA will examine if the updated trip generation for the development will create any new impacts to this roadway. With regards to the other issues noted in the correspondence, it is assumed that the appropriate parking will be provided on the site and no signage will be installed within the County right-of-way.

1.3. Mountain View County

The primary issues for Mountain View County are the impact to Township Road 290 and its intersection with Range Road 35; as with the section of Range Road 35 within Rocky View County, these items will be reviewed in this TIA.

1.4. Previous Study

In the previous TIA completed by Stantec it was assumed that only the hotel and golf course would be responsible for generating trips for the development. The recreational vehicle campsites and banquet hall were considered to be ancillary to the golf course and thus not considered to generate

¹ Chinook Ridge Lodge and Golf Course Transportation Impact Assessment; Stantec Consulting Ltd.; September 2011



additional trips to the site. Now that there is no golf course planned for the development, the assumptions for the trip generation must be updated, this is discussed in more detail in **Section 3** of this report.

The traffic counts conducted in August 2011 for the previous study will be updated using the data available from Alberta Transportation mentioned earlier in this section of the report to create updated traffic volumes for use in this TIA. The trip distribution assumptions from the Stantec study will be maintained for this update as the transportation network has not changed in this area, nor has there been a significant change in the municipal population centres in the surrounding area.

2. Transportation Network

Stantec conducted counts at six intersections in 2011 for use in the analysis conducted for their TIA, summaries of those counts are provided in the appendix to this report. Peak hour counts were collected, but no daily volumes were calculated for the subject roadways between the intersections. To determine the impact of the proposed development on the County roadways within the scope of work for this TIA the daily volumes on those roadways is required. From the Alberta Transportation data for the subject section of Highway 22 on August 17, 2017 (the Stantec counts were conducted on August 11, 2011) the peak hour volume is 519 vehicles and the daily volume is 5,696 vehicles; a ratio of 9.1% which will be used to convert the hourly to daily volumes. Because counts were only conducted at peak hours at intersections it is assumed that the volumes on the subject roadway sections are uniform and based on the highest intersection count along the section.

Based on the Alberta Transportation data the daily traffic volumes on Highway 22 south of the junction of Highway 574 has increased by approximately 1.4% per year and north of the junction volumes have increased by 1.0% per year. In the 2011 study it was assumed that the growth rate from 2011 to 2035 would be 2.5% per year, so the background traffic volumes from the previous study were over estimated. An annual growth rate of 1.4% will be used for this study as it is more accurate based on the actual growth experienced on the subject roadways, and is the more conservative of the two growth rates.

The summer months have approximately 18% more traffic on the subject roadways than typically during the remainder of the year. For the purpose of this TIA, it will be assumed that the development will be in greatest use during the summer so the higher background volumes will be used. The counts conducted by Stantec were conducted in August so it is assumed that the higher summer volumes are already accounted for in their counts.

Based on the 2011 traffic counts complete by Stantec and the assumptions above the following background traffic volumes on the subject County roadways were calculated for use in this TIA.

Table 2-1: Background Traffic Volumes

County Boodway	Traffic Volumes												
County Roadway	2011 Hourly	2011 Daily	2019 Daily	2039 Daily									
Range Road 35	16	176	196	251									
Township Road 290	40	440	490	628									



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Range Road 35 is a 2 lane, gravel surfaced roadway and Township Road 290 is a 2 lane, chip sealed roadway; the intersections of these roadways with themselves and with Highways 22 and 574 have no auxiliary lanes. Based on the daily volumes and the current conditions, Range Road 35 within Rocky View County would be classified as a 'Regional Low Volume' roadway²; the threshold to be a 'Regional Moderate Volume' is at 200 vehicles per day which the roadway is nearly at in 2019. For Township Road 290 in Mountain View County it is classified as a 'Minor Collector Road A'³, this classification is not expected to change to a 'Major Collector Road' based on the County's transportation network⁴.

3. Development Generated Trips

This proposed development will be a banquet hall with on site facilities for attendees to stay at if they want to remain overnight; there is no phasing proposed, so the hall, campsites and hotel will be available from opening day. The type and size of the land uses within the development is input for ITETripGen, by Transoft, a software package that utilizes the Institute of Transportation Engineers (ITE) trip generation data for land use, the 10th edition of this data was used for this study. This ITE data is widely used across North America as the standard for trip generation and ITETripGen is updated as results from new studies become available.

In the 2011 study the land use of 'resort hotel' was used for the hotel and because this land use is still in the 10th edition of the trip generation manual this land use will be used again for this study, but updated with the new number of rooms. The recreational vehicle campsites were not considered as a separate land use for trip generation in the 2011 study as they were stated to be ancillary to the golf course, with no golf course planned these campsites must now be considered separately for trip generation. The ITE land use of 'campground / recreational vehicle park' was used for calculating the trip generation for this part of the development.

In ITETripGen there is no banquet hall or similar event centre land use, for the 2011 study it was assumed that because a golf course sometimes has banquet facilities that the hall would generate no trips in addition to the golf course. But as with the recreational vehicle campground, the banquet hall needs to be considered as a separate land use for calculating trip generation as there is no longer a golf course planned. But as there is no banquet hall ITE land use a different land use had to be assumed; for this study the trip generation for the banquet hall will be calculated based on the 'church' land use. This land use was chosen because churches and halls can have similar characteristics with regards to events, sometimes churches will be used for non-religious events and effectively be a hall. At a church, visitors will travel to an event, religious or not, to attend at the same time as the other visitors, this is a similar trip characteristic to visitors attending an event at a hall. One of the variables for calculating trip generation for a church in ITE is based on the maximum capacity of the main assembly area, which would be reasonable to use for a hall if that land use was available. For these reasons it was considered acceptable to use the 'church' land use to calculate the trip generation for the banquet hall.

In calculating the total trip generation for the site, the trips generated by the 'resort hotel' and 'campground / recreational vehicle park' were not added to those generated by the banquet hall. The reason for this assumption is that the trips generated by these land uses are for visitors that are coming

⁴ Municipal Development Plan; Mountain View County; 2015



² County Servicing Standards, Table 400-F; Rocky View County; 2013

³ Rural Road Study; AMEC Infrastructure Ltd.; 2006

to an event at the hall, they are just arriving or leaving at a different time than other visitors. Because there are less than 100 total campsites and hotel rooms, for a fully attended event of 500 people at the banquet hall it is very likely that some visitors will not be staying overnight. Instead, the trips generated by the banquet hall will be spread out over more than a day as some visitors will arrive the day before, some arrive and leave the day of, and some leave the day after. For this TIA it was assumed that the trip generation calculated for the banquet hall would be the daily number of trips, it represents all the visitors travelling to the site for an event, and assumes they are making their return trip on the same day. This is a conservative estimate as the actual trip generation is likely to be spread out over several days.

There would only be one event at the hall per day, setting up and cleaning up for an event would not make it practical to have multiple events in a single day. Also, events could occur at any time of the day and could be of varying lengths; for example, a wedding could use the hall for an entire day (e.g. ceremony and dinner), or a corporate event could just have a dinner at the hall. As a result, there is no true peak hour of trip generation for the site, the peak will occur based on the timing of the particular event during the day. In ITETripGen the maximum peak hour trip generation was used for each of the land uses, for both the 'resort hotel' and 'campground / recreational vehicle park' this is the PM peak hour, and for the 'church' it is the Sunday peak hour. This way the maximum trip generation for the development would be analysed for this TIA regardless of when it would actually occur.

In *Appendix E* is the detailed ITETripGen report, following is a summary table of the calculated trip generation. The greatest peak hour trip generation (i.e. PM peak hour) from the 2011 study is included in the table for comparison.

Greatest Peak Hour Trip Generation Land Use and Size Total Enter Exit **2019 Development Concept** Banquet Hall – 500 Person Capacity 270 132 138 Resort Hotel – 16 Rooms 8 8 16 RV Campground – 81 Sites 21 13 34 **2011 Development Concept** Golf Course - 18 Holes 23 27 50 Resort Hotel - 21 Rooms 6 4 10

Table 3-1: Trip Generation Summary

ITETripGen recommended either the best fit regression equation or average rate to be used to calculate the trip generation based on the ITE recommended practices. There is no difference between opening day and full build out of this development as there is no phasing proposed. The 2011 study followed the same ITE guidelines and also assumed no phasing to the development.

The calculated total trips include both vehicular and non-vehicular trips, entering and exiting the development, the mode split is not taken into account for trip generation. Due to the location and type of development, it is unlikely that there will be a significant number of non-vehicular trips generated by the development. The location of the proposed development is in a rural area and is not convenient for visitors to travel there by a mode other than a vehicle. There is also no transit service or pathways for pedestrians and bicyclists, so it was assumed that no development generated trips would be by these modes of travel. Assuming all trips are by personal vehicle creates a more conservative estimate with



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regards to the impact of this development on the transportation network. No reductions for mode split were assumed in the 2011 study.

A note about the trip generation calculated for the banquet hall, in the Rocky View County land use bylaw the parking requirements for a 'convention facility' or 'exhibition hall' is 1 stall per 5 seating spaces plus 20 per 100 m² of floor area used by patrons⁵. For the proposed banquet hall, this results in 100 parking stalls to accommodate the maximum capacity of 500 people, this is using the full floor area of the hall used by the attendees to an event. This number of vehicle parking stalls is less than the expected peak hour trip generation entering the site, so the assumptions used for calculating the trip generation have resulted in a value that is likely to be greater than what will actually be experienced for a typical event.

Even though the 'resort hotel' and 'campground / recreational vehicle park' trip generation is not to be included in the total trip generation for the site, the number of trips for these land uses has been calculated to illustrate how many trips could be assumed to occur outside of the peak hour for the site based on the assumption that some banquet hall attendees will stay overnight either before or after an event. Also, the trip generation profile for this development will not be all of the trips entering and exiting in one hour as shown in the previous table, the entering trips will be at the start of an event and the exiting trips at the end of that event, however long in duration it may be.

The total peak hour trip generation from the 2011 study is 60 trips, from this 2019 study the trip generation has increased to 270 trips. This is primarily due to the banquet hall, which was proposed in the 2011 concept, not being included as a separate land use in the 2011 study. But, as stated previously in this section of the report, these 270 trips are a daily rate; only peak hour rates were calculated in the 2011 study so a direct comparison in trip generation cannot be made. Instead the new trip generation will be used to determine any additional impacts to the County roadways within the scope of work.

For this TIA, the 270 trips per day will be used to determine the potential impact of this development on the transportation network.

4. Impact on Transportation Network

The updated number of trips generated by the development can be added to the daily volumes on the subject County roadways to determine what impact there will be from the additional traffic volumes.

In the 2011 report the following assumptions as shown on the figure on the next page were made regarding the trip distribution. These assumptions were the same in the AM and PM peak hours and for all the land uses analysed. As mentioned previously, there have been no changes in the transportation network or populations in the area to require an update to the trip distribution for this TIA from the 2011 study.

⁵ Land Use Bylaw C-4841-97, Schedule 5; Rocky View County; 2018



Figure 3-1: Trip Distribution



(Image courtesy of Google Earth)

Based on this distribution, 45% of the trips would be to and from the north on Range Road 35 and then split on Township Road 290 to the east and west. The remaining 55% would be to and from the south, which would then split east and west on Highway 574. The following table summarizes the daily development generated trips assigned to the subject roadway sections.

Table 4-1: Development Trip Assignment

Roadway	Section	Trips				
Range Road 35	North of Development – Township Road 290	45%	122			
Range Road 35	South of Development – Highway 574	55%	149			
Township Road 290	Range Road 35 – Highway 22	25%	68			
Township Road 290	Range Road 35 – Highway 766	20%	54			

These trips can be combined with the background volumes to create the post-development daily volumes on the subject roadways.

Table 4-2: Post-Development Traffic Volumes

Roadway	Section	Traffic Volumes					
Roauway	Section	2019	2039				
Range Road 35	North of Development – Township Road 290	318	373				
Range Road 35	South of Development – Highway 574	345	400				
Township Road 290	Range Road 35 – Highway 22	558	696				
Township Road 290	Range Road 35 – Highway 766	544	682				



Even in the 2039 horizon the volumes on Range Road 35 do not exceed the threshold for a 'Regional Moderate Volume' classification; the same is true for Township Road 290, the post-development volumes do not increase such that the classification of the roadway is in a higher category. As calculated previously, the classification for Range Road 35 is currently a 'Regional Low Volume' roadway, but is just under the threshold for the 'Regional Moderate Volume' classification. The difference between these two roadway classifications in the Rocky View County standards is that the 'Moderate' classification has a higher design speed (90 km/h versus 70 km/h), and the surface and sub-grade widths are 1.0 metres wider than the 'Low' classification. Range Road 35 should be reviewed to confirm if there are any elements that are below the standards for the 'Moderate' classification, and if there are then those elements should be improved to support the development generated traffic.

Upgrading the surface of Range Road 35 from gravel to asphalt pavement would not be necessary to support the post-development traffic volumes. The paved 'Regional Collector' classification requires 500 vehicles per day and in 20 years Range Road 35 is only expected to achieve 80% of that threshold. Also, the roadways that Range Road 35 intersects within the scope of work for this study are not paved, Highway 574 has a gravel surface and Township Road 290 is chip sealed.

Improving Township Road 290 is also not required to support the development generate traffic as this roadway does not meet the requirements of a 'Major Collector Road' in the post-development scenarios. Mountain View County has expressed some concerns in their correspondence regarding the structure of the roadway but at present it is not a high priority to improve the structure. As the post-development volumes do not exceed the threshold for the next classification of roadway, there should be no need to improve the roadway structure ahead of any regular planned maintenance schedule.

There was also mention from Mountain View County of improvements to the intersection of Range Road 35 and Township Road 290, particularly for westbound to southbound left turns. There are expected to be an additional 54 vehicles per day negotiating this turn with an estimated 250 vehicles per day in 2019 opposing that left turn (i.e. half of the background traffic volumes). The exposure for vehicles to collide throughout a typical day at this intersection is very low; in the peak hour there would be potentially 25 eastbound through vehicles opposing 54 westbound left turning vehicles. This is assuming that visitors to an event at the banquet hall all arrive within the same hour, which is not likely to be the scenario and so the exposure for a collision to occur would be even lower.

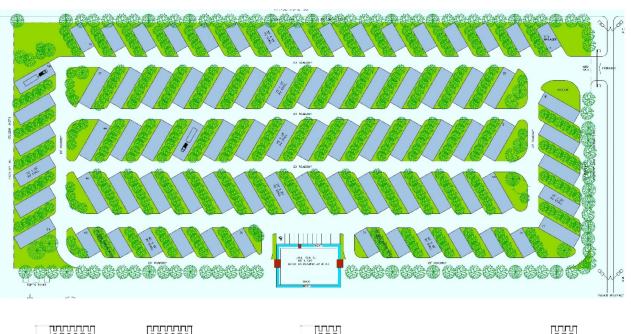
5. Conclusions

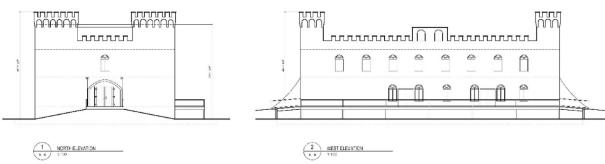
In the 2011 study it was concluded that no improvements were required to the intersections or roadways within the scope of work. This TIA has updated the trip generation for the new development concept and has demonstrated that the conclusions from the 2011 study are still valid. However, Range Road 35 should be reviewed between Highway 574 to Township Road 290 to confirm if there are any elements that are below the standards for the 'Regional Moderate Volume' classification roadway, and if there are then those elements should be improved. The added trips to the County roadways within the scope of work do not result in the need to improve the surface to asphalt pavement for either Range Road 35 or Township Road 290.

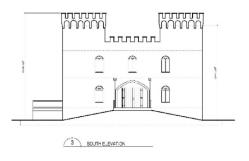


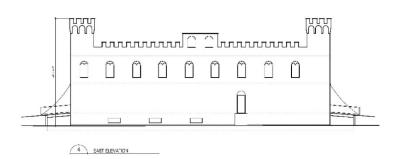
Appendix A

Proposed Site Plan



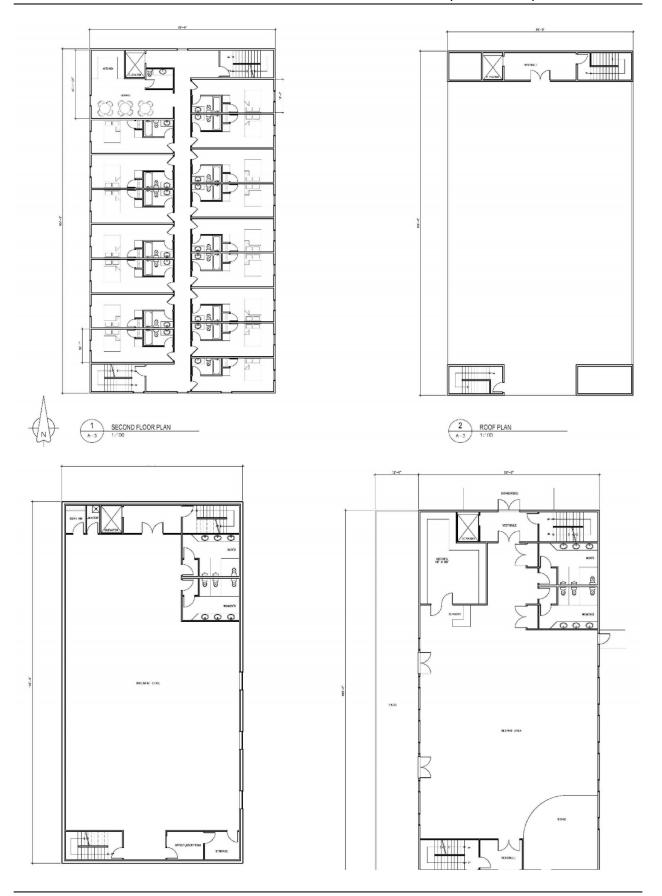






Chinook Ridge Lodge

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Appendix B

Correspondence







FW: Updating a TIA

Chloe Cartwright

Wed, Feb 27, 2019 at 1:05 PM

To: jcbarrett@jcbengineering.ca

From: Chloe Cartwright

Sent: Monday, February 25, 2019 6:55 PM

To: 'Justin Barrett'

Subject: Updating a TIA

Hi;

Website is www.ChinookRidge.ca TIA is under the technical reports tab. Opps – appears my web site cannot be reached at the moment. I will work on this in the mean time here is the letter from Mountainview County – attached. Location SE, Sec 31, Twp 28, Rng 3, W of 5th.

I'll send the previous TIA along tomorrow – one way or another.

FROM Rocky View County:

Road Operation:

- 1) Recommend Applicant submit Traffic Impact Assessment to confirm if traffic generated from proposed campground and event center will require upgrade work to adjacent Rge Rd 35.
- 2) Applicant to contact County Road Operations with haul details related to material and equipment needed in construction of campground and event center to confirm if Road Use Agreement will be required for haul along County road system.
- 3) Applicant to be reminded that clientele and staff parking is restricted to on-site only. Parking is not permitted on adjacent County road right-of-way of Rge Rd 35.
- 4) Applicant to be reminded that business/advertisement signage related to the campground and event center is not permitted to be installed within the County's road rights-of-way.



February 5, 2019

Sent via Email: jkwan@rockyview.ca

Rocky View County 911 – 32 Ave NE Calgary, AB T2E 6X6

Attn: Johnson Kwan

Dear Mr. Kwan:

Re: Application No.: PRDP20185188

Roll No.: 08731001

Division: Division 9

Applicant: Cartwright, Chloe

Thank you for your email dated January 15, 2019 with respect to the above noted application. The email and material was circulated to the Planning and Development Services Department and Operational Services Department and their comments are as follows:

1. Engineering Technologist:

No Comment

2. Manager of Development & Permitting Services:

No additional comment

3. Manager of Planning Services:

No additional comment

4. Director of Operational Services:

The proposed development PRDP20185188 in Rocky View County will probably utilize Mountain View County TWP 290 to access RR35 from Highway 22 to the west or Secondary Highway 766 to the east. Secondary Highway 574 to the south of the proposed development is a treated gravel road and, although it also allows for access to the development, TWP 290 is a chip seal surface and more attractive for RV use. A recent study done on this section of chip seal surface road indicates a fair condition with poor sub base, rutting, cross section distortion and some transverse cracking. The report indicates that improvements to this section of road are presently not a high priority. From the test results it may be concluded that increased traffic flows would reduce the usable life of this road and accelerate the need for reconstruction. The intersection of RR35 with TWP 290 is a typical rural intersection. This intersection may require improvements to accommodate increased turns, especially to the south from TWP 290 to RR35 as this turn is just passed the crest of a hill on 290. Both of these issues should be more thoroughly investigated through a Traffic Impact Analysis to provide anticipated traffic flows and direction.

T 403.335.3311 1.877.264,9754 F 403.335.9207 1408 Twp Rd 320 Postal Bag 100 Didsbury, AB, Canada 10M 0W0 www.mountaintyrewcounty.com

Building Rural Botter

After review of the TIA (September 1, 2011), I would like to see a review and statement from Stantec that the change in the scope for this development and the length of time between proposals does not cause any changes to the Study. From the submitted information it seems that the applicant feels that this Study is adequate, but I would still like to see that backed up by a Professional opinion.

5. Director of Planning & Development Services:

Township Road 290 falls within Mountain View County's jurisdiction. The chip seal road is banned yearly during the road ban season from March 12th to June 15th.

The scope of the proposal has changes from the previous DP that included an 18 hole golf course with 500 seating banquet facility; 15 RV stalls; and a 21 room boutique hotel to the current proposal that includes a 21 room hotel; 81 RV stall campground; and an event hall. It is unclear from the information provided if the facility is open year-round and how much seating can be accommodated in the event hall. If it is a seasonal facility will RV storage be allowed on the property?

Mountain View County raised concern regarding the traffic impact on TWP 290 with the previous Permit (2013-DP-15312). Conditions of the previous Permit required an update of the TIA and a Development Agreement for the construction of off-site improvements.

It is requested that an updated TIA be provided prior to a decision being made on the Development Permit so that Mountain View County can have the opportunity evaluate the impact on Township Road 290 and surrounding land uses.

Thank you for your consideration to include us in your referral agencies.

Sincerely,

Lee-Ann Gaudette, Administrative Assistant Planning and Development Services

/lg

Transportation Impact Assessment

Appendix C

Background Data



Agenda Page 68 of 580

ALBERTA HIGHWAYS 1 TO 986 TRAFFIC VOLUME HISTORY 2008 - 2017

Alberta Transportation Modeling and Analysis

Produced: 16-Feb-2018 By CornerStone Solutions Inc.

				2008	2009	2010	2011	2012	2013	2014	2015	2016	201	17
lwy	CS	TCS	Muni From	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	AADT	ASDT
22	16	4	Rkyv N OF 1 S OF COCHRANE	10770	10860	11300	11370	11600	11840	12360	12800	12850	12960	139
22	16	4	Rkyv S OF FIRESIDE GATE & JAMES WALKER TR 27-25-4-502101080						11100	11580	12000	12040	11780	126
22	16	4	Rkyv N OF FIRESIDE GATE & JAMES WALKER TR 27-25-4-502101080						13930	14550	15060	15120	14620	157
22	16	4	Rkyv S OF GEORGE FOX TR IN COCHRANE 34-25-4-514400170	10750	11410	11930	11930	12180	13720	14340	14840	14900	14620	157
22	16	4	Rkyv N OF GEORGE FOX TR IN COCHRANE 34-25-4-514400170	14650	15530	16230	16230	16560	17990	18790	19450	19530	18750	201
22	16	4	Rkyv S OF GRIFFIN RD IN COCHRANE 3-26-4-513301490	14650	15530	16230	16230	16560	17990	18790	19450	19530	18750	201
22	16	4	Rkyv N OF GRIFFIN RD IN COCHRANE 3-26-4-513301490	11030	11690	12210	12210	12450	15130	15800	16360	16420	14580	157
22	16	4	Rkyv S OF GLENBOW / QUIGLEY DR IN COCHRANE 3-26-4-513820533	9800	10400	10860	10860	11220	14030	14650	15180	15240	12500	134
22	16	4	Rkyv N OF GLENBOW / QUIGLEY DR IN COCHRANE 3-26-4-513820533	11190	12380	12940	12900	13860	15910	16610	17190	17250	17310	186
22	16	4	Rkyv S OF 1A AT COCHRANE	11190	12380	12940	12900	13860	15910	16610	17190	17250	17310	186
22	16	8	Rkyv N OF 1A AT COCHRANE	10510	11460	12620	12360	12600	14120	14720	15940	16160	16260	175
22	16	8	Rkyv S OF RANCHE HOUSE RD, COCHRANE 10-26-4-509501000	10510	11460	12620	12360	12600	14120	14720	15940	16160	16270	175
22	16	8	Rkyv N OF RANCHE HOUSE RD, COCHRANE 10-26-4-509501000	8020	8730	8520	8260	8420	9420	9820	13450	13630	13720	14
22	16	8	Rkyv S OF COCHRANE LAKE RD 22-26-4-500000000	7560	8240	7820	7600	7180	7620	7630	7600	7740	7480	88
22	16	8	Rkyv N OF COCHRANE LAKE RD 22-26-4-500000000	6120	6680	6590	6410	5970	6040	6050	6540	6660	6300	74
22	16	8	Rkyv S OF 567 N OF COCHRANE	6120	6680	6590	6410	5970	6040	6050	6540	6660	6300	74
22	16	12	Rkyv N OF 567 N OF COCHRANE	4840	4890	4750	4610	4700	4750	4750	4890	4980	4900	57
22	16	12	Rkyv 1.1 KM N OF 22 & 567 COCHRANE	4810	4880	4760	4610	4700	4710	4800	4900	4980	4900	57
22	16	12	Rkyv S OF 574 E OF BOTTREL	3700	3740	3640	3700	3760	3800	3810	3910	4060	4000	47
22	16	16	Rkyv N OF 574 E OF BOTTREL	3620	3660	3560	3520	3580	3620	3630	3730	3800	3740	44
22	16	16	MntV S OF 579 S OF CREMONA	3860	3900	3790	3760	3430	3470	3470	3570	3610	3420	40
22	16	20	MntV N OF 579 S OF CREMONA	3620	3660	3550	3520	3510	3550	3550	3630	3670	3420	40
22	16	20	MntV S OF 580 NW OF CREMONA	3820	3860	3740	3710	3850	3870	3870	3930	3950	3810	44
	Loca	ation o	of automatic traffic recorder	Total grov	wth on Hig	hway 22 :	south of H	ighway 57	74; 2011 to	o 2017:	8.1%			
	Subj	ect se	ection of highway	Average a	·	•		1.4%						
	•	ect ye	• ,	ASDT to	Ū			18.0%						
				Total grov	wth on Hia	hway 22 i	north of Hi	ighway 57	4· 2011 to	2017·	6.3%			
				Average a	·	•	01 1 11	.gay 01	., _5		1.0%			
				ASDT to	Ū		22 north of	f Highway	574·		17.9%			

Page 1 of 1 3/6/2019 12:55 PM trafficvolumehistory2008-2017-1

Monthly ATR Report

Hour Ending Volumes

Highway Name: 22 Control Section: 16

ATR Number: 60221610

Location Description: 1.1 KM N OF 22 & 567 COCHRANE

Month: August 2017
Direction: Two Way

MADT¹ Southbound 2947 MADT¹ Northbound 2924 MADT¹ Two Way 5871

Produced By: CornerStone Solutions Inc. 14-Sep-2017

_												Hour	Litating votal				15 10	10 17	47 40							
Date	Day Of Week	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	Daily Total
1	Tuesday	26	14	12	12	20	81	209	265	274	298	288	312	294	335	323	405	473	454	318	230	188	143	88	47	5109
2	Wednesday	14	12	7	6	18	90	210	294	282	279	305	337	339	328	334	348	458	474	390	297	201	168	90	41	5322
3	Thursday	31	15	10	9	24	90	213	288	274	332	348	375	443	402	458	520	528	551	469	315	244	190	110	64	6303
4	Friday	24	13	12	13	22	70	169	269	272	384	411	435	480	602	635	622	699	656	582	459	304	178	123	55	7489
5	Saturday	38	13	17	11	17	28	104	150	214	352	440	558	535	527	490	394	437	355	313	257	219	188	135	74	5866
6	Sunday	42	19	18	12	5	24	68	97	194	325	382	475	495	575	494	472	451	400	385	310	316	244	132	58	5993
7	Monday	33	18	5	8	16	13	69	101	160	272	416	537	591	665	673	609	599	545	430	323	231	183	82	60	6639
8	Tuesday	11	16	3	12	30	90	197	296	316	314	342	351	401	344	377	413	440	432	332	246	207	189	108	49	5516
9	Wednesday	23	11	4	17	17	78	216	299	279	328	349	383	329	383	351	386	422	481	371	270	228	131	100	41	5497
10	Thursday	22	18	6	7	34	85	193	296	321	361	357	350	356	361	340	407	503	471	395	312	250	184	95	72	5796
11	Friday	24	21	19	11	25	68	188	274	342	364	413	402	439	447	512	531	609	727	521	371	279	219	172	84	7062
12	Saturday	48	23	12	9	15	35	117	174	234	376	413	508	456	467	454	389	442	361	330	269	231	223	153	114	5853
13	Sunday	56	28	9	8	11	18	63	109	186	287	383	455	572	580	605	637	553	525	441	314	238	174	66	64	6382
14	Monday	40	15	10	18	32	83	211	282	288	326	313	409	348	358	341	397	432	388	275	216	147	127	72	35	5163
15	Tuesday	16	7	5	14	30	73	214	298	306	286	315	303	357	328	313	374	444	448	334	273	202	164	98	29	5231
16	Wednesday	22	9	8	9	27	79	238	301	291	292	323	342	348	361	372	382	432	490	342	258	243	173	82	45	5469
17	Thursday	26	12	5	15	22	71	213	301	294	301	317	369	384	342	371	402	519	480	383	313	206	190	105	55	5696
18	Friday	36	16	7	13	21	67	237	270	301	340	367	438	452	503	515	548	634	573	489	397	284	188	88	66	6850
19	Saturday	26	15	10	4	14	23	105	141	264	348	412	454	510	501	460	413	423	416	336	265	222	198	124	62	5746
20	Sunday	54	27	12	13	9	15	69	121	196	297	374	478	587	618	594	604	611	594	451	355	247	180	61	41	6608
21	Monday	22	19	11	15	27	75	227	250	261	319	334	354	363	369	373	376	413	454	356	257	203	172	69	34	5353
22	Tuesday	19	16	10	20	24	83	221	319	299	288	309	375	307	354	325	335	410	462	333	246	208	160	96	39	5258
23	Wednesday	17	10	12	18	28	82	214	289	306	314	328	352	332	329	402	392	464	446	388	277	233	183	93	50	5559
24	Thursday	20	12	7	15	26	79	178	332	304	327	306	330	371	318	406	408	481	506	413	283	244	178	79	41	5664
25	Friday	25	16	13	18	20	78	181	298	323	349	347	380	424	471	467	548	630	630	521	410	296	190	108	60	6803
26	Saturday	25	16	12	8	10	39	105	169	272	363	439	487	469	457	468	427	418	423	339	269	217	165	130	104	5831
27	Sunday	45	15	10	3	10	11	50	109	182	349	367	458	538	571	536	524	566	537	400	389	310	204	93	56	6333
28	Monday	27	13	16	15	24	97	202	292	284	366	355	365	396	333	355	344	448	437	368	259	212	176	69	34	5487
29	Tuesday	20	10	10	18	23	95	203	317	311	282	330	314	273	306	336	390	424	464	354	232	202	190	82	38	5224
30	Wednesday	17	10	11	10	37	81	213	275	281	286	333	326	325	349	323	379	401	469	347	256	216	184	70	33	5232
31	Thursday	16	12	15	13	25	91	219	290	283	315	326	343	351	309	369	449	472	480	413	328	251	169	90	50	5679

¹ Monthly Average Daily Traffic

Chinook Ridge Lodge Transportation Impact Assessment

Appendix D

Previous Study Excerpts





Chinook Ridge Lodge and Golf Course Transportation Impact Assessment

Prepared for: Chinook Ridge Lodge and Golf Course Ltd.

Prepared by: Stantec Consulting Ltd. 200 - 325 - 25th Street SE Calgary, AB T2A 7H8

Project No. 1491 04750

September 1, 2011

Corporate Authorization

This document entitled "Chinook Ridge Lodge and Golf Course Transportation Impact Assessment" was prepared by Stantec Consulting Ltd. for the account of the Chinook Ridge Lodge and Golf Course Ltd. The material in it reflects Stantec Consulting Ltd.'s best judgement in light of the information available to it at the time of preparation. Any use which a third party makes of this report, or reliance on or decisions made based on it, are the responsibilities of such third parties. Stantec Consulting Ltd. accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on this report.

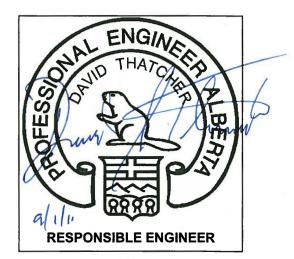
PERMIT TO PRACTICE STANTEC CONSULTING LTD.

Signatur

Date_

PERMIT NÚMBER: P 0258
The Association of Professional Engineers,
Geologists and Geophysicists of Alberta

CORPORATE AUTHORIZATION



CHINOOK RIDGE LODGE AND GOLF COURSE TRANSPORTATION IMPACT ASSESSMENT

Executive Summary

Chinook Ridge Lodge & Golf Course Ltd. is proposing to develop the Chinook Ridge Lodge and Golf Course in the county of Rocky View, located approximately 30 minutes north west of Calgary. The proposed development is situated on approximately 150 acres (60.7 ha) of land west of Madden. The subject lands are bounded by Township Road 290 to the north and Range Road 35 to the east. Highway 22 to the west and Highway 574 to the south provide highway connections to Township Road 290 and Range Road 35 respectively. The Chinook Ridge Lodge and Golf Course is proposed to include an 18-hole golf course with banquet services seating up to 500. Lodging will also be available at the adjacent 21 room boutique hotel and 30 site campground/RV park (including 15 solar powered sleeping cabins and 15 RV stalls) planned for the development. Chinook Ridge Lodge & Golf Course Ltd. has retained Stantec Consulting Ltd. (Stantec) to prepare a Transportation Impact Assessment (TIA) to evaluate the impact of the development.

The analysis contained in this report demonstrates that the addition of the proposed development does not result in any significant impact to the study area intersections and, therefore no roadway improvements are required as a result of this project.

CHINOOK RIDGE LODGE AND GOLF COURSE TRANSPORTATION IMPACT ASSESSMENT

Development Proposal September 1, 2011

2.0 Development Proposal

2.1 PROPOSED DEVELOPMENT

The proposed development includes an 18-hole golf course with banquet services as well as a 20 room boutique hotel. During the scoping of this TIA, it was agreed that trip generation for the development would be calculated using ITE Land Use Codes 430 (Golf Course) and 330 (Resort Hotel). The RV stalls and solar-powered cabins are proposed as ancillary use to the golf course and banquet hall and therefore they are not anticipated to generate additional traffic to the site The ITE description for golf courses indicates that they may include banquet facilities, and therefore these facilities have not broken this out separately. Additionally, there are some small spa, exercise and beauty functions that have been considered to be supporting services for the hotel and therefore have not included as separate trip generators. **Table 2.1** summarizes the proposed composition of the development.

Table 2.1 – Development Summary

Use	Intensity
Golf Couse	18 Holes
Resort Hotel	20 Occupied Rooms

2.2 PLANNING HORIZONS

The hotel and lodge are anticipated to open in 2012, with the golf course operations beginning in 2013 or 2014, depending on the type of grass selected. Therefore, this study contains the analysis of the 2015 horizon (all facilities will be fully-operational by 2015) as well as the 2035 horizon considers a period 20 years beyond the opening-day horizon.

CHINOOK RIDGE LODGE AND GOLF COURSE TRANSPORTATION IMPACT ASSESSMENT

Traffic Volumes September 1, 2011

3.0 Traffic Volumes

3.1 EXISTING TRAFFIC VOLUMES

Existing traffic counts were conducted at the study area intersections on August 17, 2011 during the AM (7:00-9:00) and PM (4:00-6:00) peak periods. The existing peak hour traffic volumes are graphically depicted in **Figure 3.1**. The count sheets are included in **Appendix B**.

3.2 BACKGROUND TRAFFIC VOLUMES

The background traffic volumes were estimated by applying the agreed upon 2.5% annually compounded growth rate to the volumes depicted in **Figure 3.1**. The resulting 2015 background traffic volumes are depicted in **Figure 3.2** and the 2035 background traffic volumes are depicted in **Figure 3.3**.

3.3 TRIP GENERATION

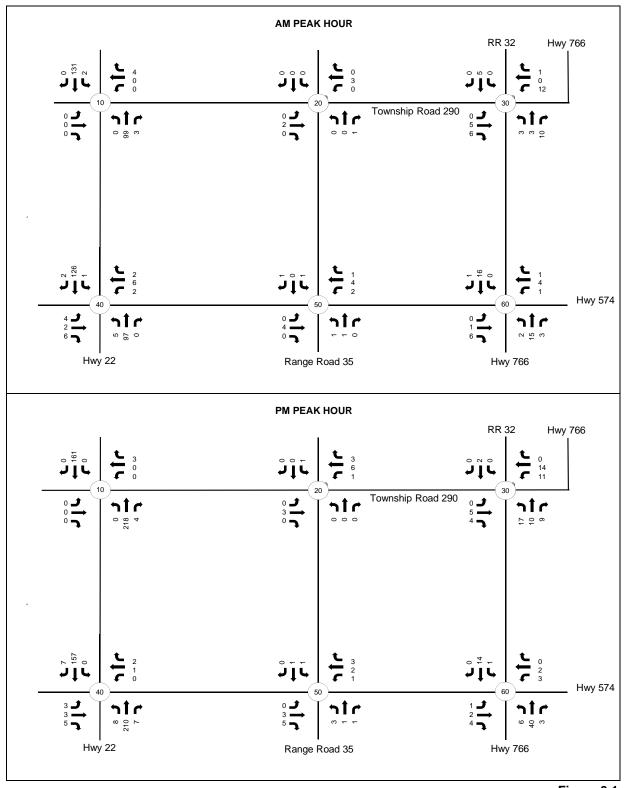
As noted in Section 2 of this report, during the scoping of this TIA it was agreed that trip generation for the development would be calculated using ITE Land Use Codes 430 (Golf Course) and 330 (Resort Hotel). The trip generation rates and resulting trip generation are summarized in **Table 3.1**.

Use	Units	AM Peak	Hour		PM Peak Hour			
USE	Use Units		In	Out		In	Out	
Calf Carrage	40 h alaa	2.23 vph/hole	79%	21%	2.78 vph/hole	45%	55%	
Golf Course	18 holes	40	32	8	50	23	27	
Resort Hotel	otel 21 Occupied Rooms	0.37 vph/occ. room	29%	71%	0.49 vph/occ. room	61%	39%	
		7	2	5	10	6	4	

Table 3.1 – Trip Generation Rates

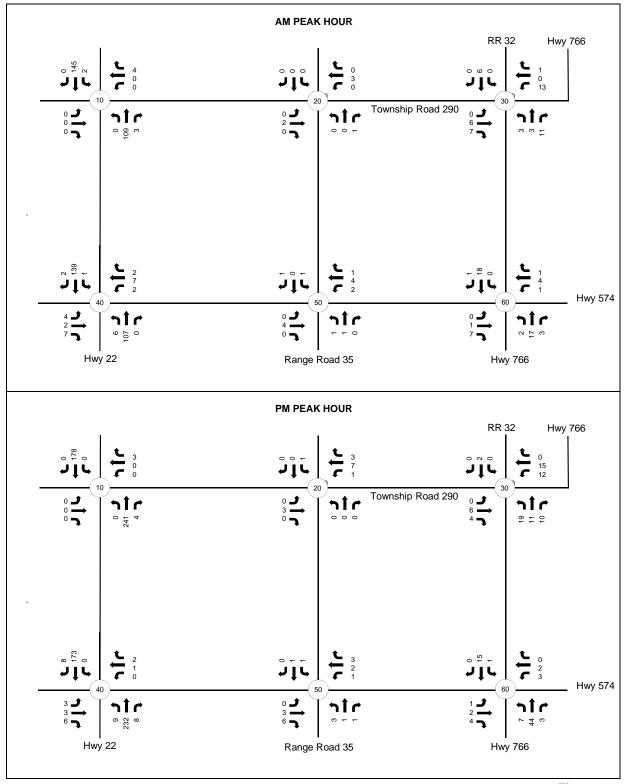
3.4 TRIP DISTRIBTUTION AND ASSIGNMENT

The directional distribution patterns for trips generated by the development were estimated based on logical travel patterns. The estimated trip distribution patterns and resulting trip generation are graphically depicted on **Figures 3.4 and 3.5**. The post development traffic volumes were obtained by adding the trip generation illustrated on **Figures 3.4 and 3.5** to the 2015 and 2035 background traffic shown in **Figures 3.2 and 3.3**. The resulting 2015 and 2035 post development traffic volumes are shown on **Figures 3.6 and 3.7**, respectively.



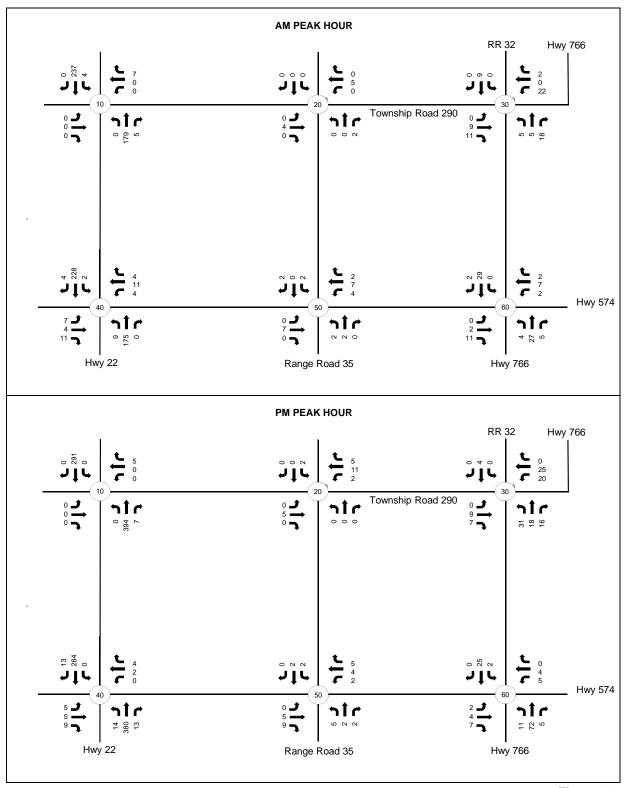
ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.1 Existing (2011) Traffic Volumes



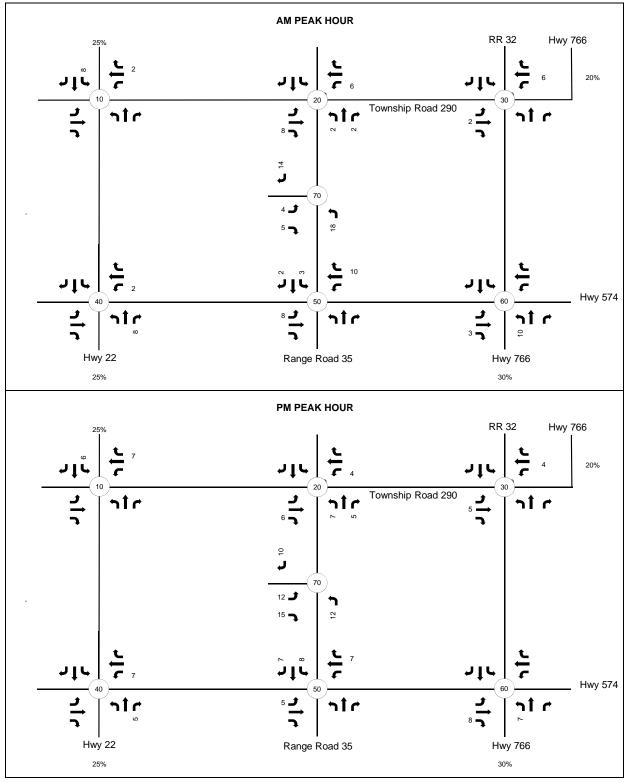
ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
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Figure 3.2 2015 Background Traffic Volumes



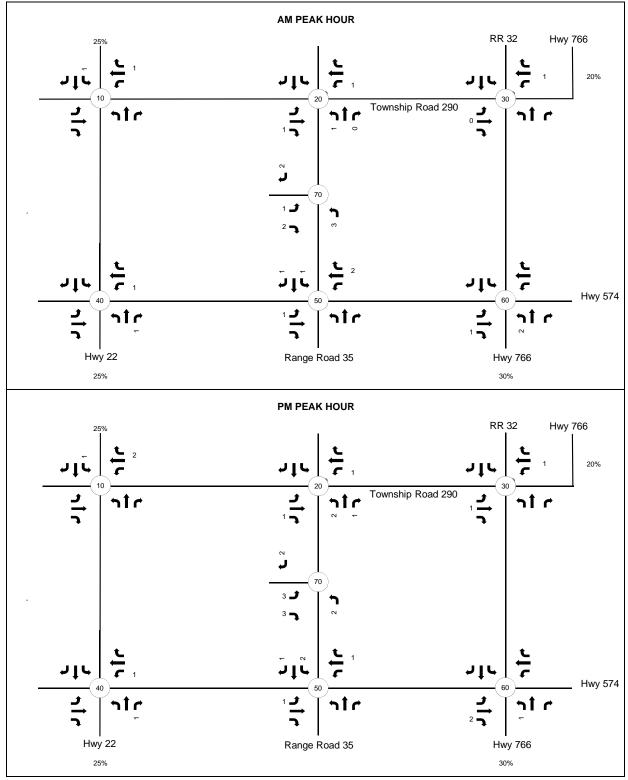
ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.3 2035 Background Traffic Volumes



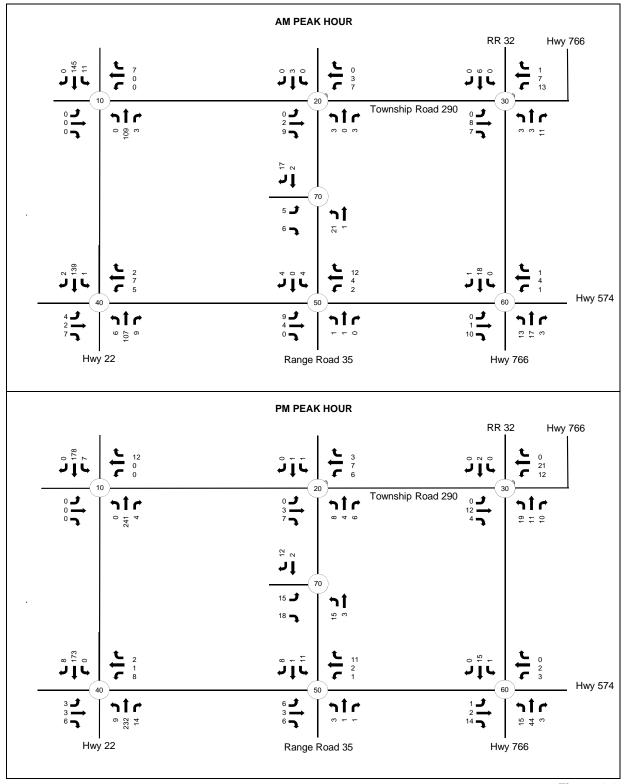
ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.4 Golf Course Site-Generated Traffic Volumes



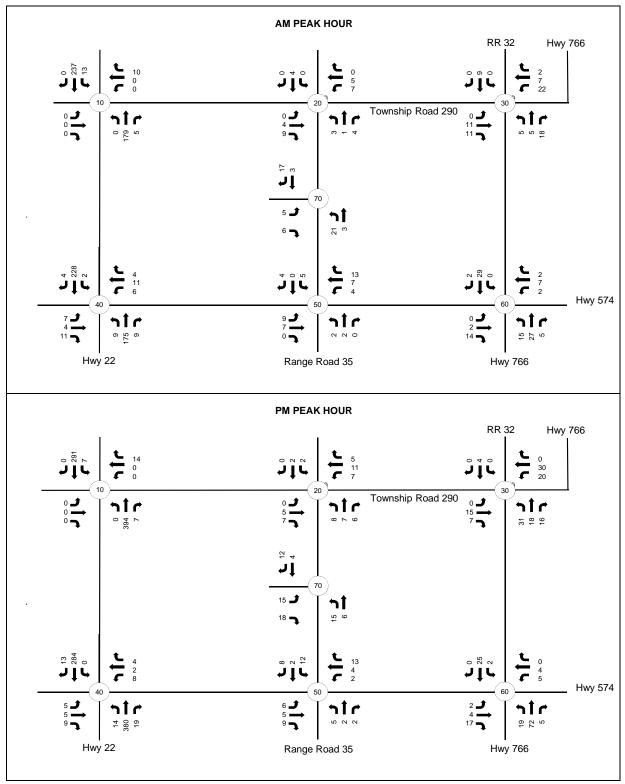
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TRANSPORTATION IMPACT ASSESSMENT

Figure 3.5 Hotel Site-Generated Traffic Volumes



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TRANSPORTATION IMPACT ASSESSMENT

Figure 3.6 2015 Post-Development Traffic Volumes



ROCKY VIEW COUNTY
CHINOOK RIDGE LODGE AND GOLF COURSE
TRANSPORTATION IMPACT ASSESSMENT

Figure 3.7 2035 Post-Development Traffic Volumes

Stantec CHINOOK RIDGE LODGE AND GOLF COURSE TRANSPORTATION IMPACT ASSESSMENT

5.0 Conclusions

The Chinook Ridge Lodge and Golf Course is proposed to include an 18-hole golf course with banquet services seating up to 500. Lodging will also be available at the adjacent 21 room boutique hotel and 30 site campground/RV park (including 15 solar powered sleeping cabins and 15 RV stalls) planned for the development. The analysis contained in this report demonstrates that the addition of the proposed development does not result in any significant impact to the study area intersections and, therefore no roadway improvements are required as a result of this project.

Appendix E

Trip Generation Report



Scenario Name: Peak Trip Generation

User Group:

Dev. phase: 1

Horizon Year: 2018

Analyst Note: This is assuming a peak trip generating scenario where attendees at an event travel to and from the site within the same hour.

Warning: The time periods among the land uses do not appear to match.

VEHICLE TRIPS BEFORE REDUCTION

Land Use & Data Source	Location	IV	Size	Time Period	Method	Entry	Exit	Total
					Rate/Equation	Split%	Split%	
330 - Resort Hotel	General	Rooms	16	Weekday, PM Peak Hour	Best Fit (LIN)	8	8	16
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	KOOIIIS		of Generator	T = 0.48(X) + 8.67	50%	50%	10
416 - Campground/Recreational Vehicle Park	General	Occupied Campsites	Campsites 81	Weekday, PM Peak Hour	Average	21	13	24
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	Occupied Campsites		of Generator	0.41	62%	38%	54
560 - Church	General	Seats	500	Sunday, Peak Hour of	Average	132	138	270
Data Source: Trip Generation Manual, 10th Ed	Urban/Suburban	Seats		Generator	0.54	49%	51%	270

VEHICLE TO PERSON TRIP CONVERSION

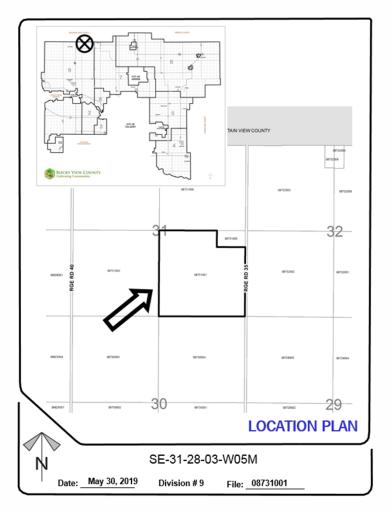
BASELINE SITE VEHICLE CHARACTERISTICS:

Land Use	Baseline Site Vehicle Mode Share		Baseline Site Vehicle Occupancy		Baseline Site Vehicle Directional Split	
Latiu OSE	Entry (%)	Exit (%)	Entry	Exit	Entry (%)	Exit (%)
330 - Resort Hotel	100	100	1	1	50	50
416 - Campground/Recreational Vehicle Park	100	100	1	1	62	38
560 - Church	100	100	1	1	49	51

ESTIMATED BASELINE SITE PERSON TRIPS:

Land Use	Person Trips by Vehicle		Person Trips by Other Modes		Total Baseline Site Person Trips	
Land Ose	Entry	Exit	Entry	Exit	Entry	Exit
330 - Resort Hotel	8	8	0	0	8	8
330 - Resolt Hotel	16		0		16	
416 - Campground/Recreational Vehicle Park	21	13	0	0	21	13
416 - Campground/Recreational vehicle Park	34		0		34	
560 - Church	132	138	0	0	132	138
1300 - Church	2	270	0		2	70

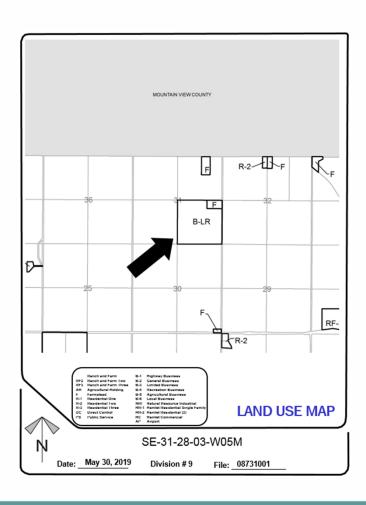
Location



- ± 0.8 km south of Mountain View County
- 1.6 km north of Highway 574 and on the west side of Rge. Rd. 35

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Land Use



Page

- Surrounding area is mainly Agricultural land uses.
- The subject land was redesignated to Business – Leisure and Recreation District without any guiding documents.

Page

Proposed Development



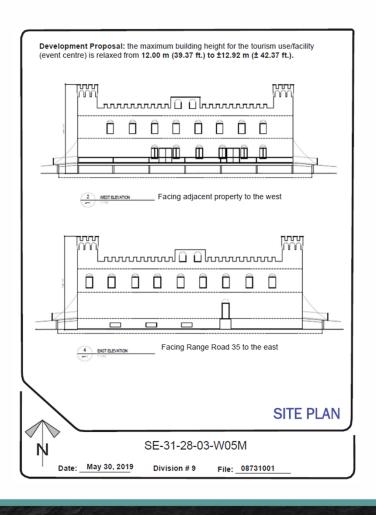
- The proposed development is located adjacent to Rge. Rd. 35
- ± 15 acres in size, and is surrounded by existing tree lines on the east, south and west.

Proposed Development



- Tourist Campground (81 RV Stalls)
- Tourism Uses/ Facility with Accommodation Units (16 rooms)

Proposed Development



Page

- Requested Height relaxation from 12 m to 12.92 m ± 7.625% variance
- Land Use Bylaw allows up to 25% height variance

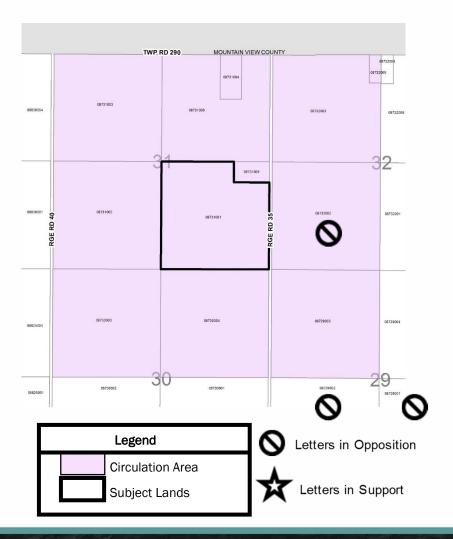
Prior to Issuance requirements

- Construction Management Plan (#3)
- Geotechnical report (#4)
- Parking Plan/Parking Assessment (#5)
- Landscaping Plan (#6)
- Updated Traffic Impact Assessment (#7)
- Development Agreement for Offsite Improvements (#8)
- Transportation Offsite Levy (#9)

Prior to Issuance requirements

- Road Use Agreement (#10)
- Confirmation of Road Approach (#11)
- Road Use Agreement/Confirmation with Mountain View County (#12)
- Demonstrate adequate servicing (#13&14)
- Stormwater Management (#15)
- Solid Waste Management (#16)

Landowner Circulation



- Circulated to 14 adjacent landowners.
- Three appeals by surrounding landowners.

Surrounding area map







Letters in Support O Letters in Opposition

Appellant Submission - McArthur Page 1 of 6

Maxine McArthur

SW 1/4 - SEC 32 - TWP 28 - RGE 3- MER5

June 26, 2019

Appeal of the Planning Development

Legal Land Description SE-31-28-03-WO5M

Appeal concerns of the said planning develop are as follow:

- 1. Farming Community and land
- 2. Recreation is not required
- 3. Access to said plan roads
- 4. Water issues
- 5. Security issues
- 6. Fire issues
- 7. Emergency issues
- 8. Financial Burden
- 9. Illegal entry to other property
- 10. Using present road for recreation
- 11. Pets
- 12. People
- 13. Noise
- 14. Smoke
- 15. Liability to surrounding farms
- 16. Obstruction to operation of regular farm practices and hours
- 17. Liquor/Drugs, Firearms on premises
- 18. Commercial restraint
- 19. Facilities already available/don't need another one in the middle of country
- 20. Policing of the property and community?
- 21. Proposal is not only affecting immediate farm
- 22. Cause of undo stress on the community and farms around facility
- 23. Wild life disrupted
- 24. Environmental impact massive
- 25. Open to lawsuits

There are many more points that I have not placed on this appeal but will be more than happy to discuss with any of the Engineers, County councilors, and decision makers with the County of Rocky View.

Appellant Submission - McArthur Page 2 of 6

My land is located directly east of the Cartwright Quarter.

My home faces directly west thus would be directly impacted by this proposed RV site and Tourist building.

I was born and raised in the community and am a proud daughter of a farmer and wife James and Dorothy McArthur. My Sister and I still both have property in the community. As so many people do on the farm it is passed down from one generation to another.

Farmers are care takers of the land and respect the land working hard to keep a roof over their family's head, food on the table, and producing products grain, cattle, hay to sell to the different markets throughout Alberta, our other provinces and worldwide countries. All the while they respect the land and treat it with care assuring that it is healthy and able to produce bumper crops. It is not a hobby nor a recreation it is a life style that unless protected by our governments and municipalities will soon become extinct like so many other tragic losses that we hear and know of each year.

Farming is will slowly disappear if farm land is continually turned into something that it was not meant for. No Land no farms no food! Just that simple.

The existing proposal will be a negative impact on this farm community and all areas surrounding it.

Is this Recreation area required?

I am trying to justify why such a proposal is a necessity in the farming area we live in.

There are campground facilities at Dog Pound, Water Valley, Fallen Timber, Madden, Big Hill Springs, Airdrie, Tooth of the Dogpound, Bottrel, Cochrane, plus many more.

Included at these sites are golf courses, restaurants, rivers, etc. where a person can say they in an already existing recreational area.

Restraunt's and Bars located at Cremona, Water Valley, Cochrane, Airdrie, Crossfield these are family owned and trying to survive do they need more competition? No.

Why do we need an RV park in the middle of townships of farm land no river, no lake, no golf course, no hiking trails, no swimming pool, no fishing no boating in fact no water at all?

Access to this planned Development

Our Road is a narrow road and the traffic on this road is heavy enough that we don't need further overload.

It is a busy road with farm machinery, large hay hauling trucks, fuel trucks, fertilizer trucks and equipment, cattle liners, gas and oil tankers the list goes on and on. This road is not built for motor homes to meet the traffic that is on it now. Nor is it the place for the 81 RV occupants and 13 room motels to be walking, riding quads, biking etc. Where else can they go?

Appellant Submission - McArthur Page 3 of 6

The county road running east and west to Bottrel is a gravel road that is very, very dusty, has washboard and gets worse when the county trucks are hauling gravel, there are gravel pits west of Bottrel that are used extensively. This use plus farm machinery, traffic cutting across to highway 22 from the east and local traffic is busy and the increase of motor home traffic as well as traffic carrying passengers, staff, plus other trucks and service vehicles will cause a bigger strain on this road making it more dangerous than they already are. You should be on this road when it rains, it is like being on an ice packed skating rink.

Water/Sewage issues

I have lived across from the property all my life. When my dad was still alive, I remember him and Stones who owned the land talking about the water shortage on the land. To date that has not changed. I know that there have been multiple wells drilled on this property and non were good enough to support a home, never mind stock etc. Several years we have seen water trucks hauling water into the home.

Our land to the west had excellent water but now that has changed, we as well do not have a lot of water. Our wet lands all around us are drying up or dry. We had two artesian wells on our property that no longer run they dried up. Dad build a large dugout in the north east corner of the property I live on. It had a large quantity of wet land around it and the dugout was fed by underground springs with the overflow running down into the Dog Pound coulee, the coulee itself is drying up. The water level in the dugout is under half of what it used to be it is drying up.

Without water a farm cannot continue working, this proposal of an RV Park and Motel (recreational facility will cause further drain on the already low water levels that are still getting lower. We cannot ignore the fact that our water is precious and this proposal does not have the water to sustain such a project, and construction etc. of the said project could impact this concern even further.

Sewage as well is an issue holding tanks sound great, but what if there is a spill, guess whose water will be contaminated, the neighbors. And who covers the cost of cleanup if a truck has an accident on the road, we will have human waste in our ditches and where does water run downhill maybe into one of the famers water ways that are here today.

Fire, Security, Emergencies

Fire is one of our biggest fears on the farm, it causes total destruction.

The said land owner lost a house that burned to the ground several years ago the fire department did not make it in time to save it. There have been grass/stubble fires that we went and fought ourselves to prevent the fire from getting into the trees across from our house.

Farmers carry fire extinguishers in their equipment at all times, this can help but if the fire is severe enough, we have seen where farms have been lost due to fires that are started by sparks from equipment while working in our fields.

Appellant Submission - McArthur Page 4 of 6

Chances of Fires from this proposal are like playing with dynamite, one spark in any direction can result in burning down the other farms around them. What is to stop the fires? Nothing, there are crop field, tree lines, hay fields surrounding this proposed recreational area.

We have a volunteer fire department at Madden, Cremona, Cochrane all 30 minutes or more away, lots of time for a fire to spread for acres destroying crop land and homes.

Security

Farmers are an easy target as we are all getting to know too well, our communities we are being vandalized, homes are being robbed, homes being vandalized and destroyed, animals stolen, or killed or mutilated. This includes family pets, horses, cattle etc. we see it in the news everyday

Our RCMP have their hands full and to make it to the area would take 30 minutes to one hour and that is far too late. When farmer try to protect their land/property they are the ones that end up in court and in the courts not the crooks.

Emergencies

What should happen if there was a disaster, one of the well sites that are around us blows and releases CO2 gas, or a fire. How are 81 RV units 16 room hotel guests, the farmers surrounding the said project to get out of danger? On the Road we are on or even an upgraded road could not support a massive evacuation of that number of vehicles and people. These people are land locked.

Liability and extra expense to the surrounding farms.

I have talked with Insurance Brokers that specialize in farm insurance. They were very concerned regarding the proposed plan of an RV park and motel and restraunt in the middle of farming country.

Most liability for a farm was 2 million, we can top of that liability at our expense to 5 million dollars. There are also umbrella policy that can be added at another expense to us the farmers.

When I mentioned that there would be liquor then there was a pause and a professional warning that insurance companies would consider this too high a risk and not insure our property at all due to all the risk factors. Liquor, Fire, discharge of firearms, accidents, people trespassing on property and getting hurt, people crossing over fence lines and getting hurt by stock etc. etc. etc. and the final blow was when I was advised that posting my land or putting up a sign that says beware of dog does not prevent being personally sued even if the person or people were on my land.

So, if my horses or cattle are grazing in the field someone crosses over into the pasture and that person is injured, I can be sued.

The surrounding farms are all at risk as a result of children and yes adults who do not obey the signs sign get injured or worse gets killed, we the farmers will pay.

Appellant Submission - McArthur Page 5 of 6

There is also risk of the family pets that these RV's bring with them nobody wants dogs running on their property or chasing the stock. We have lost stock to stray dogs or lost dogs.

Why do we have to pay extra in liability Insurance for someone to have a private party house on their property creating more hardship to the people in the surrounding area this is a serious problem that will run from east to west and north to south throughout the entire country.

This project will also result in my land as well as many others going down in value, who would want to move into a property with a RV Motel across the road that is noisy, smoky people trespassing, drinking, and drugs. etc. that is just party central?

Obstruction to regular Farming Practices

Farming is a 24 hour a day industry not 9-5.

We work when the weather permits working around the clock, seeding, fertilizing, working the land up to prepare for seeding, swathing, baling, combining etc.

When the weather is good farmers work around the clock.

Manure is spread onto the land to nourish the land plus fertilizers, pesticides.

What is the 81 RVs and 16 room occupants think when the combine dust and the hay dust and the summer fellow dust and the smell of manure is waffling through their steak dinners.

The farmer is doing what he has always done, working his land to make a living... you cannot stop the dust or winds and they cannot be contained in a holding tank.

These are just a few of the thing's we farmers do in a day and through the night combines run bailers run grain truck are running tractors are running. Is this proposed recreation area going to dictate when and where a farmer can work?

Wildlife

Through clearing our land, we have lost a lot of the wildlife that used to stay in our areas. I have a real concern that such a project will destroy what little wild life we do have. This will be a sad day if this project goes through it will destroy what wildlife we already have.

I am very concerned the number of times that the plans read at owner's discretion! (very vague statement).

I question the owner's discretion even considering such a project in our area. If I could I would like to put a proposal forward to put the said property back to farm land designation.

If this a dream of the property owner then sells the land and purchase land in an area where people can really enjoy a recreational experience boating, fishing, hiking and have a real recreation experience. Not just sit around drinking and partying.

Appellant Submission - McArthur
Page 6 of 6

I would like to conclude my appeal by saying thank you for giving me this time to speak with you. I know there are other people that are waiting to speak, and give further details as to the reason this proposal is not required and is a hazard and will creating financial hardship. This proposal is creating a small party city on a piece of land resulting in the neighboring farms losing our privacy, security, loss of resources. It is also going to cause a strain on all the County infrastructure, RCMP, transportation, animal control, Fire Department etc. Please consider when you are making your decision that you consider the impact on the people that have lived in this community as families all our lives. Our County is the decision makers but also the keepers of the farm lands in the County.

Thank you

Appellant Submisson - Singer Permit No: PRDP2018 1 of 156

Appeal No: 08731001

In the matter of an appeal before the Rocky View County Subdivision and Development Appeal Board

BETWEEN:

Maxine McArthur, Patrick and Karen Singer, and Elaine Watson

Appellants

AND:

Chloe Cartwright

Applicant/Owner

WRITTEN SUBMISSIONS OF THE APPELLANTS PATRICK AND KAREN SINGER

Code Hunter LLP

850, 440 2nd Avenue SW Calgary, Alberta T2V 3C4

Tel: 403-234-9800 Fax: 403-261-2054

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Rob Moyse and Dextin Zucchi

Counsel for the Appellants Patrick and Karen Singer

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I. OVERVIEW

- At issue on this appeal is the development authority's decision to conditionally approve permit PRDP20185188 for the development of an 81-stall RV park and medieval castle-themed event centre on the land legally described as SE 31-28-3-W5M (the "Subject Land").
- 2. The appellants Patrick and Karen Singer live a quarter section south of the proposed development. They request that the Subdivision and Development Appeal Board (the "Board") exercise its statutory authority to revoke the development authority's decision, and rescind the development permit.¹

II. BACKGROUND

- 3. In April 2007, Mr. and Ms. Singer purchased the quarter section of land legally described as SW 29-28-03-W5M (the "Singer Land") with plans to build a home, move out of the city, and eventually retire to the tranquil, rural ranching and farming community of Northwest Rocky View County.² The Singers began construction of their home in the summer of 2009, moved to the property in 2014, and have lived there ever since.³
- 4. In 2012, the applicant Chloe Cartwright applied to have the Subject Land, located a quarter section north of the Singer Land, re-designated from Ranch and Farm ("RF") to Business-Leisure and Recreation ("B-LR") in order to facilitate the development of a golf course and lodge.⁴
- 5. At the time, the applicant emphasized that the golf course would add value to the community by providing "pleasant landscapes". She said the barn-inspired⁵ lodge would "enhance and showcase the rural feel of the neighbourhood". The golf course

¹ Municipal Government Act, RSA 2000, c M-26, s 687(3)(c) [TAB A].

Written Statement of Karen Singer dated June 2019, at para 2 [Singer Statement].

Singer Statement at para 3.

⁴ Singer Statement at para 4 and **TAB 1** (Notice of Application for Re-designation, February 14, 2012).

⁵ Singer Statement at **TAB 2** (Article re Chinook Ridge Lodge & Golf Course in the Hitching Post News, pg 4).

Singer Statement at **TAB 2** (Chinook Ridge Lodge & Golf Course Ltd. Brochure, pg 4).

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was not to generate much additional traffic, as its clientele would "arrive on tour buses in large groups".⁷

- 6. On November 6, 2012, with a view to facilitating the golf and lodge use proposed by the applicant, Rocky View County Council approved the re-designation of the Subject Land from RF to B-LR.8
- 7. The applicant applied for and obtained conditional approval for a development permit for the golf and lodge development.⁹ However, the conditions were not satisfied and the permit was never issued.¹⁰
- 8. In December 2018, the applicant submitted the subject application to develop an 81-stall RV park and "event centre". The event centre is to resemble a medieval castle, complete with draw bridges and a moat. It will house a 500-person banquet hall, 16 guest rooms and a large roof-top patio. A medieval themed grand opening party is planned to take place on completion of the project.
- 9. The Singers first received notice of the proposed development on May 13, 2019, when they were advised through the County's "Safe & Sound" messaging service that the development had been approved.¹⁵ The approved development was described as follows:

PRDP20185188 - Application for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement; SE-31-28-03-05 (285049 RANGE ROAD 35), located approximately 1.61 km (1 mile) north of Highway 574 and on the west side of Range Road 35. File: 08731001.¹⁶

- Singer Statement at TAB 2 (Email from Chloe Cartwright to Karen Singer, April 18, 2012).
- Singer Statement at para 5 and TAB 3 (Letter from Rocky View County to Ms. Cartwright re Transmittal of Decision, November 16, 2012).
- Development Permit Report p 4 (Agenda pg 314).
- Development Permit Report p 4 (Agenda pg 314).
- Development Permit Report p 3 (Agenda pg 313).
- ¹² Singer Statement at **TAB 4** (Applicant's plans).
- Singer Statement at TAB 4 (Applicant's plans) and TAB 6 (Letter from Chloe Cartwright to Karen Singer, June 9, 2019); JCB Engineering Chinook Ridge Lodge Transportation Impact Assessment (March 7, 2019) p 1 (Agenda pg 361)
- Singer Statement at **TAB 5** (Website for development).
- ¹⁵ Singer Statement at para 9 and **TAB 6** (Email from Rocky View County, May 13, 2019).
- ¹⁶ Singer Statement at **TAB 6** (Email from Rocky View County dated May 13, 2019).

10. The Singers oppose the proposed development, because it is not compatible with surrounding agricultural uses, it would interfere with the quiet enjoyment of area residents, its design is not appropriate, it would adversely impact traffic safety, it would negatively impact land values, and because it poses a risk to the area water supply.¹⁷ On May 29, 2019, the Singers filed a Notice of Appeal with the County.¹⁸

III. ISSUES

11. The primary issue on appeal is whether the Board, having regard to the *Land Use Bylaw*, the *County Plan* and applicable planning principles, should exercise its discretion to rescind the subject development permit. The threshold question of standing is first briefly addressed.

IV. SUBMISSIONS

- A. The Singers have standing to appeal.
- 12. The *Municipal Government Act* provides that "any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board".¹⁹



¹⁷ Singer Statement at paras 11-36.

¹⁸ Singer Statement at para 10 and TAB 8 (Notice of Appeal of Patrick and Karen Singer, May 29, 2019).

Municipal Government Act, RSA 2000, c M-26, s 685(2) [TAB A].

- 13. Mr. and Ms. Singer are genuinely and relevantly affected by the proposed development. They live one quarter section south of the Subject Land, and the gravel road that they use to access their property (Range Road 35) is the same road that would be used by RVs and event traffic to access the proposed development.²⁰
- 14. The development will adversely affect the use, enjoyment, amenities and value of the Singer Land. As such, the Singers are affected by the decision of the development authority and have standing to appeal to the Board.
- B. The Board should exercise its discretion and revoke the permit.
- 15. The subject development permit was issued with respect to two uses: a) Campground, Tourist and b) Tourism Uses/Facilities, Recreational. Both uses are "discretionary" uses under the B-LR designation.²¹
- 16. As such, the Board may exercise afresh all the discretionary powers of the development authority to assess whether the development should be allowed:

Where an appeal concerns a discretionary use... a subdivision and development appeal board may re-exercise afresh all the discretionary powers of the development authority. In the case of an approval by the authority and an appeal by objectors, a board may overrule the development authority if it is of the opinion, having regard to planning principles, that the discretionary use development should not be allowed to proceed.²²

- 17. The Singers submit that, having regard to the *Land Use Bylaw*, the *County Plan* and applicable planning principles, the proposed discretionary use development should not be allowed to proceed, because it:
 - a. is incompatible with surrounding agricultural land uses;
 - b. would adversely affect the quiet enjoyment of community residents due to noise, dust and loss of privacy;
 - c. calls for the construction of a structure that is not appropriate for the area;

²⁰ Singer Statement at para 19.

Rocky View County, By-Law No. C-4841-97, Land Use Bylaw (March 26, 2019) [Land Use Bylaw], s 77.3 [TAB B]

Frederick A. Laux, *Planning Law and Practice in Alberta*, 3rd ed (Edmonton, AB: Juriliber Limited, 2001) (looseleaf updated 2013) at pg 10-45 **[TAB C]**.

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- d. would negatively impact traffic safety;
- e. would negatively impact land value; and
- f. would negatively impact the area water supply.
- 18. Each of these reasons is addressed in turn.

1. The development is not compatible with surrounding land uses.

- 19. The Subject Land is surrounded for kilometers by ranches and farms.²³ Land in the area is predominantly designated Ranch and Farm ("RF"), with a few parcels designated Farmstead ("F") and Residential ("R-2" and "R-3").²⁴ The purpose and intent of land designated RF is that it be used primarily for agricultural activities.²⁵
- 20. Residents in the vicinity of the Subject Land use their land to grow crops, including hay, peas, barley and canola. ²⁶ The Singers lease a portion of their land to a neighbour for that purpose. ²⁷ Residents also keep livestock and other animals on their land, including cattle, sheep, donkeys, llamas and horses. ²⁸ The Singers keep three horses, two cats and a dog on their land. ²⁹
- 21. It is County policy to "discourage intrusive and/or incompatible land use in... agricultural area[s]"³⁰ and to "minimize adverse impacts on agricultural operations".³¹ The proposed 81-stall RV park and event centre would be intrusive and incompatible with the agricultural land use in the area for a number of reasons.
- 22. First, the influx and efflux of large recreational vehicles (at a rate of up to 81 RVs in a day) and significant event traffic would conflict with the large and often slow-moving agricultural equipment that routinely makes use of area roads during the planting and harvesting seasons, disrupting agricultural operations in the area.³² As recognized in

²³ Singer Statement at para 12.

²⁴ Singer Statement at para 12 and **TAB 9** (Land Use Map No. 87, February 18, 2016).

Land Use Bylaw, s 43.1 [TAB B].

²⁶ Singer Statement at para 13.

²⁷ Singer Statement at para 13.

²⁸ Singer Statement at para 15.

²⁹ Singer Statement at para 15.

Rocky View County, By-Law No. C-7280-2013, Rocky View County Plan (April 10, 2018) [Rocky View County Plan], s. 8.25 [TAB D].

Rocky View County Plan, s. 2.3 at pg 8 [TAB D].

³² Singer Statement at para 13.

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the *Rocky View County Plan*, "non-agricultural development adjacent to, or near, an agricultural operation may adversely impact that operation". 33

- 23. Agricultural equipment is active on area roads, including Range Road 35 and Highway 574, which are gravel roads.³⁴ RVs encountering agricultural equipment on these roads would in some cases attempt to pass. Given the width of the roads, the lack of shoulder, and the steepness of the ditches, passing attempts may imperil the safety of not only RV occupants, but also equipment operators. Operators encountering RVs or a high volume of pre or post-event traffic may be forced to wait to enter onto the roads out of a concern for safety, resulting in delay.
- 24. As such, allowing the proposed development would be contrary to the County's policy of fostering "safe and timely movement of agricultural equipment and goods".³⁵
- 25. Second, RV and vehicular traffic would interfere with residents using area roads to move livestock and ride horses.³⁶ On occasion, Highway 574 and Range Road 35 are used for cattle drives.³⁷ Area roads are also used for horse riding, by Ms. Singer and by other residents of the community.³⁸
- 26. RVs and event traffic encountering livestock would in some cases attempt to pass. As with the agricultural equipment, passing may be unsafe. Residents would be forced to adjust their use of area roads as a result. For example, Ms. Singer has stated that she would not be comfortable riding her horses on Range Road 35 with RV or event traffic.³⁹ She would be forced to reduce her horse-riding activities as a result.
- 27. Third, the influx of tourists and partygoers to the area can be expected to have an impact on livestock and other animals in the area.⁴⁰ As more fully described below in relation to quiet enjoyment, the noise generated as a result of the proposed development would be significant. That noise could impact livestock and other

³³ Rocky View County Plan, pg 41 [TAB D].

³⁴ Singer Statement at para 13.

Rocky View County Plan, s 8.10, p 38. **[TAB D]**.

³⁶ Singer Statement at para 14.

³⁷ Singer Statement at para 14.

³⁸ Singer Statement at para 14.

³⁹ Singer Statement at para 14.

⁴⁰ Singer Statement at para 15.

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animals, making them more difficult to handle and less safe to be around.⁴¹ Moreover, visitors to the RV park would bring dogs that could chase and potentially injure valuable horses, cows and other area livestock.

- 28. Finally, and importantly, the fact that the lands surrounding the proposed development are strictly agricultural, with no trail, pathway or other recreational infrastructure, and with no other business use, also makes the proposed development incompatible with the area.⁴²
- 29. Expecting all visitors to remain confined to the RV park for the duration of their stay is not realistic. There would be visitors who decide to venture off into the surrounding lands, whether for a hike, to ride bikes or ATVs, to visit the livestock, or for late night revelry. The lands surrounding the proposed development are not suitable for those types of activities.⁴³ There are a range of hazards that make exploration unsuitable for people unfamiliar with the area, including livestock, equipment and machinery, herbicides and pesticides, barbed wire fences, fallen trees, ponds and concealed ground hazards such as rocks and holes.⁴⁴ None of these hazards are marked with signage, as they are on rural, private property.⁴⁵
- 30. For all the foregoing reasons, the proposed development is not compatible with the surrounding agricultural land uses. On that basis alone, the Singers submit that the Board should revoke the approval.

2. The development would adversely affect quiet enjoyment.

31. The County identifies "quiet", "privacy" and "space and distance" as key characteristics of its agricultural areas.⁴⁶ These characteristics were fundamental to the Singers' decision to invest their life savings to buy, and build their home on, the Singer Land.⁴⁷ They continue to be fundamental to why the Singers enjoy and appreciate where they

⁴¹ Singer Statement at para 15.

⁴² Singer Statement at para 16.

⁴³ Singer Statement at para 16.

⁴⁴ Singer Statement at para 16.

⁴⁵ Singer Statement at para 16.

⁴⁶ Rocky View County Plan, pgs 34-35 [TAB D].

Singer Statement at paras 3, 18.

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live today.⁴⁸ Ms. Singer describes the lands surrounding her home as "a sanctuary".⁴⁹ The area is "quiet", "tranquil" and "picturesque".⁵⁰



View from the Singer Land

- 32. The County Plan instructs that the characteristics of "quiet", "privacy" and "space and distance" be "considered in planning, design and development" in the area.⁵¹ It also states that business development outside of a business area, such as the proposed development, should "be limited in size, scale, intensity and scope" and should "minimize adverse impacts on existing residential… uses".⁵²
- 33. The proposed development is not limited in size, scale, intensity and scope, it does not respect the characteristics of "quiet", "privacy" and "space and distance", and it does not minimize adverse impacts on area residents.
- 34. On the contrary, the development is large with significant scale, intensity and scope, involving the construction of an 81 stall RV park and a 17,500 square foot medieval castle themed event centre. The event centre will have a banquet hall for large gatherings of up to 500 people, a stage, 16 guest rooms and a large roof top patio.⁵³

⁴⁸ Singer Statement at para 18.

⁴⁹ Singer Statement at para 18.

⁵⁰ Singer Statement at para 18.

⁵¹ Rocky View County Plan, pgs 34-35 **[TAB D]**.

⁵² Rocky View County Plan, 14.22, pg 64 [TAB D].

Singer Statement at TAB 4 (Applicant's plans) and TAB 6 (Letter from Chloe Cartwright to Karen Singer, June 9, 2019); JCB Engineering Chinook Ridge Lodge Transportation Impact Assessment (March 7, 2019) pg 1 (Agenda p 361).

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It will also have "turrets" that exceed the maximum allowable height permitted under the *Land Use Bylaw* by approximately 1 meter. Parking for a minimum of 245 vehicles will be required. The development is intended to host events such as car shows, weddings and archery tournaments, and the applicant already has plans for future expansion, including a "multi-use sports field", "spa" and "fine dining" restaurant.⁵⁴ A medieval themed party is planned for the castle's grand opening.⁵⁵

- 35. The large-scale, party-themed nature of the development is antithetical to the characteristics of "quiet", "privacy" and "space and distance" that the County states should be respected in planning, design and development in agricultural areas.
- 36. The development would result in significant noise, thereby adversely impacting the quiet enjoyment of area residents. The applicant asserts that the only sound that would be heard outdoors is the sound of laughter, with the "partying and music" being "indoors in the Castle". 56 With respect, that is not realistic. The reality is that with 81 RVs and 500 attendees at weddings and other celebrations, the noise pollution would be significant, particularly given the otherwise tranquil nature of the area.
- Visitors would be encouraged to enjoy medieval-themed parties not only within the confines of the castle's banquet hall, but also on the large roof top patio, where noise would travel across the otherwise quiet and undeveloped countryside. Even if the noise were only from conversation and "laughter", with potentially a hundred or more people on the roof top, the disturbance would be significant.⁵⁷ In any event, parties often escalate beyond conversation and laughter particularly, it is suggested, medieval themed ones. Visitors would become intoxicated, the parties would become raucous, and shouting and screaming would occur. There would also be incidents where amplified music would be played outdoors, whether from the rooftop or elsewhere in the RV park. The noise would be significant, particularly in the evenings and late at night.

57 Singer Statement at para 20.

Letter from Chloe Cartwright to Rocky View County, December 21, 2018 (Agenda pg 35); Singer Statement at para 8 and **TAB 6** (Letter from Chloe Cartwright to Karen Singer, June 9, 2019).

⁵⁵ Singer Statement at para 7 and **TAB 5** (Website for development).

⁵⁶ Singer Statement at **TAB 6** (Letter from Chloe Cartwright to Karen Singer, June 9, 2019).

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- 38. In addition to the noise generated as a result of the RV park and event centre, the influx of traffic to the area would also generate noise pollution. With up to 81 RVs and hundreds of cars before and after events, the impact would be significant. It must be remembered that Highway 574 and Range Road 35, which would be used by traffic to access the Subject Land, are gravel roads.⁵⁸ The noise resulting from just one vehicle passing the Singers' home on Range Road 35 can be significant.⁵⁹ Ms. Singer anticipates that the noise resulting from a steady stream of RVs and event traffic would be "unbearable", particularly late at night after events.⁶⁰
- 39. In addition to noise, the development would result in excessive dust pollution. Dust from Range Road 35 is already a problem for the Singers, even with the relatively low volume of traffic currently on the road.⁶¹ If Ms. Singer is outside when a vehicle passes, particularly in the summer when the road is dry, it can feel like she is "eating dirt".⁶² The Singers' house is close to the road, such that the added RV and event traffic would significantly impact the quality of the air that they breath.



Location of Singer House on the Singer Land

⁵⁸ Singer Statement at paras 27 and 30.

⁵⁹ Singer Statement at para 21.

⁶⁰ Singer Statement at para 21.

⁶¹ Singer Statement at para 22.

⁶² Singer Statement at para 22.

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- 40. While it is understood that additional dust control measures would be taken, the Singers' experience is that the effectiveness of such measures depends on many things including the wind and whether there is any humidity in the air for the calcium chloride to absorb.⁶³ There can be no question that the influx of traffic would adversely impact air quality for area residents.
- 41. Bringing significant visitor traffic to the area would also adversely impact the "privacy" and "space and distance" characteristics of the otherwise exclusively agricultural community. Instead of the occasional neighbour passing by on Range Road 35, the Singers would have a steady stream of tourist and other traffic passing directly in front of their previously secluded home. Moreover, as addressed above, given that the area lacks tourist or business infrastructure, visitors to the development would inevitably venture beyond the confines of the RV park and end up on surrounding lands, further impacting the privacy of area residents.
- 42. Given the foregoing, the proposed development would significantly impact the quiet enjoyment of people living in the community, contrary to the policies set out in the *County Plan* of: a) limiting the size, scale, intensity and scope of business development outside business areas; b) respecting the characteristics of "quiet", "privacy" and "space and distance" in agricultural areas; and c) minimizing adverse impacts on area residents. For that reason also, the Singers submit that the Board should revoke the approval.

3. The proposed medieval castle is not appropriate for the area.

43. The *Land Use Bylaw* mandates for all business development, which includes lands designated B-LR,⁶⁵ that the design, character and appearance of all buildings be appropriate and compatible with the surrounding area:

The design, character, and appearance of all *buildings shall* be appropriate and compatible with the surrounding area...⁶⁶

⁶³ Singer Statement at para 22.

⁶⁴ Singer Statement at para 19.

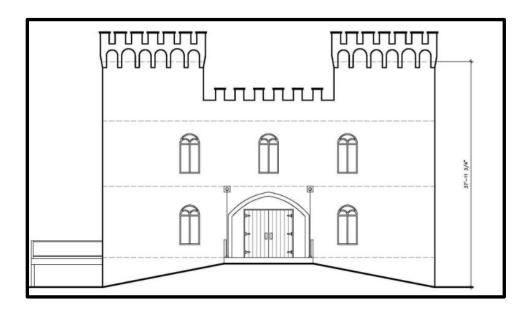
⁶⁵ Land Use Bylaw, s 19.1 [TAB B].

⁶⁶ Land Use Bylaw, s 25.4(b) [TAB B].

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Use of the word "shall" means that the requirement is mandatory.⁶⁷

44. This requirement appears to have been missed by the development authority. The "design, character, and appearance" of the event centre, is not in any way appropriate or compatible with the surrounding area. It is designed to resemble a medieval castle. It has turrets, two draw bridges and a moat. It is a novelty building.



45. The proposed structure is large. It has a footprint of 17.07 meters by 31.70 meters.⁶⁸ At 12.9 meters tall, it is the same height as a four-storey building.⁶⁹ It would be visible from neighbouring lands, from Range Road 35 (where only a stand of trees separates the proposed development site from the road) and from Range Road 40.⁷⁰

⁶⁷ Land Use Bylaw, s 8.1, "shall" [TAB B].

⁶⁸ Development Permit Report at pg 3 (Agenda pg 313).

⁶⁹ Development Permit Report at pg 4 (Agenda pg 314).

⁷⁰ Singer Statement at para 23.

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Proposed Development Site Looking West from Range Road 35



Proposed Development Site Looking East from Range Road 40

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46. Nothing could be more out of place, or less compatible, with the surrounding area, which is characterized by open vistas, mountain views, working agricultural lands, crop fields and livestock.⁷¹ The existing buildings in the area are bungalow and ranch-style farm houses, barns and outbuildings.⁷²



Buildings Adjacent to Subject Land

- 47. There are no medieval castles in the neighbourhood.⁷³ Nor is there anything about the land or community, which is an authentic ranching and farming community, that suggests a novelty medieval castle would in any way be appropriate or compatible.⁷⁴
- 48. Allowing such a structure to be built would not only violate the requirement that all buildings be "appropriate and compatible with the surrounding area", it would also be contrary to the County's foundational principles of maintaining "the rural landscape and character of dark skies, open vistas, and working agricultural lands" and encouraging "communities to retain their rural character". 76

⁷¹ Singer Statement at para 23.

⁷² Singer Statement at para 23.

⁷³ Singer Statement at para 23.

⁷⁴ Singer Statement at para 23.

⁷⁵ Rocky View County Plan, s 2.0(2) at pg 7 [TAB D].

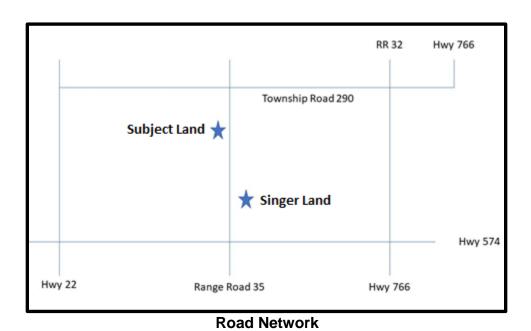
⁷⁶ Rocky View County Plan, s 2.0(4) at pg 8 [TAB D].

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49. For those reasons, the proposed development is not appropriate for the area. On that basis as well, the Singers submit that the Board should revoke the approval.

4. The development would negatively impact traffic safety.

50. The Subject Land is situated on the west side of Range Road 35, which intersects with Township Road 290 to the north and Highway 574 to the south.⁷⁷ Township Road 290 and Highway 574 run parallel to each other and intersect with Highway 22 to the west and Highway 766 to the east.⁷⁸ As noted, the Singers also live on Range Road 35, approximately 650 metres south of the proposed development.⁷⁹



51. As the Subject Land is not located within a prescribed business area, section 14.22 of the *County Plan* specifies that the proposed development should "have direct and safe access to a paved County road or Provincial highway."⁸⁰

52. With the proposed development in place, Range Road 35 would be rendered unsafe.

As such, the Subject Land would not have "safe access" to a paved County road

⁷⁷ Singer Statement at para 25.

⁷⁸ Singer Statement at para 25.

⁷⁹ Singer Statement at para 19.

For prescribed business areas, see *Rocky View County Plan*, Map 1 p 26; For section 14.22, see *Rocky View County Plan* pp 63-64 **[TAB D]**.

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(Township Road 290) or Provincial highway (Highway 574). On that basis alone, the proposed development is inconsistent with the *County Plan*.

- 53. The proposed development would also negatively impact traffic safety more broadly, as it is expected to attract significant traffic to other remote roads in the area, and to a dangerous intersection at Highway 22 and Township Road 290.
- 54. Accordingly, the proposed development is at odds with the prescribed municipal mandate of maintaining "safe and viable" communities.⁸¹

No "safe access" to paved County road or Provincial highway

- 55. The main entrance to the proposed development will be from Range Road 35.82
- 56. While Range Road 35 intersects with a chip sealed County road to the north (Township Road 290) and a Provincial highway to the south (Highway 574),⁸³ it would not provide safe access to either for a high volume of RV, tourist and event traffic.



Range Road 35, Looking North

Municipal Government Act, RSA 2000 c M-26 s 3(c) [TAB A].

⁸² Singer Statement at para 26.

⁸³ Singer Statement at paras 25, 30-31.

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- 57. Range Road 35 is a narrow gravel road with deep ditches running along both sides. It also has: (a) no road surface markings; (b) no shoulders for vehicles to pull-over; (c) no sidewalks for pedestrians; and (d) no fixed lights to help illuminate the road at night.⁸⁴
- 58. Accordingly, Range Road 35 is not suitable for a high volume of traffic, particularly recreational vehicles, supply trucks, service trucks, staff trucks, and other vehicles driven by people unfamiliar with the road and area.
- 59. If the proposed development proceeds, there will be a greater risk of accidents on Range Road 35, such as head-on collisions from vehicles attempting to pass and vehicles straying into the ditches along the road.
- 60. There will also be a risk of accidents where vehicles, particularly large RVs, attempt to navigate the turn from Range Road 35 onto the Subject Land.
- 61. Section 31.7 of the *Land Use Bylaw* requires that lands designated as "outdoor storage, recreational vehicle" shall be accessed by a "paved road... up to the property line where user access to the outdoor storage site is gained".⁸⁵ While the proposed development is not an "outdoor storage, recreational vehicle" use,⁸⁶ the same safety rationale for requiring paved access applies. A significant volume of large, recreational vehicle traffic will be attempting to navigate the turn from the gravel Range Road 35 onto the Subject Land on a daily basis. If such activity is unsafe and not permitted in the context of "outdoor storage, recreational vehicle" use, there is no principled reason why it would be safe in the current context, which will involve more in-and-out RV traffic than an RV storage lot.
- 62. The risk of accidents on Range Road 35 is even greater when considering that the proposed development is intended to be an entertainment centre, and that some

⁸⁴ Singer Statement at para 27.

Land Use Bylaw, s 31.7 [TAB B].

Section 8 of the *Land Use Bylaw* defines "outdoor storage, recreational vehicle" as "an industrial area of land set aside or otherwise defined for the storage of vehicle, recreation and vehicle, motorsport". The term "vehicle, recreation" is defined as "a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short term basis".

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attendees may choose to drive home while impaired by alcohol or drugs (especially those not staying overnight and who cannot secure a taxi due to the remote location).

- 63. As noted above, it can also be expected that some tourists and event-goers will venture off the premises and onto Range Road 35 to explore the area or for other reasons, putting them at risk of being struck by vehicular traffic.
- 64. Further, there is a real danger of vehicles colliding with animals, given that moose, deer, coyotes, cats and dogs are often seen on Range Road 35.87
- 65. If the development proceeds, the Singers are concerned that they, too, may be involved in an accident, since:
 - a. Ms. Singer rides her horse along Range Road 35;
 - b. Mr. and Ms. Singer walk along Range Road 35; and
 - c. when travelling north along Range Road 35 with a horse trailer or flatbed, the Singers need to cross into the southbound lane so that they can turn into their north entrance without entering the ditch this turn is located near the base of a blind hill.⁸⁸
- 66. For the foregoing reasons, the proposed development will make Range Road 35 unsafe. The development will, therefore, not have the requisite "safe access to a paved County road or Provincial highway" and, as such, is inconsistent with section 14.22 of the *County Plan*.89
- 67. It should also be noted that the conditions attached to the permit are not sufficient to address these safety concerns. The only road upgrade presently required is that Range Road 35 be converted from a Regional Low Volume road into a Regional Moderate Volume road.⁹⁰ However, aside from a higher design speed (90 km/h versus

⁸⁷ Singer Statement at paras 14, 28.

⁸⁸ Singer Statement at para 29.

⁸⁹ Rocky View County Plan, s 14.22 pp 63-64 [TAB D].

⁹⁰ Notice of Decision, para 8.

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70 km/h) and a 1 meter wider surface, the upgraded road will be the same as the existing road (*i.e.*, gravel, two lanes, and ditches on both sides).⁹¹

68. If the Board is not prepared to revoke the permit, then – at a minimum – the permit should be conditional on the applicant entering into a development agreement with the County to upgrade Range Road 35 to a paved road bearing high-visibility surface markings.

Broader negative impact on traffic safety

- 69. As noted above, Range Road 35 intersects with Highway 574 to the south and Township Road 290 to the north. Neither road is suitable for the high volume of RV and event traffic that the proposed development is expected to attract.
- 70. Highway 574 is a gravel road which is washboarded, laden with pot holes, becomes muddy and boggy when it rains, and does not handle well even the current rate of traffic.⁹² The applicant herself in 2012 characterized Highway 574 as a "road which has been in dire need of paving for several decades."⁹³
- 71. Moreover, Highway 574 does not have acceleration lanes to handle traffic turning onto it from Range Road 35, or turning lanes to handle traffic turning off of it onto Range Road 35. With 55% of traffic related to the development expected to take Highway 574, this is a significant issue.⁹⁴
- 72. While Township Road 290 is chip sealed, it is narrow and unsafe. It does not have acceleration lanes or turning lanes either. The applicant described it as "narrow and ill-prepared to handle more volume", adding that drivers who use it do so "much to their peril." 95
- 73. Township Road 290 ends west at a T-intersection with Highway 22, a major provincial highway running north-south that is regularly used by logging trucks, gravel trucks, oil

Rocky View County, Resolution No 188-13, County Servicing Standards (May 28, 2013) at Table 400-F, pg 67 [TAB E].

⁹² Singer Statement at para 30.

Singer Statement at **TAB 2** (Chloe Cartwright, "Chinook Ridge Lodge & Golf Course – Something for Everyone!", *Hitching Post News*, Vol 2, Issue 1A (2012) pg 10).

⁹⁴ Singer Statement at para 30.

Singer Statement at TAB 10 (Letter from Chloe Cartwright to Dr Ted Morton dated October 27, 2011).

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tankers, school buses, and other large vehicles.⁹⁶ This intersection is dangerous in many regards.



Highway 22, Looking South

- a. The intersection is just before the crest of a steep hill, so southbound highway traffic turning left (east) onto Township Road 290 risk colliding with northbound highway traffic whose vision is obstructed by the hill.
- b. Similarly, as there is no auxiliary lane to accelerate and merge onto the highway, vehicles exiting off of Township Road 290 onto Highway 22 risk being struck by northbound highway traffic whose vision is obstructed by the hill.
- c. Highway 22 has no left turning lane at the intersection, so southbound highway traffic risk being rear-ended or side-swiped as they decelerate to turn onto Township Road 290, especially by large vehicles attempting to pass rather than gearing-down while climbing the hill.

⁹⁶ Singer Statement at para 31.

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- d. Similarly, northbound highway traffic exiting onto Township Road 290 risk being rear-ended or side-swiped as they decelerate to turn right (east), as there is no right turning lane and the turn is immediately after the crest of the hill.⁹⁷
- 74. The applicant herself recognizes the dangers associated with this intersection, and in 2011 even went so far as to write a letter to the MLA for Foothills-Rocky View requesting that the safety of the intersection be improved:

I am writing to request your attention to what I perceive as a dangerous 'T' intersection at Township Road 290 ... and Provincial Highway #22. The problem is that a lack of turn lanes on Highway 22 affording drivers the opportunity of properly slowing down to take the turn onto Twp Rd 290 safely.

. . .

There have been several instances of vehicles getting side swiped by other vehicles trying to pass someone that has slowed down to turn.

. . .

Vehicles traveling north on the 22 face similar problems, they must slow down to take a sharp right turn onto the 290 but vehicles behind them are often unprepared for a sudden stop and pass them using the oncoming traffic lane which results in either an accident or somebody heading for the ditch.

. . .

Whether travelling north or south on the 22 this is an unsafe intersection.⁹⁸

- 75. Even though no safety improvements have been made, the applicant is pushing ahead with the proposed development, which her own Transportation Impact Assessment states would add 68 more vehicles to the intersection each day.⁹⁹
- 76. Given the foregoing, it is submitted that the proposed development will negatively impact traffic safety in the surrounding area. Neither Highway 574 nor Township Road 290 are suitable for the high volume of RV and event traffic that the development is

⁹⁷ Singer Statement at para 32.

Singer Statement at para 33 and **TAB 10** (Letter from Chloe Cartwright to Dr Ted Morton dated October 27, 2011).

JCB Engineering Chinook Ridge Lodge Transportation Impact Assessment (March 7, 2019) Table 4-1, pg 7 (Agenda pg 367) ["Transportation Impact Assessment"].

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expected to attract. Moreover, the development would draw significantly more traffic to the dangerous intersection at Highway 22 and Township Road 290.

77. Accordingly, the proposed development is at odds with the objective of maintaining "safe and viable" communities, 100 and on that basis as well, the permit should be revoked.

Issues with the Transportation Impact Assessment

- 78. The Transportation Impact Assessment submitted in support of the development concludes that no improvements are required to the intersections or roadways surrounding the Subject Land, other than upgrading Range Road 35 from a Regional Low Volume road to a Regional Moderate Volume road.¹⁰¹
- 79. But there are three primary limitations with the assessment.
- 80. First, it is narrow in scope since it only assesses whether upgrades are required for Range Road 35 and Township Road 290.¹⁰² Despite being primary travel routes to and from the proposed development, neither Highway 574 (which the report states would handle 55% of development-related traffic) nor the dangerous Highway 22 / Township Road 290 intersection are assessed.
- 81. Second, the assessment's conclusion is premised solely on its finding that the <u>volume</u> of post-development traffic does not warrant further upgrading either Range Road 35 or Township Road 290.¹⁰³
- 82. This purely quantitative analysis is problematic, because it does not consider the nature of the traffic the development is expected to attract (such as partygoers and tourists unfamiliar with the area, driving large recreational vehicles) or the many specific hazards associated with high traffic on the subject roads, as particularized above.

¹⁰⁰ Municipal Government Act, RSA 2000 c M-26 s 3(c) [TAB A].

¹⁰¹ Transportation Impact Assessment pg 8 (Agenda pg 368).

¹⁰² *Ibid* pgs 7-8 (Agenda pg 367-368).

¹⁰³ *Ibid* pg 8 (Agenda pg 368).

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- 83. Third, even the quantitative analysis is questionable, as it is unclear whether the assessment accounts for ancillary traffic required for operation of the development (employees, service trucks, etc.) or whether it accounts for tourist in-and-out traffic.
- 84. Accordingly, it is submitted that the assessment should not be relied on as a definitive document in these regards and be given little weight on the issue of traffic safety.

5. The development would negatively impact land value.

- As a result of the issues identified above *i.e.*, that the proposed development: 1) is not compatible with surrounding agricultural land uses; 2) would adversely affect the quiet enjoyment of community residents due to noise, dust, traffic and loss of privacy;
 3) calls for the construction of a structure that is not appropriate for the area; and 4) would negatively impact traffic safety the Singers submit that the value of their land will be materially and adversely affected.
- 86. The Singers request the opportunity to obtain an appraisal of their land without the proposed development and with the proposed development, so that they can provide the Board with expert evidence on this issue.
- 87. However, in the event the Singers are not afforded that opportunity, or to the extent it is deemed unnecessary, the Singers will rely on "common sense" to make this submission. A rural property located a short distance from an 81-stall RV park and medieval themed event centre will have a lower market value than a rural property surrounded only by other rural properties.

6. The development would negatively impact the water supply.

- 88. The Singers also have concerns about the impact the proposed development would have on the local water supply.¹⁰⁴
- 89. The County's objective is to "provide for a safe, secure, and reliable drinking water supply". 105 Its policy is to "protect ground water and ensure use does not exceed carrying capacity". 106 Residents in the area, including the Singers, rely on wells for

¹⁰⁴ Singer Statement at para 36.

¹⁰⁵ Rocky View County Plan, s 7.0 at pg 29 [TAB D].

Rocky View County Plan, s 7.4 at pg 30 [TAB D].

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water.¹⁰⁷ The Singers are concerned that the operation of a 500-person banquet hall and an 81 stall RV park will restrict the amount of water available for area residents and livestock.¹⁰⁸

- 90. It appears from the Development Permit Report prepared by the development authority that the applicant submitted a 2011 report addressing supply and aquifer testing in the context of the previously proposed golf course and lodge development. The development authority determined that report was "not relevant" to the current proposed development. Instead of rejecting the application, the development authority approved it with the condition that the applicant demonstrate adequate servicing of potable water prior to issuance of the permit.
- 91. With respect, that is insufficient. It should be incumbent on the applicant to demonstrate <u>as part of her application</u> that the water supply is adequate, so that the appellants and other interested parties have the opportunity to review the reports submitted and raise any potential objections, whether at the development authority level or before the Board, <u>before</u> the permit is granted.
- 92. Since the applicant has failed to establish that the water supply is adequate for the proposed development, the Singers submit the Board should revoke the approval.

¹⁰⁷ Singer Statement at para 36.

¹⁰⁸ Singer Statement at para 36.

Development Permit Report at pg 8 (Agenda pg 318)

Development Permit Report at pg 8 (Agenda pg 318)

Development Permit Report at pg 8 (Agenda pg 318)

V. RELIEF REQUESTED

93. For all the foregoing reasons, the Singers respectfully request that the Board allow the appeal, revoke the decision of the development authority, and rescind the development permit.

RESPECTFULLY SUBMITTED, this June 24, 2019.

Code Hunter LLP

Per:

Rob Moyse

Counsel for the Appellants Patrick and Karen Singer Dextin Zucchi

Counsel for the Appellants Patrick and Karen Singer

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Permit No: PRDP20185188 Appeal No: 08731001

In the matter of an appeal before the Rocky View County Subdivision and Development Appeal Board

BETWEEN:

Maxine McArthur, Patrick and Karen Singer, and Elaine Watson

Appellants

AND:

Chloe Cartwright

Applicant/Owner

WRITTEN STATEMENT OF KAREN SINGER (APPELLANT)

Code Hunter LLP

850, 440 2nd Avenue SW Calgary, Alberta T2V 3C4

Tel: 403-234-9800 Fax: 403-261-2054

Email: robert.moyse@codehunterllp.com

Rob Moyse and Dextin Zucchi

Counsel for the Appellants Patrick and Karen Singer

 I make this statement in support of my appeal of the development authority's decision to conditionally approve development permit PRDP20185188 for the construction of an 81-stall RV park and a medieval castle themed event centre on the land legally described as SE 31-28-3-W5M (the "Subject Land").

Background

- 2. In April 2007, my husband (Patrick Singer) and I purchased the quarter section of land legally described as SW 29-28-03-W5M with plans to build a home, move out of the city, and eventually retire to the rural ranching and farming community of northwest Rocky View County (the "County").
- 3. We began construction of our home in the summer of 2009, moved to the property in 2014, and have lived there ever since. We invested our life savings to buy and build this home.
- 4. In 2012, Ms. Chloe Cartwright applied to have the Subject Land, located a quarter section north of our home, re-designated from Ranch and Farm to Business-Leisure and Recreation in order to facilitate the future development of a golf course and lodge. Attached at TAB 1 is a copy of the notice I received from the County regarding that re-designation application, and attached at TAB 2 are writings by Ms. Cartwright promoting the planned golf course and lodge.
- 5. On November 6, 2012, the County Council re-designated the Subject Land from Ranch and Farm to Business-Leisure and Recreation. Attached at **TAB 3** is a copy of the County Council's Transmittal of Decision regarding that re-designation that Ms. Cartwright recently provided to me.
- 6. I understand from review of the Development Permit Report prepared by the development authority in this matter that Ms. Cartwright applied for and obtained conditional approval for a development permit for the golf and lodge development. However, the conditions were not satisfied and the permit was never issued.
- 7. I also now understand that in December 2018, Ms. Cartwright submitted the subject application to develop an 81-stall RV park and "event centre". The event centre is to

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resemble a medieval castle, complete with draw bridges and a moat. A medieval-themed grand opening party is planned to take place on completion of the project. Attached at **TAB 4** are architectural drawings for the event centre, and attached at **TAB 5** is a screenshot of the website for the development referencing the grand opening party.

- 8. Ms. Cartwright has communicated to me that she already has plans for future expansion, including a "multi-use sports field", "spa" and "fine dining" restaurant. Attached at **TAB 6** is a letter dated June 9, 2019, from Ms. Cartwright to me referencing said expansion plans (enclosures omitted).
- 9. My husband and I first received notice of the proposed development on May 13, 2019, when we were advised through the County's "Safe & Sound" messaging service that the development had been approved. Attached as **TAB 7** is a copy of said notice.
- 10. On May 29, 2019, my husband and I filed a Notice of Appeal in respect of the development with the County. Attached at **TAB 8** is a copy of my Notice of Appeal.

Impact on Agricultural Land Uses

- 11. I believe the proposed development is not compatible with surrounding land uses.
- 12. The Subject Land is surrounded for kilometers by ranches and farms. Land in the area is predominantly designated Ranch and Farm ("RF"), with a few parcels designated Farmstead ("F") and Residential ("R-2" and "R-3"). Attached at **TAB 9** is a copy of the County's Land Use Map for the area.
- 13. First, I believe the proposed development is incompatible with surrounding land use, because the influx of RVs and event traffic will conflict with agricultural equipment on area roads, resulting in safety issues and disruption to agricultural operations.
 - a. Residents in the vicinity of the Subject Land use their land to grow crops, including hay, peas, barley and canola. My husband and I lease a portion of our land to a neighbour for that purpose.

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- b. Agricultural equipment is active on area roads, including Range Road 35 and Highway 574, particularly in the spring for breaking up the ground, seeding and fertilizing, and then again at harvest time, which can range from July to September, depending on the crop and the weather.
- c. The agricultural equipment is typically slow moving.
- 14. Second, I believe the proposed development is incompatible with surrounding land use, because it will interfere with residents using area roads to move livestock and ride horses.
 - a. On occasion, Highway 574 and Range Road 35 are used for cattle drives.
 - b. More regularly, the roads are used for horse riding, by me and by other residents of the community.
 - c. I plan to ride my horses more frequently as I transition to retirement; however, I would not be comfortable riding my horses on area roads with RV or event traffic.
- 15. Third, I believe the proposed development is incompatible with surrounding land use, because it may result in harm to area livestock.
 - a. Residents keep livestock and other animals on their land, including cattle, sheep, donkeys, llamas and horses. We keep three horses, two cats and a dog on our land.
 - b. I am concerned about the noise impact that the development will have on these animals, and also the impact that the dogs and other pets brought to the area may have.
- 16. Fourth, I believe the proposed development is incompatible with surrounding land use, because the area is not equipped to properly and safely handle an influx of tourists.

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- a. The lands surrounding the proposed development are strictly agricultural, with no trail, pathway or other recreational infrastructure, and are not suitable for tourist activities, such as hiking, bike riding or riding ATVs.
- b. The lands also contain hazards that make exploration unsuitable for people unfamiliar with the area, including livestock, equipment and machinery, herbicides and pesticides, barbed wire fences, fallen trees, ponds and concealed ground hazards such as rocks and holes. None of these hazards are marked with signage, as they are on rural, private property.

Impact on Quiet Enjoyment

- 17. I believe the proposed development would adversely affect the quiet enjoyment of area residents.
- 18. The area surrounding the Subject Land is quiet, private and offers space and distance. These characteristics were fundamental to why my husband and I decided to buy land, and build a home, in the area. The land surrounding our home is quiet, tranquil, picturesque, and has become a sanctuary to us.
- 19. We live one quarter section south of the Subject Land (650 metres), and the gravel road adjacent to our property (Range Road 35) is the same road that would be used by RVs and other traffic to access the proposed development.
- 20. First, I believe that the development would adversely affect the quiet enjoyment of area residents, because of the noise that the party-goers and RVers will generate.
 - a. At present, our neighborhood is a very quiet one.
 - b. Sound travels a great distance across the open landscape.
 - c. I believe the sound of partygoers on the roof-top patio, or otherwise outside the castle banquet hall, will be significant and highly intrusive, particularly at night.
 - d. I also believe the sound generated by 81 RV groups will be significant.

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- 21. Second, I believe that the development would adversely affect the quiet enjoyment of area residents, because of the noise that the RV and event traffic will generate.
 - a. The noise resulting from just one vehicle passing my home on Range Road 35 can be significant.
 - b. Therefore, the noise resulting from a steady stream of RVs and event traffic would be unbearable, particularly late at night after events.
- 22. Third, I believe that the development would adversely affect the quiet enjoyment of area residents, because of the dust that the RV and event traffic will generate.
 - a. Dust from Range Road 35 is already a problem for my husband and I, even with the relatively low volume of traffic currently on the road.
 - b. If I am outside when a vehicle passes, particularly in the summer when the road is dry, it can feel like I am eating dirt.
 - c. In my experience, the effectiveness of dust mitigation measures depends on many things, including the wind and whether there is any humidity in the air for the calcium chloride to absorb.

Incompatibility of Proposed Castle

- 23. I believe the proposed medieval castle is neither appropriate nor compatible for the area.
 - a. The surrounding area is characterized by open vistas, mountain views, working agricultural lands, crop fields and livestock.
 - b. The existing buildings in the area are bungalow and ranch-style farm houses, barns and outbuildings.
 - c. The proposed castle would be visible from neighbouring lands. It would also be visible from Range Road 35, where only a stand of trees separates the proposed development site from the road. It would also be visible from Range Road 40.

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d. There are no medieval castles in the neighbourhood. Nor is there anything about the land or community, which is an authentic ranching and farming community, that suggests a medieval castle would in any way be appropriate or compatible.

Impact on Traffic Safety

- 24. I believe the proposed development would negatively impact traffic safety.
- 25. The Subject Land is situated on the west side of Range Road 35, which in turn intersects with Township Road 290 to the north and Highway 574 to the south. Township Road 290 and Highway 574 run parallel to each other and intersect with Highway 22 to the west and Highway 766 to the east.
- 26. The main entrance to the proposed development will be from Range Road 35
- 27. Range Road 35 is a narrow gravel road with deep ditches running along both sides. It also has no road surface markings, no shoulders for vehicles to pull-over, no sidewalks for pedestrians, and no fixed lights to help illuminate the road at night.
- 28. I often see moose, deer, coyotes, cats and dogs crossing Range Road 35.
- 29. If the development proceeds, my husband and I are concerned that we may be involved in an accident, since:
 - a. I ride my horse along Range Road 35;
 - b. my husband and I walk along Range Road 35; and
 - c. when travelling north along Range Road 35 with a horse trailer or flatbed, we need to cross into the southbound lane so that we can turn into our north entrance without entering the ditch this turn is located near the base of a blind hill.
- 30. Highway 574 is a gravel road which is washboarded, laden with pot holes, becomes muddy and boggy when it rains, and does not handle well even the current rate of traffic. Highway 574 does not have acceleration lanes to handle traffic turning onto it

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from Range Road 35, or turning lanes to handle traffic turning off of it onto Range Road 35.

- 31. Township Road 290 is a chip sealed road. It does not have acceleration lanes or turning lanes either. It ends west at a T-intersection with Highway 22, a major provincial highway running north-south and regularly used by logging trucks, gravel trucks, oil tankers, school buses, and other large vehicles.
- 32. This intersection is dangerous in many regards.
 - a. The intersection is just before the crest of a steep hill, so southbound highway traffic turning left (east) onto Township Road 290 risk colliding with northbound highway traffic whose vision is obstructed by the hill.
 - b. Similarly, as that there is no auxiliary lane to accelerate and merge onto the highway, vehicles exiting off of Township Road 290 onto Highway 22 risk being struck by northbound highway traffic whose vision is obstructed by the hill.
 - c. Highway 22 has no left turning lane at the intersection, so southbound highway traffic risk being rear-ended or side-swiped as they decelerate to turn east onto Township Road 290, especially by large vehicles attempting to pass rather than gearing-down while climbing the hill.
 - d. Similarly, northbound highway traffic exiting onto eastbound Township Road 290 risk being rear-ended or side-swiped as they decelerate to turn right / east, as there is no right / eastbound turning lane and the turn is immediately after the crest of the hill.
- 33. By letter dated October 27, 2011, Ms. Cartwright wrote to the MLA for Foothills-Rocky View about the dangers associated with this intersection. Attached at **TAB 10** is a copy of said letter.
- 34. To the best of my information, the Government of Alberta has yet to improve the safety of this intersection.

Impact on Land Value

- 35. I also believe that the development would negatively affect the value of my land, and my neighbours' land, because of all the aforementioned impacts.
- 36. Nobody wants to move out to the countryside, but live next to a loud party facility that also brings volumes of traffic through the area.

Impact on Water Supply

- 37. My husband and I are also concerned about the impact the proposed development would have on the local water supply.
 - a. Residents in the area, including my husband and I, rely on wells for water.
 - b. I am concerned the operation of a banquet hall and 81 stall RV park will restrict the amount of water available for area residents and livestock.

DATED this 24 day of June, 2019

KAREN SINGER





Appellant Submisson - Singer TEL Page 3740f 156

FAX 403-277-5977

911-32 Ave NE | Calgary, AB | T2E 6X6

Attachment #14

P.A. Singer Transport Ltd Box 54007

Tuesday, February 14, 2012

RPO Village Square NE Calgary, AB T1Y 6S6

TO THE LANDOWNER

TAKE NOTICE that an application for Redesignation has been received by the Planning and Community Services Department of Rocky View County. As your property is adjacent to, or in the immediate vicinity of the land subject to the application, we are notifying you in the event that you may wish to provide comments. There is a map of the proposal shown on the back of this notice. The following information is provided regarding this application:

NOTE: Any COMMENTS ON THE REDESIGNATION APPLICATION should address whether the proposed use is compatible with the other existing uses in your neighbourhood.

Application

2012-RV-016

Division:

9

File Number:

08731001

Proposal

To redesignate the subject lands from Ranch and Farm District to Business-Leisure

and Recreation District in order to facilitate the future development of a golf course,

lodging, and convention facility.

Applicant(s):

Chloe Cartwright

Owner(s):

Chloe Cartwright

Legal:

SE 31-28-3-W5M

Size:

 \pm 60.7 hectare (\pm 150 acres)

Location:

Located approximately 5 miles west of the Hamlet of Madden, approximately 1

mile north of Highway 574, and immediately west of

Existing Land Use Designation:

Ranch and Farm District

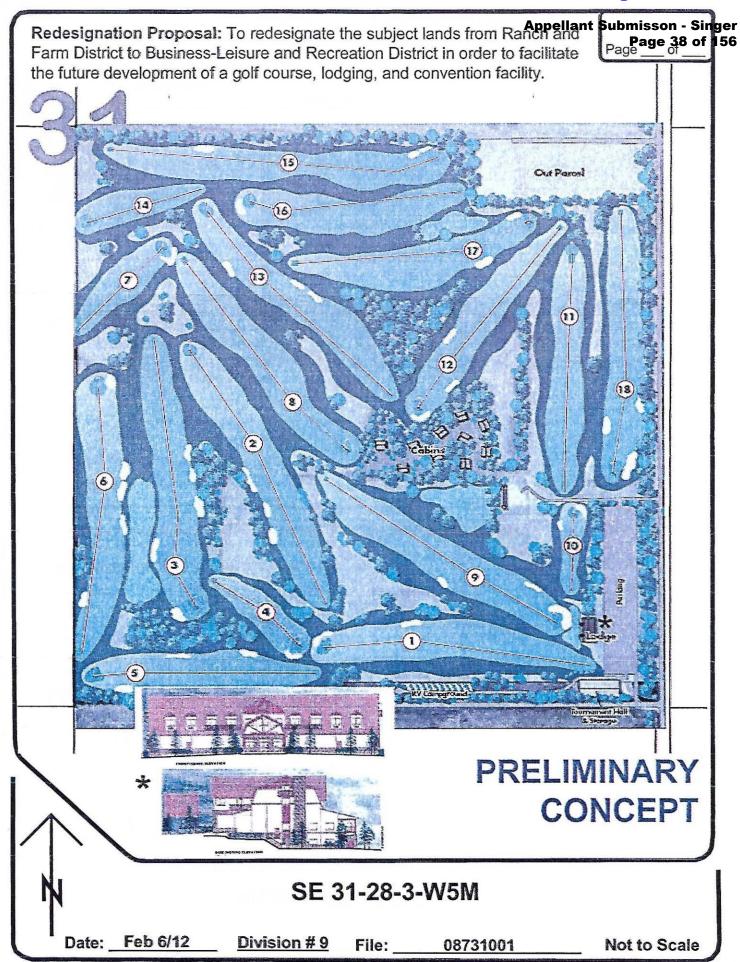
Proposed Land Use Designation:

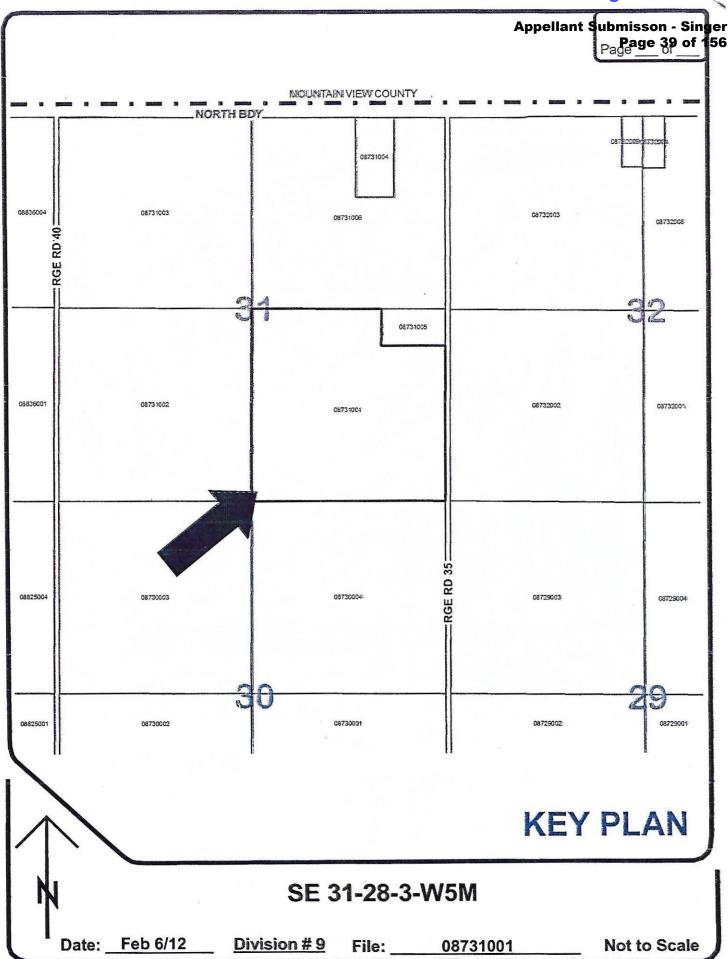
Business-Leisure and Recreation District

Please be advised that any response to this letter will become a matter of Public Record at a future Council meeting and may be forwarded to the Applicant prior to the Council Meeting for their consideration. Your response is considered your consent to the distribution of your response.

If you have any comments or suggestions, please mail them to David Yee, the Planning Services staff member who is processing this application at 911 - 32nd Ave. NE, Calgary, AB T2E 6X6, or via fax at (403) 277-5977, no later than Friday, March 16, 2012.

Should you have any questions regarding this application, please contact **David Yee** at (403) 230-1401.





Submitted by Appellant Submisson - Singer LEED certified (Leadership in Page 40 of 156

Thanks for the opportunity of sharing our rationale for the change of use and our vision of Chinook Ridge's goals with your readers. This article was written as a proactive piece in preparation for our next redesignation application. It is for the benefit of those people who would have liked to attend the information sessions but couldn't. At our recent Redesignation Application Public Hearing before Rocky View's Council I did not elaborate on everything our plans encompass. This incomplete picture allowed for some incorrect assumptions about our goals. For the benefit of those who were unable to attend our Public Information Open House - here is a summary of what we are trying to achieve. We will submit another application within a week or two. Readers can review the previous hearing at www.chinookridge.ca/PublicHearin g.ubr or call 403 650 0888 and I will happy to make arrangements. Alternatively, you could email us Chloe@ChinookRidge.ca.

Our Plans

Recently we changed our name and signs from Hummingbird Haven Bed & Breakfast to Chinook Ridge Bed & Breakfast in preparation for our proposed expansion. We are accessed by either Highway 574 from the south or by Two Rd 290 from the north, then a short distance along Rng Rd 35. We are 5 km east of the 22 on a high 'ridge' running north/south, hence the name. We are located at the north end of Division 9, a Division which is void of any recreation facilities, restaurants, hotels or event centers. The only meeting facility in the area is the charming Dartique Lodge which we all hold dear to our hearts, but it is simply not big enough for larger groups.

People holding weddings or family reunions have frequently asked us to hold their event and provide accommodations and meals for their guests; unfortunately we have had to turn these folks down due to the size limitations of Hummingbird Haven. The maximum number of guest rooms allowed in Rocky View County is 3; anything larger requires a separate 'commercial' kitchen which is dedicated to guest meals. Consequently, this segment of the market is lost to competition outside of Rocky View County where hosts can find a venue. Potential income drains out of this region. With this in mind we decided to build a 21 guest room cozy country inn which would include a commercial kitchen on with other studies! Then, once

with banquet facilities and incorporate-indoor and outdoor recreational options that would be compatible with the rural surroundings and existing wildlife. This single barn like country inn will fit well in its' rural setting. Outdoors will be 10 to 15 RV stalls along the south fence line and 10 to 15 off-grid sleeping cabins nestled in the trees and accessed by footpaths. Only the country inn will be serviced with water and power.

Our Outstanding Advisors

Currently, we are being mentored by two outstanding individuals. John Ablett, who planted the seeds of the 'golf' idea several years ago, is our business advisor. He was previously Financial Services Corporation). He is a retired Member of the Board of Directors of the Calgary Elks Golf

Ryan Vold is the owner, developer and operator of the 36 hole Wolf Creek Golf Resort and housing development. Wolf Creek is rated as one of the top 25 courses in Canada by Golf Week. We are fortunate to have these two very knowledgeable individual's valuable guidance and

Part of the advice they enrich us with is in regard to limited term and life-time memberships, corporate sponsorships, bench and cart advertising, and memorial tree planting opportunities. These avenues will be developed at a later

The Consultation Process

In 2008 we began consultations with all our neighbors within a 3 km radius by a series of 4 letters, 2 post cards, and several meetings with anybody who wanted one. This process helped us shape the current proposal. We feel Chinook Ridge is well suited to the agricultural area and can maintain the quiet, rural feel of the community. We also listened and incorporated what neighbors wanted in terms of recreation, dining, and entertainment options.

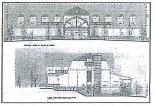
Technical Preparations

Before we could consider making a Redesignation Application we had to find sufficient water to make the development feasible. No water, no development! It was just that simple! In addition, the remaining studies were going to be very costly; we needed substantial proof of sufficient water before we continued

we had proof, we could proceed with the other requirements of the application in order of priority. In other words, if our soils were not capable of being amended to a composite capable of handling irrigation or if the wildlife or their habitat would suffer, we would not continue with the development. We hired Stantec Consulting to complete the critical Integrated Water Management Plan, the Biophysical Impact Assessment, the Traffic Impact Assessment and the Environmental Phase I study. All of these results and reports were presented to neighbors within a 3 km radius and at a Public Information Open House. Our storyboards are still available for the Vice President of the Alberta review and the Stantec Consultant's Opportunities Company, which is reports are on our website for now known as AFSC (Alberta anyone to review. With all the anyone to review. With all the technical questions answered we booked our Public Hearing.

The Design

The new structure will look like a hip-roofed barn - think rustic-posh decor, with 21 guest rooms in the



'hay loft' (each containing a queen sized log bunk bed), a large dining room/facility and commercial kitchen on the main floor, his and hers spas, meeting rooms, snack/spike bar and manager's office on the lower walk-out level. The landscape will change from the existing hay and pasture land to an 18 hole professionally designed (www.RodWhitman.com Audubon certified golf course with off season uses like cross country skiing, biking and hiking on the golf cart pathways, skating on frozen

All 3 levels of the new building will overlook the golf course with an impressive mountain view as a back drop. A live green water-wall will be a feature on the main floor. In front of the building will be a fresh water pond with fountains and lights, this doubles as a firesuppression pond as per Alberta Building Regulations. The interior of the lodge will be furnished with items hand-crafted by local artisans, we will display & sell locally made artworks and crafts; our menu will showcase local products and ingredients grown in the area. Construction of the building will be

Energy and Environmental Design) and utilize solar, wind and geothermal energy sources. lodge will likely take about 2 years to build, the same with the golf course although it may be another year before the course is play ready while the greens, tees and fairways mature depending on the season we get started in. It will take decades before all the trees are in and mature. We will start with transplanting some large ones as well as many, many small ones. It certainly won't happen over-night.

Already on site, and secluded in the woods, is a small stone Chapel



suitable for small weddings or other activities. It can only be reached by foot on a winding pathway, it does not have running water or electricity either, but we light it with tea-lights in fire prohibitive holders for evening services. A beautiful stained glass window is a feature of the Chapel, the window made possible by Vair Reed who stored it since 1937 in his hay loft when 6 of them were given to the Cremona United Church by a Church in Ontario. The new Cremona United Church could only use 5 of the



windows so this orphaned one sat in the hay loft in its' original shipping crate since it was shipped. We were so delighted to receive this window and happily made a donation in

No New Infrastructure is Needed Nothing is being required of Rocky View County in terms of infrastructure improvements. have our own water supply, will have our own water treatment capability and are building a wastewater treatment facility. We will augment the existing power supply with additional off-grid energy sources for electricity, heating and cooling. We already have a decent road to the venue

Keeping Our Communities Connected!

Appellant Submisson Singer

although there was a suggestion that we pay for widening Range Road 35. We even have plans to build a helicopter landing spot for emergency use. There is nothing our County needs to do to facilitate this development. We are giving consideration to building our wastewater treatment plant large enough to handle extra volume delivered by septic vacuum trucks, an amenity that would add another service to the community. This will be further explored during the design phase of the waste water treatment plant.

Chinook Ridge is for Area Residents

Benefits to community residents are numerous. First, by way of local employment; second, with increased local recreation, entertainment and dining opportunities. Although our marketing efforts will be on bringing in new tourists there will be plenty of opportunities for local area residents to enjoy the amenities as well. There will be direct, indirect and induced economic benefits. Local residents will be used in the construction of both the Lodge and the Golf Course. Later, between 15 and 40 employees will be needed in the year round operation so people who may not be employed now or who travel a great distance to work may find work closer to home.

Local residents will be able to play on the golf course, attend performances, participate in the seminars and dine in the restaurant when the facility is not closed for a private event. They can also organize events like weddings, anniversary parties, family reunions, corporate training seminars, and spiritual retreats here - close to home. For those groups, Chinook Ridge will be a 'Country Club for the weekend'. The group will have exclusive use of the facility, and it will be closed to the general public. Event planners will be able to use their own chef or our staff chef to cater their function. We will organize and host events like silent or spiritual retreats, dinner theatre, singles' nights, holiday dinners, intimate concerts, scrapbooking and craft weekends, or a variety of classes like cooking, dance or All of these will be games. available to area residents. We also welcome the opportunity to work alongside service groups and charitable organizations looking for ways to partner, share information, and resources. Chinook Ridge is and will remain responsive to community needs.

Keeping Our Communities Connected

forward to using the facility as an off-site laboratory and field study area for teaching students about wildlife, ecology and environmental studies. In fact, one of the Olds College instructors wants to partner with Chinook Ridge to engage students in the study of design, construction and operation of the Golf Course, another benefit for students, area residents and ourselves.

Our location, at the cross-roads of 3 RCMP jurisdictions, offers a place where all 3 detachments can hold inter-detachment meetings and become a hub for Rural Crime Watch programs more specific to this area. We have a strong belief in preventing impaired driving and will have policies in place that emphasize safe roads. availability of accommodations, a pre-arranged bus service, hire-adriver options or other preventative measures are part of our plans. We do not intend to keep alcohol on the premises, instead it will be ordered in for each specific event. There will be no off sales available. We will not taken cash payments on site for any goods or services, payments can only be made by Interac, credit card or corporate cheque. We do not want to be a target for criminals.

It is fairly well known that golf courses add value to a community by increasing the value of properties nearby. Buyers like the quiet green space, sounds of birds, and attractive views. Other buyers will pay more for a property in order to live close to recreation and entertainment. For example, a home backing onto any kind of park, ravine, or golf course view commands significantly more money in a sale transaction then the house across the road from it which backs onto another house or building. The open, green space is a highly sought after commodity because of its' restorative nature on human's psyche.

Chinook Ridge is for Tourists

Rocky View identified 'tourism' as a desirable segment of expansion in Economic Development Strategy; a step toward a more diverse economy. Chinook Ridge will be an event centre designed to bring tourists in to the area for Stay & Play vacations of several days duration and for mid-sized group events from near or far. Our goal is to bring 'new dollars' to the area, we hope other businesses experience spin-off benefits from increased tourism as clients search for new adventures, new dining experiences, Local schools of all levels can look locally made products and works of

Our location at the north end of Division 9 is ideally suited to tour groups who want to experience it all! With the mountains to the west, Calgary - the 2012 cultural capital of Canada - to the south, the Drumheller Badlands to the east and, if all goes to plan, plenty of local activities and shops in the more immediate area - this is a diverse well-spring for those who seek variety in both sights and activities. Combine this with the fact that our MP Blake Richards is the newly appointed head of the Canadian Tourism Caucus and we have a formulation for tremendous opportunities.

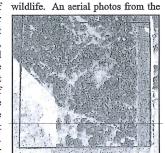
We approached other area golf courses, recreation facilities and tourism venues with the idea of forming partnerships for the purposes of joint marketing and to create a menu of activities from which tourists may select add-on options for activities. Our hope is that other entrepreneurs will find inspiration to start or expand their tourism 'experience' ventures. We want to encourage and partner with market gardens, corn or sunflower mazes, paint ball facilities, and water sport operators with a view to increasing activities for tourists. 'Artist at Work' tours are another perfect partnership ripe for showcasing. Marketing our area to tourists will co-ordinate nicely with the other marketing I already do in the United Kingdom.

Economic & Other Benefits

Indirect benefits will be realized as both the employees and fresh tourists spend 'new' money on items within the community; more ripple effects will be found with increased spending in area restaurants, shops and at other recreation and entertainment venues. Kalinchuk, Economic Development Officer for Rocky View County, indicated at a recent meeting that tourism is an ideal foundation for economic diversity; it provides employment, income and activities without increasing population density.

By becoming a focal point in the community we hope to strengthen not only the local economy but also strengthen the social fabric and resiliency of area residents, connecting people to each other in beneficial ways. We will give back to the non-profit community in a variety of charitable ways.

Respect for tPage 44 Voll456 Chinook Ridge will also benefit



1950's shows the land as fully forested. Unfortunately, over the years misguided previous owners cleared the land not realizing it was not conducive to farming due to its hilly nature, groves of trees, sandstone out-croppings, wet lands and climate. Located on a high sandstone ridge and with significant slope to the west we are unlike other quarters near us. It is not a case of farm management and practices it is because of the contours of the land, soil quality and weather patterns. The Canadian Land Inventory Map classes this as 4H and 4HT. The specific area lacks heat (H) for maturing grain crops and the topography (T) means it is sloped and has poor drainage. The land is much better suited to wildlife & recreational pursuits than farming. We have lived here for 23 years and have planted over 22,000 trees deliberately increasing the wildlife habitat. Our future plans involve moving in mature trees, enabling a donation program encouraging native understory growth.

The design of the golf course incorporates wildlife habitat, wildlife corridors and water features purposely configured to



wildlife and birds plenty of access to vegetation and water. Currently 29 species of birds have been either spotted or had their songs identified. Resident wildlife includes both white-tailed and mule deer, moose, elk, red fox, porcupines, badgers, and other small animals that are native to the area. Plans include moving many trees between each fairway, buffering each fairway from the next which provides ideal coverage for wildlife.

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Moving Forward

The recent hearing regarding the Redesignation Application was turned down partially because a couple of well meaning people came to voice concerns. They were not opposed to the development but had items they wanted to bring to the County's attention. These were (1) a lack of confidence in Alberta Environment's ability to protect their individual water wells, and (2) the condition of highway 574; a road which has been in dire need of paving for several decades. Both of these concerns are the mandate of the Provincial Government not the governments Municipal and unfortunately not actionable by Rocky View County. However, the items were enough to stall the approval process and thereby stall the development process.

Water

Chinook Ridge will forge ahead dealing with the first issue of suspected water shortages, by obtaining a Provisional Water license so local residents will have a better understanding of the process and have the opportunity to register their objections to the appropriate authority. They will learn how Alberta Environment protects their rights to water. Watch for upcoming Public Notices in the near future. According to engineers and hydrologists at Stantec Consulting, Chinook Ridge has met all the criteria Alberta Environment has for It is Alberta water use. Environment's job to protect is required by Alberta Environment neighboring wells.

Our water well was drilled and monitored by Rory Wagner of Wild Rose Water Wells from Olds, a highly skilled and professional well driller who understands the complicated process of obtaining a commercial water license. He summarizes the process thus,

"The test for a commercial water use license is extremely stringent and involves drilling a subject well with produced, unlike registered wells a reasonable flow rate, drilling another for monitoring purposes and it requires a Q20 test done by a qualified professional (http://environment.gov.ab.ca/info/li brary/7508.pdf), in addition to other criteria. The O20 in this situation involved pumping the well at 98.2 cubic meters per day or 18 US gallons per minute for 24 hours, followed by 24 hours of recovery time, and measuring the timedrawdown effects in the both wells. The wells must be monitored for 48 hours straight; draw down and recovery measurements are taken the traditional over-ground spray

and logged every 10 minutes: This data is then turned over to the Hydrologist for calculating, reporting to ANEV and an Engineer's stamp of approval.

This process is vastly different than what is required for household use which requires only a 2 hour wellflow test, a bacteria test and chemical analysis. The commercial water licensing process mandates that a facility have enough water to operate at full capacity 365 days per

Further, says Rory, "The drilling process, soil strata we drilled through and the chemical composition of the water itself gives us data that proves specific details about the type of aquifer the water is in and whether or not the water is shared with neighboring wells. In this case the water is in a confined aquifer. The water is significantly different than water found in neighboring wells as it has different ratios of magnesium, sodium, calcium, etc. That is why it is possible for one neighbor to have E coli while no other well in the community has it. That is an indicator of being in a confined aquifer. It is all very scientific. The owners have done a great job including information about water and water wells on their website for anyone that wants a primer on the topic.

"In Chinook Ridge's case a license for 48.8 cubic meters per day, a number based on outdated 'highflow' appliances not the highly efficient fixtures and low flow toilets-available today. The new well is capable of producing 64.4 cubic meters per day. Far more than they need but, in order to obtain a license, they need to meet Alberta Environment's guidelines."

Commercial water licenses measure water volumes in cubic meters that are measured in gpm. One cubic meter of water equals 220 gallons. Chinook Ridge plans to use fresh, high quality ground water for guest use, drinking, bathing, and cleaning. The wastewater created by the lodge will be treated on-site (www.orenco.com) and re-used for irrigation of only the tees and greens on the golf course delivered directly to the root zone by a sub-surface irrigation system. (www.kisssusa.com/products.php). The Orenco system provides a water savings of approximately 70% over

systems other courses use on their tees and greens. This use and reuse of water is considered very environmentally wise, complimentary use and disposal. It is very important to know that no fresh groundwater will be used for irrigation. If additional water is needed for irrigation it will be from stormwater retention ponds. The fairways will not be irrigated as there is enough annual rain fall to keep these in reasonable condition. Chinook Ridge plans on using water a very socially and environmentally conscious fashion and will stay abreast of new developments and products that increase the efficient use and management of this precious resource. It is important to state that even if we do not get a Water Use approval we can still open and function by purchasing water, trucking it to our site, using it for the patrons and then disposing of it by the wastewater treatment and irrigation. Many farms and facilities need to purchase water and have it delivered.

Roads

The second issue is the condition of Provincial Highway 574. Although Chinook Ridge does not front onto this road, it is one of two routes to the facility which is located on Range Road 35 - 1.5 miles north of the 574 Highway so we have taken on the 574 as our issue as well. Chinook Ridge and others in the community commiserate with the folks who live along this road and will do everything we can to have this addressed on behalf of the people living there. We clearly have a vested interest in helping with the betterment of all roads leading to our development, in particular Provincial Highway 574 between Highway 22 east to Highway 772. While paving this road will aid in the ease of access for our guests. more importantly the consultations brought our neighbors' annoyance to the forefront.

During the Hearing two wellmeaning local individuals spoke about the condition of this road. Although, according to extensive traffic studies, there will only be a 2% increase in traffic after Chinook Ridge is built, these folks wanted to bring the existing road issues to the government's attention by using the Public Hearing to springboard it to the forefront. Since the 574 is a Provincial Highway and not a Rocky View County road nor the County's responsibility, these neighbors' efforts were misdirected. While they received attention, it was

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not their intention to stop the development - just to get the road addressed. They realized too late, and with apologies, that this impacted the granting of Chinook Ridge's redesignation approval and put us behind schedule by about 4 months. Ted Morton recently sent a letter with news that MLA Ray Danyluk, Minister Transportation, has ordered a safety review on both the 574 and Twp Rd 290 intersections along the 22. According to a letter I received from Ted Morton, this will be completed early in 2012.

What Others Have to Say

Duane Needham, Owner/Manager of the 110 year old Bottrel General Store says, "We are only 7 km east of the Chinook Ridge location, the spin-off business for our grocery, fuel, liquor store, etc. will be of significant benefit to us. Tourist and recreational traffic will help area businesses survive and I believe this development will provide a meaningful amount of traffic to our store. It appears the owners have addressed all of the concerns regarding environment, land usage, proper water management and safe access. I see no reason not to approve the development; I believe it will be an asset to the community."

Fallentimber Meadery owner/manager, Nathan Ryan makes this comment, "We too are a tourism based business in the area and are obviously excited to see plans such as Chinook Ridge in the works. We will share in the business that this will draw to the area, and I expect that other businesses feel the "Local same. economic cash injections via tourism dollars," as we hear on the news after every major event in Calgary, happens in rural areas too. I think Chloe has identified some of the potential partnerships and the many of the opportunities that Chinook Ridge can offer to the area. These start at job creation, include working in collaboration with education and finish with a place built for recreation and celebration. It all sounds pretty good to me."

"We need a facility like this", states Adrian Dipaola, owner of Dragon Flight Archery, and 5 time world champion archer, Our tournament clients come from all parts of the world; they like to have a look at the area and participate in local culture. They come to us for archery but want to soak up other experiences. It would mean they stay longer,

spend more at local businesses and Keeping Our Communities Connected!

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Chinook Ridge Lodge & Golf Course - Something for Everyone! - continued from page 10 Appellant Submission - Sing

that is a win/win for everybody."

"Cochrane Tourism Association is actively following this development and sees this as a wonderful opportunity for tourists and neighbors to enjoy this beautiful portion of Alberta. We look forward to working with Chinook Ridge as a tourist destination in the future". comments Cheryl Hardy, President, Cochrane Tourism Association.

Joelle May, former area resident, owner of ModMay Promotions and Canadian Coordinator of the Folk Alliance International, comments, "I believe the Chinook Ridge Lodge & Golf Course will be an immensely positive addition to the landscape of the country and community. Most of us who grew up in the area had to leave it for employment purposes, and there has always been very little to do as far as entertainment and

culture. As a small business owner myself, I wholeheartedly support this entrepreneurial effort and think it will benefit other local businesses, from food suppliers to skilled labor, right up to myself, in potentially helping to provide musical entertainment. Local artists will have a chance to showcase their talents to both local and non-local attendees. I see potential in Chinook Ridge becoming a cultural hub for the area in many facets of recreation and entertainment, and a welcome addition to the beautiful southern Alberta landscape. Coming from the perspective of a potential collaborator in providing entertainment, its' very exciting to know this may happen, and coming from my oil & gas/land administration background, I can tell they have made all the right moves to ensure this is environmentally sustainable and of low impact.

What is Next?

We welcome all area residents' input in bringing this development to fruition for the benefit of the greater community. We intend to reapply for redesignation very shortly. Chinook Ridge will be an asset to the community and will fill a void in local services, recreation and amenities. It will strengthen the economic and social fabric of this rural neighborhood in a variety of ways and aid the social connectivity between people in a positive fashion. Chinook Ridge will be a facility where people and wildlife can co-exist, where people of all ages can enjoy quiet activities outdoors in healthy recreational pursuits and increase cross generational communications. This is a 'rural' golf course; it incorporates the rural nature of the surroundings and will be a peaceful, tranquil venue by design. It is an escape for people who want a fitt bit of relaxation away from the hustle and bustle of their regular lives; a place to decompress. At Chinook Ridge groups and families can engage in uninterrupted, deep and meaningful conversations.

Please call or email us to lend your support, ask questions or share a concern regarding what we see as a worthwhile and much needed venue.

You can obtain further information by visiting the website www.ChinookRidge.ca or by contacting us at (403)650-0888 or Chloe@ChinookRidge.ca.

As well, you can sign-up for the Blog or keep track of various milestones by joining us Facebook www.Facebook.com/ChinookRidge

I've always believed that a person is never too old to learn and embrace something new. This was reinforced time and time again when my parents would see some change in computers, MP3 players, tablets and such and ask me questions about it. To this day my Dad will still pick up a magazine about the latest and greatest windows version to learn all about it. When I was looking around on the web the past few days searching for inspiration to write this article I stumbled across an article

(http://choices.retireathome.com/pu b.81/issue.1320/article.5466/) newsletter about retirement and independent living. They published a series in 2010 entitled 'Digital Ageing: Computers and Seniors Today'. Not only does it remain pertinent to today, it's a great motivator as to why seniors should not feel intimidated when accessing The newsletter for the web. independent living uncovered four myths that many seniors may have considered at some point since technology became a large force in Myth #3: Computer use doesn't have society

Myth #1: Computers are only for younger people. Although the babies of the late 80s, the 90s and so-on were fortunate enough to grow up learning the ins and outs of computer and online use, Statistics Canada has found that the over-65 population comprises the fastest growing set of computer users. Not only has email become one of the top uses for communication, seniors have also began to branch out by playing games and surfing the web, creating a positive reaction as it stimulates the brain.

Myth. #2: Computers are too complicated for seniors. It's true that it feels like a new program is released almost every-other-week. That can be extremely intimidating to many individuals who fear they will be left behind if they don't make the switch. However, it is important to note that new software releases are options; the change is not mandatory. And don't forget that companies like Microsoft and Apple are tailoring their products for seniors, making them more accessible and offering ways to make things easier to read and more readily understood features for even the most techno-phobic user in the crowd. There are even hardware choices such as arthritis-compatible mice and keyboards with larger letters. "Seniors are adapting to computers...but computers adapting to seniors, as well." (Choices)

much impact on healthy aging.

Wrong! As indicated in the Choices article, "E-commerce, online

banking and t finding information on the Internet are of great benefit to elders who have mobility challenges." The Internet is also a great source for keeping seniors in touch with current

events around the world and remaining active within communities.

"Indeed, surfing the web provides a powerful mood boost: a recent Phoenix Center study demonstrated that internet use by the elderly reduced depression by 20%!

Computer use also promotes brain health, combining reading and interactivity in a powerful way. You have probably heard of "brain exercise" computer programs and games-but did you know that going on the internet also gives our memory a good workout? A 2009 study by UCLA researchers showed that while seniors perform simple web searches, blood flow is increased to areas of the brain that are vital for cognitive health. Researcher Teena D. Moody explains, "Searching online may be a simple form of brain exercise that might be employed to enhance cognition in older adults."

And what about gaming? A waste of time for couch potatoes? Another recent study shows that seniors who play strategy videogames, such as

EMBROIDERY & SCREEN PRINTING

Sheri Lave

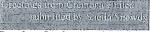
(403)637-2747

E-mail; sheri@coyate-designs.net Main Street, Cremona

Rise of Nations or Halo, experienced improved cognitive skills. Seniors, don't forget to apologize when you slay your grandkid's "main character" World of Warcraft! " (Choices)

Myth #4: Online social networking is only for young people. Social networking tools, such as Facebook. MySpace, or MSN are great for finding, or keeping in touch with, long lost friends or family. Our family utilized this a lot in the past few years as a way for the kids to have an even stronger connection with their grandparents and my mom found relatives that had been lost along the way while searching for information for geneology.

To learn more about these myths and view the statistics provided by Choices check out http://choices.retireathome.com/pub .81/issue.1320/article.5466/



Regular Sunday services have resumed and we are looking forward to making plans to mark a milestone in the life of our church this year.

Service on Sunday at 10:30 a.m. Church contact: Rev. P. Marie Wedderburn 403.637.2200

Where a warm welcome awaits with refreshments after service.

DID YOU KNOW: Cremona United Church opened in 1937 and is celebrating its 75th Anniversary this year.

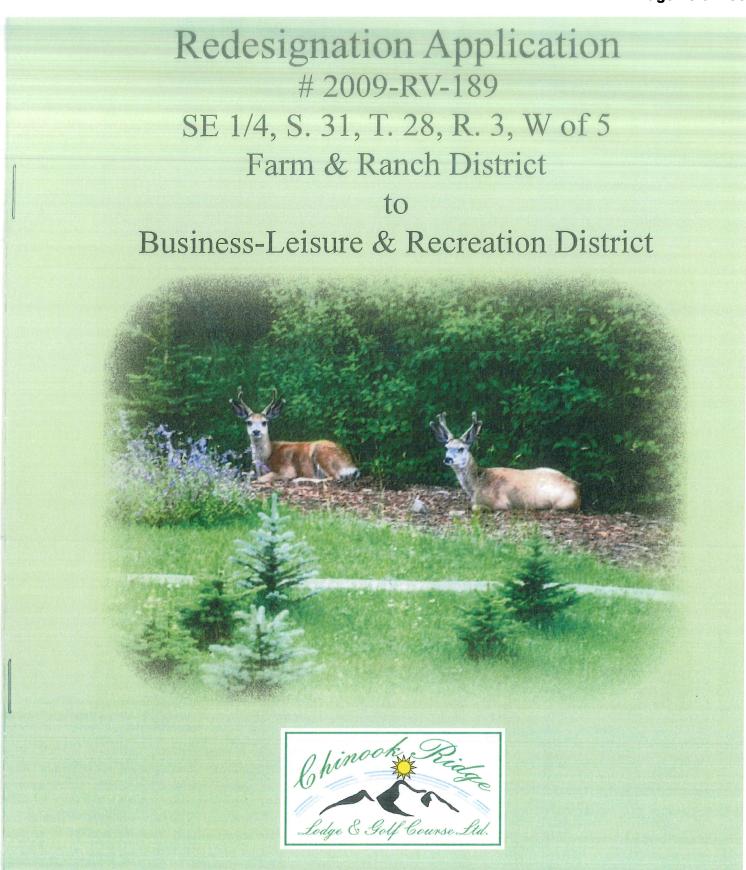
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Keeping Our Communities Connected!

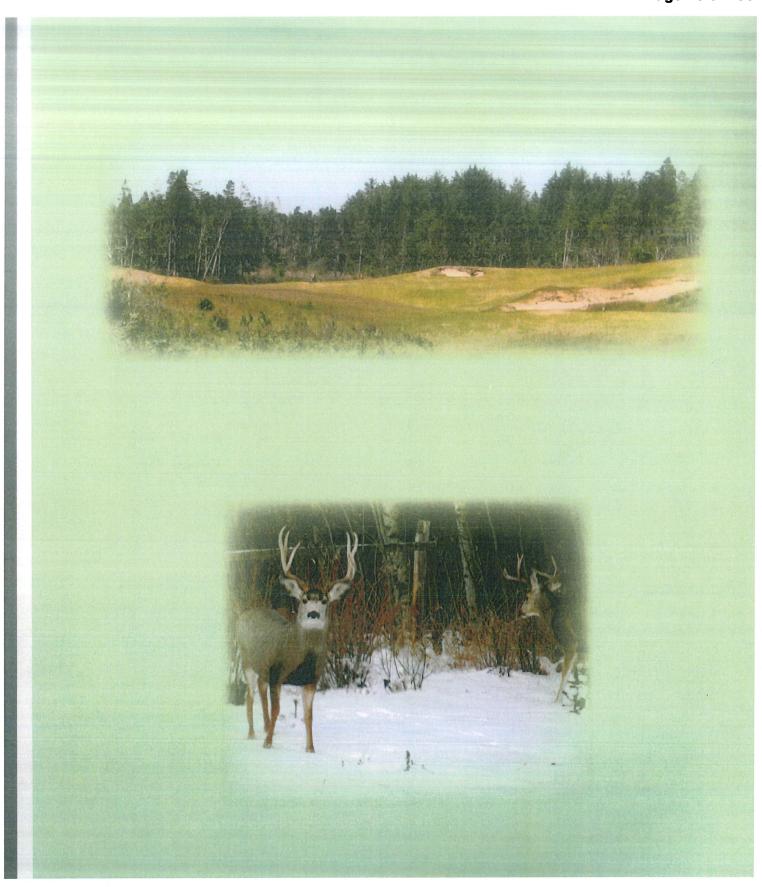
accessories * dresses/sandals * designar clothing Jewalry * screen printing *

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THE PROPOSED DEVELOPMENT

The Cartwright family has submitted an application to re-designate the land from its current Farm & Ranch District to Business-Leisure & Recreation District so they can expand the existing Bed & Breakfast operation to a Country Inn and develop an 18 hole golf course with alternate off season use.

Rocky View County's redesignation process recommends that a public Open House be held prior to the Public Hearing date – which is currently scheduled for November 29th, 2011.

Thank you for attending our Public Information Open House!

Your comments and concerns will help shape our final product making this a better facility for all.

Chinook Ridge Lodge and Golf Course intends to become a sustaining, leading edge tourist facility within Rocky View County. Its' development will bring with it a vast array of opportunities and benefits. Immediately there will be economic benefits during construction of both the Lodge and the Golf Course. Labour and manpower hired locally will result in direct, indirect and induced economic benefits to area residents Following construction a and businesses. significant number of local residents will be employed by Chinook Ridge, allowing people to work and engage in recreation closer to home. Entrepreneurs will discover many spinoff business opportunities that cater to the increased



number of tourists brought into the area due to Chinook Ridge's marketing efforts. Adventures, nature experiences, outdoor pursuits and artistic performances could be developed and made available as commodities to tourist clientele.

Chinook Ridge will be a socially and environmentally conscious development committed to thoughtful and planned use of resources. Water use will be minimized. Well water sufficient to feed and house the Lodge patrons will come directly from a well on the land. A well which has a sufficient water flow rate for this development was located in a confined/non-shared aquifer. After consumption by the patrons the wastewater will be treated onsite, stored and used to irrigate only the tees and greens on the course on an as needed basis. This program of irrigation results is minimal use of fertilizer and pesticides due to the sensitive, minimalistic and natural design of the course.

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Golf courses generally add value to a community by providing pleasant landscapes, and the offer of employment and recreation opportunities. The design and construction of the Lodge will enhance and showcase the rural feel of the neighbourhood; it will incorporate eco-friendly, renewable materials and renewable energy sources. The Lodge will be a LEED certified building and incorporate 'healthy building' components offering refuge for those with environmental sensitivities and challenges. It will provide a gathering spot for groups of many sizes.

Chinook Ridge will participate in the Audubon Society's Cooperative Sanctuary Program, a program to enhance and develop wildlife habitat on golf courses everywhere. Our sensitive approach to sustainability and stewardship of the land will fill a unique recreation based market niche and provide opportunities for other synergies within the community.

Chinook Ridge is pleased to announce a collaborative relationship with Jason Pick, Instructor at Old's College in the Golf Management/Turf Management program. Students at the College will have an opportunity for hands-on experiences in design, construction and operation of the facility. We welcome collaborating with other educational institutions in a similar manner.



THE GOLF COURSE

Development of a golf course provides a peaceful landscape, coexistence with existing wildlife and compatibility with the rural nature of the community. The lands have severe limitations for agricultural production and are therefore better suited for alternate uses.

Primary objectives of the proposed development include:

- Reforestation of the land
- Enhancement of wildlife habitat
- Enhancement of existing wetlands
- Socially conscious use of water
- Recreation opportunities

Significant reforestation of the land will take many years, although we will transplant mature trees from other areas and start a tree donation program for people planning on removing trees, we will endeavour to save and relocate larger trees.

We will also develop several permanent water features which, when combined with the additional woody vegetation, will provide excellent wildlife habitat and enhance the existing wildlife corridors.

The synergistic approach of land stewardship and sustainable recreation will provide individuals an enhanced golfing experience.



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THE BACKGROUND STUDIES

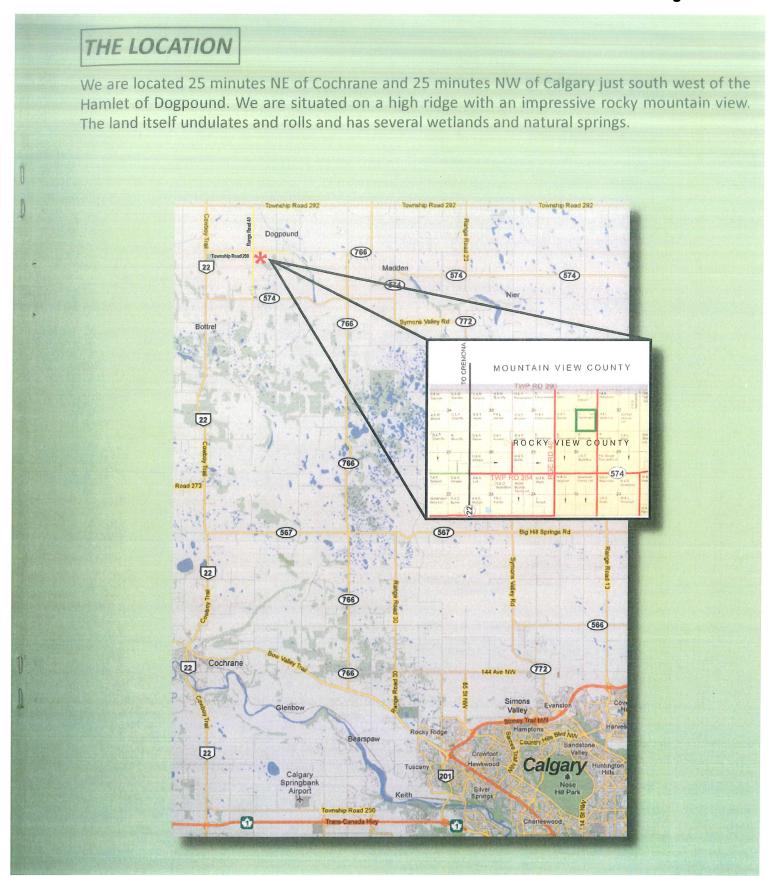
Stantec Consulting Ltd. completed technical studies required by Rocky View County to support the Land Use Application.

These include:

INTEGRATED WATER MANAGEMENT PLAN

- Chinook Ridge has considered both on site and off site drainage patterns. Two areas
 have been identified as potential stormwater ponds. These ponds will be constructed as
 wetlands with storage bays to provide water for irrigation. The ponds will become part of
 the golf course features and their design will provide improved habitat for wildlife in the
 area.
- In consideration of the water required for irrigation, Chinook Ridge plans on irrigating only its tee boxes and putting greens.
- The Integrated Water Management Concept Plan describes the water balance for the site. Stormwater will be collected, treated and stored on site and used for irrigation. Treated wastewater will also be treated and stored on site. Together they will meet the needs for irrigation of the golf course's tee boxes and greens. No well water will be used directly for irrigation. Treated wastewater will be used as the priority water source for irrigation prior to using stormwater. Additional stormwater will be released at a controlled rate as per provincial and municipal requirements.
- Due to the soil characteristics at the site, many types of agricultural farming are very poor. Much of the land is considered non-irrigable for grain farming and can only be used for grazing. In order to develop an irrigation plan for an area that is considered non-irrigable, Chinook Ridge has developed an irrigation plan to significantly reduce he areas of the golf course to be irrigated. Irrigation will be limited to the tee boxes and greens. These areas will contain soil amendments to ensure proper infiltration and minimize potential surface run off. The irrigation system will use the latest technology to efficiently deliver water to the root zones and minimize the waste.
- The potable water source for the development comes from an on-site well that has been deemed to be high quality ground water. Although this water does not require treatment for consumption and use, Chinook Ridge will provide a softening system to remove hardness and a chlorine system for disinfection.
- Wastewater generated on site will be treated to a secondary quality standard using an Advanced Treatment Unit (ATU). The quality of treated wastewater will meet or exceed the quality standards required for irrigation of designated golf course area.
- Chinook will considered in its design the required setbacks and potential odour issues to ensure they do not become a problem with facility and golf course users or the surrounding community.

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THE LODGE

In 2002 we opened our home as Hummingbird Haven Bed & Breakfast but due to size limitations had to turn away many clients wanting a venue for Weddings, Retreats and Training Seminars. A design for a new building took shape offering plenty of accommodation space, a commercial kitchen and a banquet hall, break-out rooms and spa facilities. We changed our name to Chinook Ridge.

A land use amendment will be required to accommodate the increased scope of the proposed development.



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TRAFFIC IMPACT ASSESSMENT

Study Objectives

- Establish future (2015 and 2035) background traffic conditions in the vicinity of the proposed development with background growth on Township Road 290 and Highway 574 to be assessed based on an assumed 2.5% annually compounded growth rate
- Estimate the magnitude and distribution of peak hour traffic generated by the proposed development at the 2015 and 2035 horizons
- Evaluate the impacts of vehicular traffic generated by the proposed development on the adjacent roadway system
- Identify and recommend any required traffic operation and/or infrastructure improvements necessary to accommodate the traffic anticipated to be generated by the proposed development

Study Area

The study area intersections identified for the TIA include the following:

- Highway 22 / Township Road 290
- Highway 22 / Highway 574
- Range Road 35 / Township Road 290
- Range Road 35 / Chinook Ridge Golf Course Access
- Range Road 35 / Highway 574
- Highway 766 / Township Road 290
- Highway 766 / Highway 574

Key Findings and Conclusions

- The analysis of the 2015 post development horizon demonstrates that all study area intersections are anticipated to operate at acceptable levels of service as unsignalized intersections with no modifications to the existing intersection geometry.
- The analysis of the 2035 post development horizon demonstrates that all study area intersections are anticipated to operate at acceptable levels of service as unsignalized intersections with no modifications to the existing intersection geometry.
- The analysis contained in the TIA demonstrates that the addition of the proposed development does not result in any significant impact to the study area intersections and, therefore no roadway improvements are required as a result of this project.

BIOPHYSICAL IMPACT ASSESSMENT

- As part of the desktop review process the Alberta Sustainable Resource Department Fisheries and Wildlife Management Information System (FWMIS, 2011) was searched to determine what wildlife species were present within a nine, five, and three kilometer radius of the Subject Property (see table).
- The results showed that several wildlife species listed as Sensitive, At Risk, or May Be at Risk, were noted within a nine kilometer radius of the Subject Property. However, only the northern pigmy owl was noted within a three kilometer radius of the Subject Property.
- The Alberta Conservation Information Management Systems was also searched (ACIMS, 2011) for rare flora occurrences. However, no rare occurrences were identified on the Subject Property.

*Listed species located near the Subject Property

Wildlife Species	9km	6km	3km	Status 2010
barn swallow	Present	-	-	Sensitive
barred owl	Present	-	-	Sensitive
bay-breasted warbler	Present	-	-	Sensitive
black tern	Present	-		Sensitive
Brewer's sparrow	Present	-	-	Sensitive
cape may warbler	Present	-	-	Sensitive
eastern phoebe	Present	-	-	Sensitive
great blue heron	Present			Sensitive
great grey owl	Present	-	-	Sensitive
grizzly bear	Present		allege <u>L</u>	At Risk
least flycatcher	Present	-	-	Sensitive
northern harrier	Present	-	-1	Sensitive
northern leopard frog	Present	-		At Risk
northern pigmy owl	Present	Present	Present	Sensitive
pileated woodpecker	Present	Present	-	Sensitive
sandhill crane	Present		_	Sensitive
short-eared owl	Present	-	-	May be at Risk
sora	Present	-	-	Sensitive
Swainson's hawk	Present	-	-	Sensitive

^{*} Fisheries and Wildlife Management Information System Summary for the nine, five, and three kilometer search radius for the Subject Property

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Background Study Results

The results of these studies indicate that the water, wastewater treatment, irrigation plans, soil, location and conservation methods will support the proposed plans for development. The detailed results of these studies are available on the Chinook Ridge web site. Additional copies of these reports were delivered to all neighbours within a 3 KM radius and to the Rocky View County Councilors.



Moving Forward

Thank you for attending our Public Information Open House!

We hope all of your questions regarding our proposal have been answered, if not please feel free to contact us or any of the report authors at Stantec Consulting Ltd. Call Brad Pratt at 403 716 1486.

Please fill out one of our Comment Cards and submit it to one of the hosts at the end of today's open house. These cards will be compiled and summarized with the information passed on to Rocky View County Council and Administration.

Your comments and concerns will help shape our project, making this a better facility for all.

Appellant Submisson - Singer Page 56 of 156



Chinook Ridge Lodge & Golf Course p-001-403-650-0888, f-001-403-476-5387

www.ChinookRidge.ca Chloe@ChinookRidge.ca

Appellant Submisson - Singer Page 57 of 156



Appellant Submisson - Singer Page 58 of 156

Karen Singer< karenleesinger@gmail.com>

Chinook Ridge 1 message	
Chloe To: Karen Singer	Wed, Apr 18, 2012 at 11:42 AM

Good morning Karen;

Pat just called and gave me your email address so that I could correspond with you directly regarding any concerns you have with our proposed development. I understand that you two are not opposed to the development in itself but that you have concerns regarding the level of dust and traffic on range road 35 passing your property and to a lesser extent the condition of Highway 574.

The quick answers to your questions are thus. The County proposes that I widen the surface of Range Rd 35 so that 2 vehicles can pass more easily. Along with that there is/will be a requirement for dust control although at this juncture I do not know what that will entail. Rest assured that between myself and the County some measures of dust control will be implemented.

Traffic volumes are a little more difficult to predict although my Stantec engineers forecast a 2.5% increase in traffic yearly (once we are operational). Their forecast includes tourists, employees, and delivery drivers. We are designing this as a venue for golf stay and play vacations for the golf tourism industry. Our clientele will arrive on tour buses in large groups of 12 to 44 people, in this case we would be able to accommodate 2 bus loads at a time overnight, house in the 21 rooms and 15 sleeping cabins. These same busses would take golfers to other area courses as well, but return here in the evening. A group like this might be enticed to stay 4 or 5 nights to play all the area course and visit other activity venues, restaurants, shops, studios and museums. That is the group we are marketing too. Between groups we MAY be open to local folks who want to book times in sufficient numbers to warrant bringing in staff. We will not just be open for drop in clients or green fee players.

There are other uses for the facility such as corporate retreats, weddings and occasional performances by theatrical or musical groups or participatory craft seminars. These things will likely result in more individual vehicle traffic, with 2 to 4 persons per vehicle, and will depend on the host's invitation list. Our current drawings cap the dining hall seating capacity at 500, we are considering dropping this down to 300 as it results in a more esthetically pleasing building design. We have sufficient water for 500 patrons 24

hours per day, 365 days per year (as per Alberta Environment Licensing requirements age 59 of 156 Frankly I love hard work BUT I don't want to work THAT hard.

We hope to begin construction on both the golf course and the lodge at the same time. I believe all contouring of the course rough grading will be completed within 4 months with the heavy equipment coming onto the property, staying put and leaving when it is completed, finish grading and landscaping will take another 4 months and then take 1.5 to 2 years to mature the greens enough to be play ready. The Lodge will take over a year to construct and this will depend on the availability of labor and materials. The Lodge can open once it is complete.

We will proactively use design features to minimize any increase in noise from the Lodge by design and in the materials used to construct it. This area is our peaceful home too, and we don't want to see its' peaceful nature destroyed. Karen, many of your questions are addressed with the County at the 'development permit or building permit' stage and not so much at the redesignation stage so some of my answers may seem to be evasive when they are not intended to be – I just haven't reached that stage yet. I am looking at one horizon at a time, knowing there are other hills beyond that first one.

I have attached 2 documents, the FYI booklet was handed out at our Public Open House; the other is a fairly lengthy description of what we want to become and how it will benefit the community. By the way, I am planning a Range Road 35 party one evening during the week of May 7th. I hope you will be able to join us, I will send the invitation later once I firm up the date. I will be inviting everyone who lives between the Dogpound Creek and Beaverdam Creek along RR 35. In the meantime if you have more questions please either call or email me.

Chloe Cartwright, BSW, RSW, ABR

Chinook Ridge Lodge & Golf Course

Phone 403-650-0888, Fax 403-476-5387

View my profile on **Linked**

2 attachments

FYI Booklet - web.pdf 3663K

Feature Article Hitching Post News.lnk 2K

Appellant Submisson - Singer Page 60 of 156

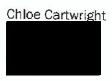
TEL 403-230-1401 FAX 403-277-5977

Legislative Services 911-32 Ave NE | Calgary, AB | T2E 6X6 www.rockyriew.ca

File: 2012-RV-016 - 08731001



November 16, 2012



RE: TRANSMITTAL OF DECISION

At its meeting of Tuesday, November 6, 2012, Council of Rocky View County held a Public Hearing to redesignate the SE-31-28-3-W5M from Ranch and Farm District to Business-Leisure and Recreation District, and gave second and third reading to Bylaw C-7188-2012.

Your redesignation application is APPROVED.

Should you have any questions or concerns, please contact Sherry Baers for assistance and quote the file number as noted above.

A copy of the approved Bylaw will be supplied on request after the Council Minutes have been considered on Tuesday, November 27, 2012.

Yours truly.

ROCKY VIEW COUNTY

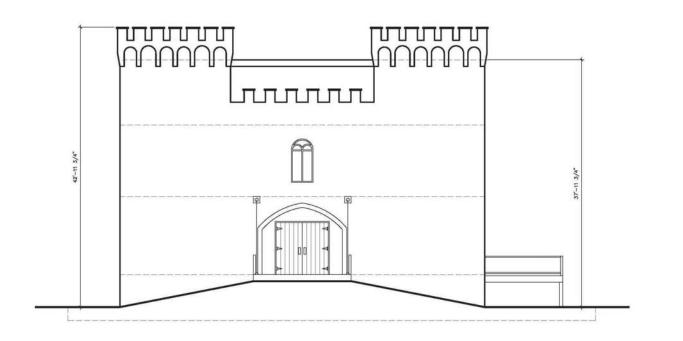
Nona Housenga

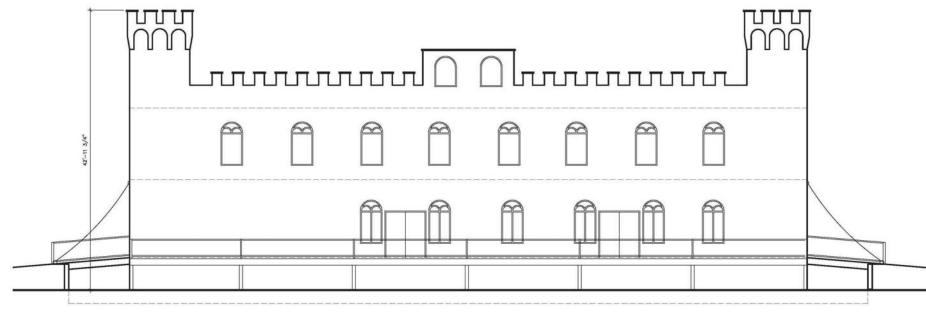
Manager

403.520.1184

nhousenga@rockyview.ca

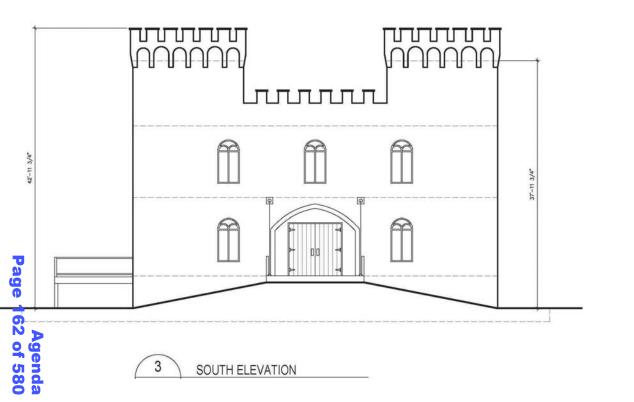
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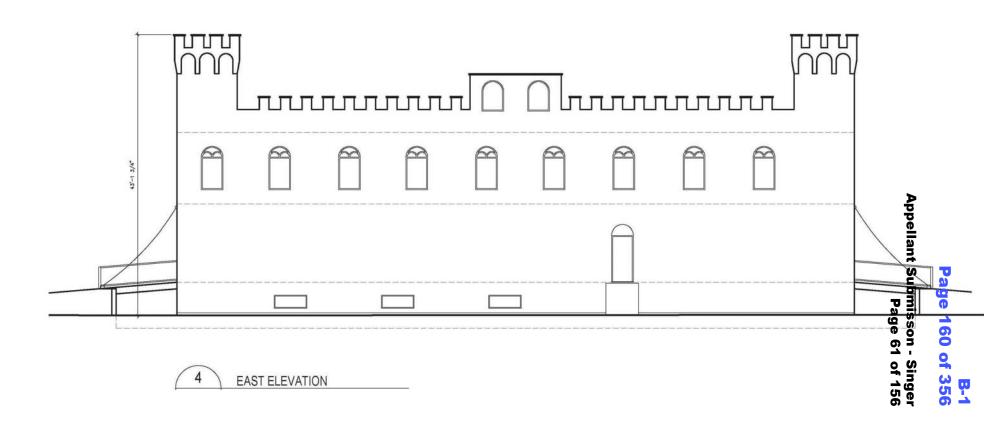


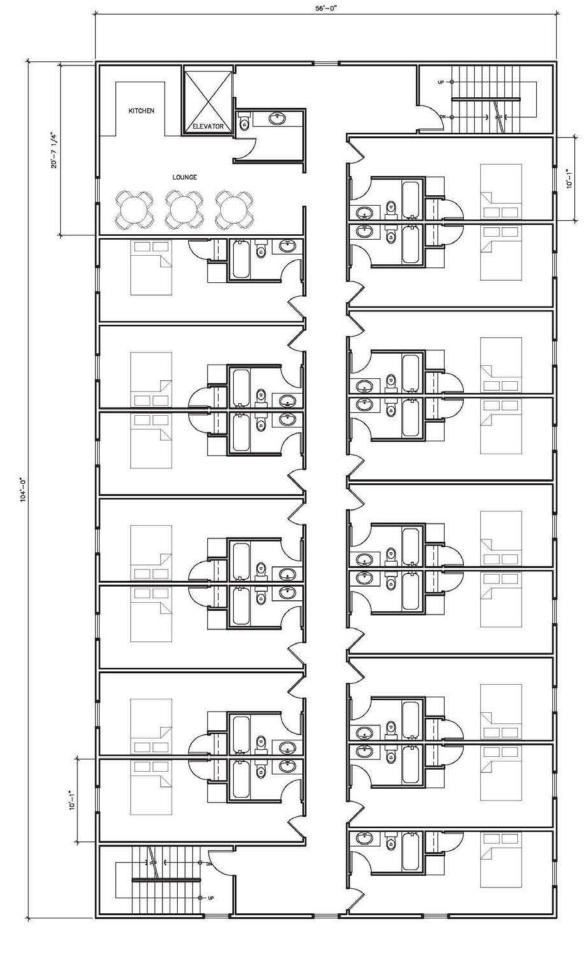


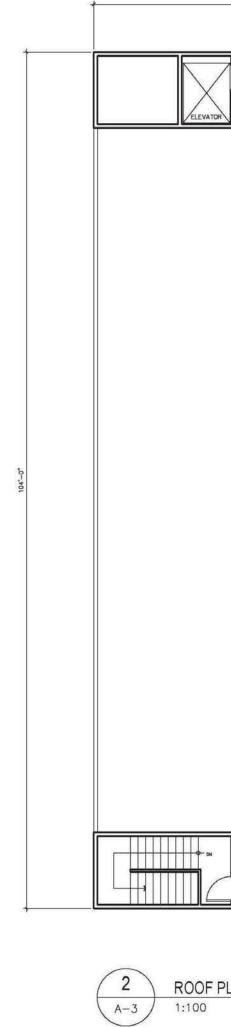
NORTH ELEVATION
1:100

WEST ELEVATION
1:100









VESTIBULE

SECOND FLOOR PLAN

ROOF PLAN

Appellant Submisson - Singer Page 63 of 156

B-1 Page 162 of 356

Welcome!

Water Licences

Concept Design

Technical Reports

2012 Land-use Hearing

Chapel in the Woods Find Us Blog

Appellant Submisson - Singer Page 64 of 156

Welcome to our website!

Here you will soon find information on the project we are developing in four phases over several years - renamed Chinook Ridge Castle & RV Park. The first phase, the castle/event centre & RV park, needs to operate properly before the next phase is planned or started, although some background work needs to be done in advance- behind the scenes at a political level so it is ready before breaking ground on that subsequent phase.

It is really too early for bookings!

Right now Chinook Ridge is <u>only a concept</u>. land re-designation was achieved in November, 2012 but plans had to be shelved and revamped. Now we have assembled a team of professionals to bring the new plan to fruition and are unveiling our NEW concept here with a proposed opening date in the summer of 2019. Stay tuned for updates!

In the meantime check out the design on the Concept Drawings & Design page and sign-up for the blog feed so you can hear the rumors first hand:)

Our intentions are to use the most environmentally friendly products, systems and building materials available. Next comes our Water License applications, then the Development Permit, followed by the building permit. Each new milestone we approach and goal we accomplish will be posted here. It seems to take forever for each phase to be worked through. Please bear with us.

Sign up for our Blog RSS feed or find us on Facebook where we will post information on the various stages of development including the construction tendering phase. Later stay tuned for special events like our Grand Opening (medevil themed) and others which may take the form of dinner theatre, special theme dinners, performances or charitable events.

Please install Flash® and turn on Javascript.

Thu, Jun 20, 2019 at 11:27 am MDT

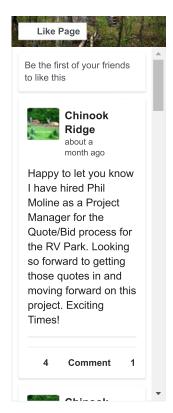
Preliminary Chinook Ridge Castle drawings.

November 30th, 2018

This is a good rendition of what the Chinook Ridge Castle will look like. It will banquet seat 200 in the main floor...Click here to read more detail about 'Preliminary Chinook Ridge Castle drawings.'

Posted in General





rivacy Policy Sitemap

Appellant Submisson - Singer Page 65 of 156



Dear Mrs. Singer;

RE: APPEAL OF CONDITIONAL DEVELOPMENT PERMIT #PDRP20185188

Please be advised that I started the Land Use Redesignation process in 2010. At that time you were not living on the farm and the title was in the name of both you and your husband Pat. The title to the land at that time would have directed the County to send notices to 1919 84th Street, N.E., Calgary. I note both a change 'ownership' to your sole name and a change in address. Never-the-less notices would have also been posted in the Rockyview Times newspaper. You did not protest the change in land use though you were advised of the application as the County would have sent you the prescribed forms at that time. The land was re-designated by a third reading to the Bylaw on **November 6th**, **2012** from Farm & Ranch Land to **Business – Leisure and Recreation**. I have attached the <u>TRANSMITTAL OF</u> <u>DECISION</u> (Attachments A and B) letter. There was overwhelming community support for this redesignation application. Council noted that extra chairs need to be brought into Chambers due to the number of people attending in support (103) of the application.

Rest assured the County was as diligent in addressing all of the redesignation issues as I am in following the guidelines and process for both the land redesignation and the development permit. I am not one to side step or sneak around the authorities. I do not burn without permits, do not build without permits or use the land in a manner contrary to current zoning. The County first and foremost needed to know this land is better utilized as non-farm land due to the sandstone outcroppings, shallow soil and extreme moist conditions on its western slope. It is somewhat unfortunate that you spent \$250.00 to get this information when if you made a simple phone call or knocked at my door I would gladly have given you this information for free.

The County's second biggest concern was in regard to the water and considerable due diligence was spent testing neighboring wells, establishing flow-rate and confirming water shed for licensing. Rather than spelling everything out here you can view the website at www.ChinookRidge.ca go to the 'Technical Reports' tab, then 'Water Management', then the 'Groundwater Executive Summary'. All neighboring wells were tested to compare chemical composition and determine if any neighboring wells were part of the same aquifer. Yours were as well – you might recall giving me permission to take a

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sample of water from your outdoor faucet. My wells are distinct and in a confined aquifer. My wells were tested for commercial viability (Q-20) and were certified capable of producing 64.4 cubic meters per day consistently and 98.2 cubic meters per day for short periods. A cubic meter of water is 220 gallons – so the commercial well that is on my land is capable of pumping 14,124 to 21,604 gallons per day without diminishing the water table (note the rates are recovery rates). A much lengthier description is contained in the Stantec Report. The website www.ChinookRidge.ca also has several other technical reports you may be interested in reading. The web-site was initially developed for the benefit of the community members so they could stay abreast of the concept and progress.

I have also attached the County's description of Section 75 of the regulations which details the 'Permitted uses' for land designated Business – Leisure and Recreation (Attachment C). Although my initial application for a Development Permit was with the intent to build a 44 room hotel, 18 hole golf course and 18 stall RV park – my plans changed for several reasons.

- 1. Safety of people I became aware of the extremely high rates of cancer and other diseases in people due to the use of herbicides. Golf courses (and farmers) need to take thoughtful measures in how they damage the environment and the roll out effects on people's health. Efforts are being made to keep this out of the food chain, but it appears we are not winning that battle yet.
- 2. Economic factors I could see we were heading into a recession but more importantly my study of demographics told me that as the 'boomers' aged they were going to be less likely to golf in one location, they wanted and want to move golf memberships have dropped drastically in the past few years.
- 3. Personal energy The project as I originally envisioned it needed two people to manage the construction of it golf course and hotel. In 2014 my partner (since 2002) relocated back to the US. I had inklings of that happening as early as 2012. The project as planned was too big to handle alone. I shelved everything while I reconsidered my options and the existing permitted uses under the BL-R designation.

<u>Permitted Uses</u> under the BL-R designation (umbrella so to speak) there are many, many, opportunities. It is somewhat like your land designation of Ranch & Farm – you can grow grain, hay, cattle, goats, garlic, flowers, vegetables or exotic crops or animals – you do not need anyone's permission to change products. It is similar with BL-R the options are many.

The current plan for an 81 stall RV Park and Castle event centre - reflects my decision, my energy, and my concern for public health and is <u>compliant with permitted uses</u>. It is small, easily managed and supervised, brings economic diversification to the area, brings tourists to this area spending their money at other area venues. It allows people a place to celebrate yet **NOT drink and drive** as the plan incorporates security fences and gates to keep people and pets both in and out as the situation warrants. They can sleep in their RV or book into one of a few hotel rooms in the Castle. A win-win! My plans include having a couple live on site to look after the day to day security, landscaping and decorating.

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For your perusal I have attached a copy of the current **Notice of Decision** (Attachment D) regarding this new proposal. Of note are the County's **CONDITIONS** that must be met prior to full APPROVAL. Those conditions speak to items that you are concerned about. These conditions are being addressed by me and my team of engineers and architects. The County is doing its job!

- a. The plan includes provisions for a multi-use sports field on land to the west of the RV Park and Castle as well as a nature/meditation-walk in the trees and around and to the existing Chapel. Other opportunities are planned on my land for their recreational and educational benefit.
- b. Sewage is dealt with via a large septic tank and a <u>state of the art sewage treatment plant</u> that returns sewage to a **clean water state** that will then be recycled for irrigation of landscaping, trees, etc.
- c. The fragile wetland eco-system will continue to be protected as it attracts birds, wild-life and reptiles.
- d. You have mentioned traffic as one of your concerns. There is a Traffic Impact Assessment on the website as well; however this has been updated due to the new development plan by Justin Barrett of JCB Engineering, it has not been posted yet. The County's conditions to the DP include additional information with a view to making sure the road and approaches are of a standard that can handle the increase in volume. I am certain there will be a dust suppression upgrade at minimum.
- e. Garbage disposal is being dealt with by the County as they require a Garbage & Recycling Management Plan.
- f. Noise. There will likely be laughter outdoors though the 'partying and music' is indoors in the Castle. Some music MAY be permitted on the Castle roof-top patio but it will be acoustic in nature and not involve speakers.
- g. Smoke from fires. Well this may be true as campers do sometimes like to enjoy an outdoor fire. Fire safe containers will be provided so they can have fires when deemed safe by the County. Keep in mind the site/landscaping plan includes a <u>large volume water feature for fire suppression water</u> which can be accessed by the County fire trucks for fires anywhere in the County. This will be an asset to the neighborhood.
- h. You mention that security is one of your concerns. As mentioned earlier the perimeter of the site will be security fenced. There will be a security gate at the entrance operated remotely by cameras and codes as well as security cameras on the site itself.
- i. The nearest Police station is not the designated police station we are in Airdrie RCMP's jurisdiction. I know this from the years I spent leading and organizing the local crime watch group now defunct for lack of community interest. The nearest fire department is Madden there is also Cremona and Water Valley which are closer than Cochrane's. The county has made plans for this.

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j. Stormwater and run-off. There will be no change to the existing storm water drainage patterns.

This project will bring many, many benefits to the community – employment, entertainment, fire suppression, recreation, meeting space, eventually a spa as well as fine dining and as you live close by I hope you will avail yourself of the many opportunities for enjoying Chinook Ridge Castle and RV Park.

I hope I have answered most if not all of your questions. If you have any more please feel free to call me at or email me at

Sincerely

Chloe Cartwright

BSW, RSW, MBA in CED (candidate)

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Appellant Submisson - Singer
Page 69 of 156
Karen Singer

Approved Development Permits in Your Area

Rocky View County <noreply@everbridge.net>
Mon, May 13, 2019 at 10:19 AM Reply-To: Rocky View County <conf-5cd9992d74eaa74b4ce7f248-5cd9992bca1c7d7a959499e7@smtpic-ne.prd1.everbridge.net>
To:

This is a Safe & Sound message from Rocky View County.

You're receiving this message because you subscribed to planning and development information about your home address or an address in the County important to you.

Rocky View County has approved the following development permit application:

PRDP20185188 – Application for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), relaxation of the maximum building height requirement; SE-31-28-03-05 (285049 RANGE ROAD 35), located approximately 1.61 km (1 mile) north of Highway 574 and on the west side of Range Road 35. File: 08731001

If you believe you are impacted by this decision you may obtain a Notice of Appeal by completing a form and paying a fee of \$350.00 if you are the owner/applicant or \$250.00 if you are an affected party.

Click here for more information on the Subdivision and Development Appeal Board, and instructions on obtaining a Notice of Appeal. Under provincial legislation, your appeal must be filed within 21 days.

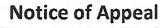
Log in to update your Safe & Sound information at www.rockyview.ca/safe or call 403-230-1401.

Rocky View County

Marketing & Communications

communications@rockyview.ca

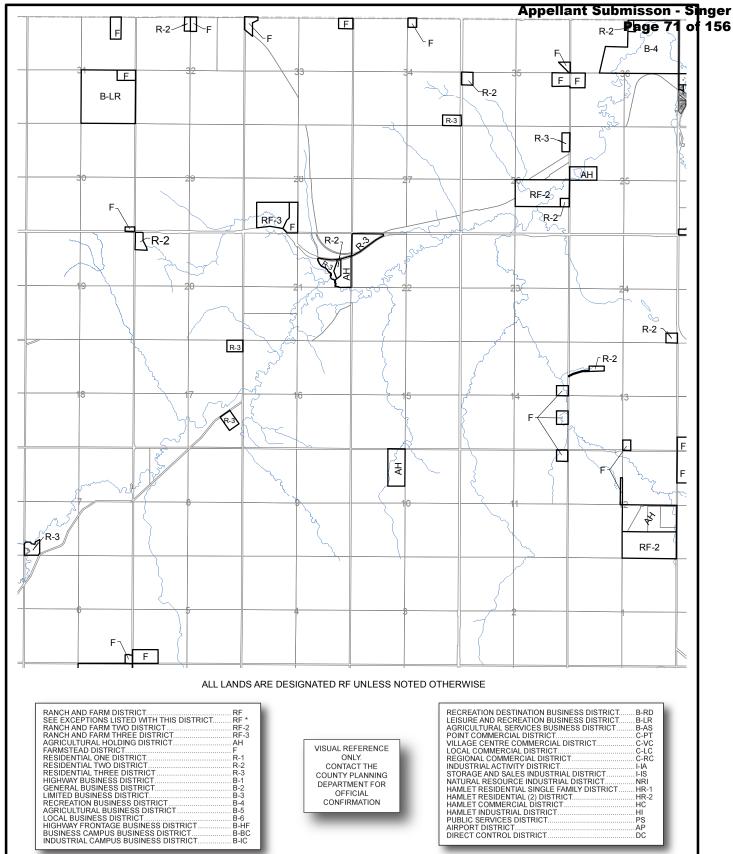
Appellant Submisson - Singer Page 70 of 156

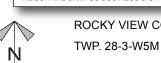




Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information					
Name of Appellant(s) A	nd Karen Sina	GO V			
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Site Information		The same of the sa			
Municipal Address 285049 Range Road 3	1 0 -	ock, plan OR quarter-section-township-range-meridian)			
Property Roll #	Development Permit, Subdivision Application, or Enforcement Order #				
08731001	PRDP20185188	Decision of Enforcement Services			
I am appealing: (check one box only)	Subdivision Authority Desigion	Decision of Enforcement Services			
Development Authority Decision Approval	Subdivision Authority Decision Approval	Decision of Enforcement Services ☐ Stop Order			
☐ Conditions of Approval	☐ Conditions of Approval	☐ Compliance Order			
Refusal	☐ Refusal				
Reasons for Appeal (attach separate p		Road Salety Bleate 1 DE RV 1164 5			
· Traffic Volume · Road Salety					
. Traffic Noise		se living there year round I			
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· Volume of people		pot /alchohol) on roadways			
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. Quality of life co	ncerns	3			
		e policies evaluated correctly?			
. Next notified of H	e "new" development	* plans			
. Not notified about	the application fo	or new plan			
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· Wrong location for	this type of busin	ess / wrong chanader for			
· User of facility o	ausing disturbance	(horses, cousting) rughborho			
and will be used to process your appeal and to c	and Development Appeal Board or Enforcer reate a public record of the appeal hearing.	ment Appeal Committee of Rocky View County The information is collected in accordance with the collection or use of this information, contact			
he Municipal Clark at 403, 30-1401.	****	STOT VIEWS			
Appellarks-Signature	May 29/19	/ RECEIVED &			
	/	MAY 29 2000			
Last updated: 2018 November 13					
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ROCKY VIEW COUNTY

Part FIVE of the BYLAW No. C-4841-97

ONLY. CONTACT THE COUNTY PLANNING DEPARTMENT FOR OFFICIAL CONFIRMATION

LAND USE MAP NO. 87

Date: Feb 18, 2016

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Hotoper 27, 2011

Dr. Ted Micross
Minister of Energy

o, 100 iviaciaurin Drive
Calgary, AB
T3Z 3S4
foothills.rockyview@assembly.ab.ca

Dear Dr. Morton;

RE: Intersections of Provincial Highway 22 & Twp Rd 290 and Provincial Highways 22 & 574

I am writing to request your attention to what I perceive as a dangerous 'T' intersection at Township Road 290, maintained by the County of Mountain View, and Provincial Highway #22. The problem is a lack of turn lanes on Highway 22 affording drivers the opportunity of properly slowing down to take the turn onto Twp Rd 290 safely. A quick review of the attached photographs will illustrate the problem.

The turn off from Highway 22 onto Twp Rd 290 is 1/4 of the way down a fairly steep hill. Please view the attached photographs marked A1 thru A6. Exacerbating this is the very steep ditch/drop-off on the east side of the 22 both to the north and to the south sides of the 290. (B1, B2 and B3) There are no turn lanes in this vicinity consequently anyone travelling south on the 22 is tempted to take the sharp left turn onto the 290 at higher than safe speeds for 2 reasons. First, and most importantly, due to the steep hill and line of sight difficulties it is risky for the driver to assume there is no oncoming north bound traffic therefore drivers tend to take this corner faster than safe 'just in case' a vehicle is coming. Secondly, drivers who do choose to slow down to a safe speed risk being struck from behind by the traffic that stacks up behind them. (These are frequently logging trucks, gravel trucks, oil tankers, school buses and other large vehicles that are reluctant to slow down when on an upward grade. There have been several instances of vehicles getting side swiped by other vehicles trying to pass someone that has slowed down to turn. I would surmise they judged the possibility of stopping but determined it might be more prudent to go around or take the ditch rather than risk a dead on hit.

Vehicles traveling north on the 22 face similar problems, they must slow down to take a sharp right turn onto the 290 but vehicles behind them are often unprepared for a sudden stop and pass them using the oncoming traffic lane which results in either an accident or somebody heading for the ditch. Again this is due to the poor visibility caused by the crest of this steep hill, the turn-off to the 290 is upon one suddenly and it requires urgent use of the brakes to slow down enough to take the corner safely. The vehicles behind this are often unprepared for the sudden slow down. (C1, C2 and C3)

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Whether travelling north or south on the 22 this is an unsafe intersection. Ironically, when I spoke with Mr. Ralph Rolston, an Operations Engineer with Alberta Transportation, I found that the number of accidents reported at this corner are likely only one-half of the actual total due to the fact that the occurrence may be reported to either the Calgary office or the Red Deer office depending on which side of the road the carnage landed and which RCMP detachment dealt with the incident. Twp Rd 290 is actually the division road between the two Alberta Transportation jurisdictions; it forms the north boundary of the Calgary district and the south boundary of the Red Deer office. It is also the boundary of the RCMP detachments.

People use Twp Rd 290 as a cross road to get from the 22 highway, thru the Dogpound valley and over to either the 766 southbound or the 772 southbound. It is not a direct route but most travellers prefer this over going south to the 567 (big hill springs). It is a slightly windy route bug people would rather travel on it than travel on the gravel 574.

While I am not an engineer, my layperson's opinion is that it while it might be possible to build turning lanes on the 22 highway at this location it would be costly because of the very steep drop along the east side; this is further complicated by the narrow bridge at the bottom of the hill crossing over the Dogpound Creek. Further, Twp Rd 290 was not built to handle the volume of traffic that currently uses it. Adding turning lanes would only encourage more traffic on a road that is narrow and ill-prepared to handle more volume.

A possible solution would be to encourage traffic to use Highway 574 (Twp Rd 284) which is located 2 miles south of Twp Rd 290. (D1, D2 and D3) The 574 stretches from the 22 east, crosses over highway 776 and on to meet up with highway 772. Both the 776 and the 772 are paved. At this writing highway 574 remains unpaved, however, it offers great visibility both to the north and to the south along the 22 and there is plenty of room for turn lanes to be installed on the 22. Further, 574 was prepared for paving several years ago, it was straightened and widened. My discussions with Mr. Ralph Rolston of Alberta Transportation turned up the fact that "traffic volumes on the 574 do not warrant paving" therefore paving of this provincial numbered highway is not currently being considered. Unfortunately, the volume of traffic is not up as drivers opt to use the narrow but paved Twp Rd 290 instead - much to their peril.

Mr. Morton, I am sure you can see this intersection is somewhat of a jurisdictional nightmare, a catch 22 situation and I can assure you I am not the only resident concerned with the safety of travelers in the area. Please see what you can do to improve safety here. If you need further information please feel free to contact me by telephone at or by email at

Thanks for your time.

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MUNICIPAL GOVERNMENT ACT

Revised Statutes of Alberta 2000 Chapter M-26

Current as of February 1, 2019

Office Consolidation

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RSA 2000 MUNICIPAL GOVERNMENT ACT Chapter M-26

Section 2

(c) the council, committee or other body holding the meeting holds any discussions separate from the public during the meeting or part of the meeting.

RSA 2000 cM-26 s1;2005 c14 s2;2013 c17 s2; 2015 c8 s2; 2016 c24 s4;2017 c13 s1(2);2017 c22 s38;2018 c6 s2

Application of Act

- **2(1)** This Act applies to all municipalities and improvement districts.
- (2) If there is an inconsistency between this Act and
 - (a) repealed 1995 c24 s3,
 - (b) the Parks Towns Act, or
 - (c) a special Act forming a municipality,

the other Act prevails.

1994 cM-26.1 s2;1995 c24 s3

Indian reserves

2.1 No municipality, improvement district or special area constituted under the *Special Areas Act* includes land set apart as an Indian reserve.

2016 c24 s5;2017 c13 s2(2)

Part 1 Purposes, Powers and Capacity of Municipalities

Municipal purposes

- 3 The purposes of a municipality are
 - (a) to provide good government,
 - (a.1) to foster the well-being of the environment,
 - (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,
 - (c) to develop and maintain safe and viable communities, and
 - (d) to work collaboratively with neighbouring municipalities to plan, deliver and fund intermunicipal services.

RSA 2000 cM-26 s3;2016 c24 s6;2017 c13 s1(3)

Corporation

4 A municipality is a corporation.

1994 cM-26.1 s4

Appellant Submisson - Singer Page 76 of 156

Section 684 MUNICIPAL GOVERNMENT ACT Chapter M-26

- (9) If an application is deemed to be refused under subsection (8), the development authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application has been refused and the reason for the refusal.
- (10) Despite that the development authority has issued an acknowledgment under subsection (5) or (7), in the course of reviewing the application, the development authority may request additional information or documentation from the applicant that the development authority considers necessary to review the application.
- (11) If the development authority refuses the application for a development permit, the development authority must issue to the applicant a notice in the form and manner provided for in the land use bylaw that the application has been refused and the reasons for the refusal.

2016 c24 s125

Development Appeals

Permit deemed refused

- **684(1)** The development authority must make a decision on the application for a development permit within 40 days after the receipt by the applicant of an acknowledgment under section 683.1(5) or (7) or, if applicable, in accordance with a land use bylaw made pursuant to section 640.1(b).
- (2) A time period referred to in subsection (1) may be extended by an agreement in writing between the applicant and the development authority.
- (3) If the development authority does not make a decision referred to in subsection (1) within the time required under subsection (1) or (2), the application is, at the option of the applicant, deemed to be refused.
- (4) Section 640(5) does not apply in the case of an application that was deemed to be refused under section 683.1(8).

RSA 2000 cM-26 s684;2016 c24 s126;2018 c11 s13

Grounds for appeal

685(1) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645,

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the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.

- (2) In addition to an applicant under subsection (1), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).
- (4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district
 - (a) is made by a council, there is no appeal to the subdivision and development appeal board, or
 - (b) is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

RSA 2000 cM-26 s685;2015 c8 s73;2016 c24 s127

Appeals

686(1) A development appeal to a subdivision and development appeal board is commenced by filing a notice of the appeal, containing reasons, with the board

- (a) in the case of an appeal made by a person referred to in section 685(1)
 - (i) with respect to an application for a development permit,
 - (A) within 21 days after the date on which the written decision is given under section 642, or
 - (B) if no decision is made with respect to the application within the 40-day period, or within any extension of that period under section 684, within 21 days after the date the period or extension expires,

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or

(ii) with respect to an order under section 645, within 21 days after the date on which the order is made,

or

- (b) in the case of an appeal made by a person referred to in section 685(2), within 21 days after the date on which the notice of the issuance of the permit was given in accordance with the land use bylaw.
- (2) The subdivision and development appeal board must hold an appeal hearing within 30 days after receipt of a notice of appeal.
- (3) The subdivision and development appeal board must give at least 5 days' notice in writing of the hearing
 - (a) to the appellant,
 - (b) to the development authority whose order, decision or development permit is the subject of the appeal, and
 - (c) to those owners required to be notified under the land use bylaw and any other person that the subdivision and development appeal board considers to be affected by the appeal and should be notified.
- (4) The subdivision and development appeal board must make available for public inspection before the commencement of the hearing all relevant documents and materials respecting the appeal, including
 - (a) the application for the development permit, the decision and the notice of appeal, or
 - (b) the order under section 645.
- **(4.1)** Subsections (1)(b) and (3)(c) do not apply to an appeal of a deemed refusal under section 683.1(8).
- (5) In subsection (3), "owner" means the person shown as the owner of land on the assessment roll prepared under Part 9.

 RSA 2000 cM-26 s686;2016 c24 s128;
 2017 c13 s1(65);2018 c11 s13

Hearing and decision

687(1) At a hearing under section 686, the subdivision and development appeal board must hear

(a) the appellant or any person acting on behalf of the appellant,

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- (b) the development authority from whose order, decision or development permit the appeal is made, or a person acting on behalf of the development authority,
- (c) any other person who was given notice of the hearing and who wishes to be heard, or a person acting on behalf of that person, and
- (d) any other person who claims to be affected by the order, decision or permit and that the subdivision and development appeal board agrees to hear, or a person acting on behalf of that person.
- (2) The subdivision and development appeal board must give its decision in writing together with reasons for the decision within 15 days after concluding the hearing.

(3) In determining an appeal, the subdivision and development appeal board

- (a) must act in accordance with any applicable ALSA regional plan;
- (a.1) must comply with any applicable land use policies;
- (a.2) subject to section 638, must comply with any applicable statutory plans;
- (a.3) subject to clauses (a.4) and (d), must comply with any land use bylaw in effect;
- (a.4) must comply with the applicable requirements of the regulations under the *Gaming, Liquor and Cannabis Act* respecting the location of premises described in a cannabis licence and distances between those premises and other premises;
- (b) must have regard to but is not bound by the subdivision and development regulations;
- (c) may confirm, revoke or vary the order, decision or development permit or any condition attached to any of them or make or substitute an order, decision or permit of its own;
- (d) may make an order or decision or issue or confirm the issue of a development permit even though the proposed development does not comply with the land use bylaw if, in its opinion,
 - (i) the proposed development would not

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- (A) unduly interfere with the amenities of the neighbourhood, or
- (B) materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land,

and

- (ii) the proposed development conforms with the use prescribed for that land or building in the land use bylaw.
- (4) In the case of an appeal of the deemed refusal of an application under section 683.1(8), the board must determine whether the documents and information that the applicant provided met the requirements of section 683.1(2).

RSA 2000 cM-26 s687;2009 cA-26.8 s83; 2015 c8 s74;2017 c21 s28;2018 c11 s13

Court of Appeal

Law, jurisdiction appeals

688(1) An appeal lies to the Court of Appeal on a question of law or jurisdiction with respect to

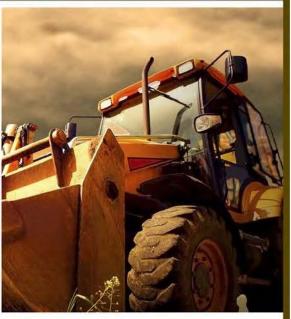
- (a) a decision of the subdivision and development appeal board, and
- (b) a decision made by the Municipal Government Board
 - (i) under section 619 respecting whether a proposed statutory plan or land use bylaw amendment is consistent with a licence, permit, approval or other authorization granted under that section,
 - (ii) under section 648.1 respecting the imposition of an off-site levy or the amount of the levy,
 - (iii) under section 678(2)(a) respecting a decision of a subdivision authority, or
 - (iv) under section 690 respecting an intermunicipal dispute.
- (2) An application for permission to appeal must be filed and served within 30 days after the issue of the decision sought to be appealed, and notice of the application for permission to appeal must be given to
 - (a) the Municipal Government Board or the subdivision and development appeal board, as the case may be, and

LAND USE BYLAW













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SECTION 8 DEFINITIONS

8.1 Current Definitions

ABUTTING means to have a common boundary, to border on;

ACCESSORY BUILDING means a *building* incidental and subordinate to the *principal building*, the use of which is incidental to that of the *principal building* but in no instance *shall* be used as a permanent or temporary residence, and is located on the same *parcel*;

ACCESSORY DWELLING UNIT (ADU) means a subordinate dwelling unit attached to, created within or detached from the principal dwelling, single detached, where both dwelling units are located on the same parcel. Accessory dwelling units include Secondary Suites, Suites within a Building, and Garden Suites;

ACCESSORY USE means a use or *development* customarily incidental and subordinate to the *principal use* or *building* and is located on the same *parcel* as such *principal use* or *building*;

ACCOMMODATION UNITS means any room or group of rooms designed to provide accommodation to the traveling or recreational public including a room in a *hotel*, motel, resort or tourist establishment, a rental cottage or cabin or a tent or a trailer *site*;

ACT means the Municipal Government Act Statutes of Alberta 1994, Chapter M-26.1 and amendments thereto:

ADDITION means adding onto an existing *building*, provided that there are no structural changes to the existing *building*, no removal of the roof structure, and no removal of the exterior walls, other than that required to provide an opening for access from, and integration of, the existing *building* to the portion added thereto and there is a common structural connection from the existing *building* to the *addition* that includes a *foundation or a roof*, constructed to the minimum standards outlined in the Alberta Building Code;

LUB 13/10/2015

ADJACENT LAND means land or a portion of land that is contiguous to the *parcel* of land that is subject to a *development* application and/or subdivision application and includes land or a portion of land that would be contiguous if not for a public roadway, primary highway, river or stream; or reserve *lot*;

AGRICULTURAL PROCESSING, MAJOR means a large-scale business operation that includes the use of land or a building for the upgrading of a product for distribution or for sale that is originally produced in an agricultural operation, but does not include *Cannabis Facility*. Due to the large scale of the business, the agricultural products are often produced in an off-site agricultural operation, and there may be some off-site impacts such as noise, appearance, or odour;

LUB 11/09/2018

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BUILDING HEIGHT means the vertical distance between average *building* grade and the highest point of a *building*; excluding an elevator housing, a mechanical skylight, ventilating fan, steeple, chimney, fire wall, parapet wall, flagpole, or similar device not structurally essential to the *building*;

BUILDING means any structure used or intended for supporting or sheltering any use or occupancy;

BUILDING UNIT means a space that is situated within a *building* and described as a Unit within a Condominium Plan by reference to floors, walls, and ceilings within the *building*;

BUSINESS means:

- (a) a commercial, merchandising or industrial activity or undertaking;
- (b) a profession, trade, occupation, calling or employment; or
- (c) an activity providing goods and services, whether or not for profit and however organized or formed, including a co-operative or association of persons.

This term incorporates both Commercial Business and *Industrial Business*, as defined separately in this *Bylaw*;

BUSINESS AREA means regional business centres, highway business areas, hamlet business centres, or areas of business identified in an area structure plan or conceptual scheme;

LUB 10/12/2013

BUSINESS PARK means a comprehensively planned commercial *development* with common functional characteristics that may contain a range of *business* activities in a number of *buildings* situated within a *campus-like* setting;

BYLAW means the County Land Use Bylaw;

CAMPGROUND, INSTITUTIONAL means a group camp having such joint use facilities such as *dormitories* and kitchens and operated by not-for-profit organizations;

CAMPGROUND, TOURIST means *development* of land for the use of holiday trailers, motor homes, tents, campers, and similar *vehicles, recreation*, and is not normally used as year-round storage, or accommodation for residential uses;

CAMPUS-LIKE means *development* that emphasizes the following design and functional qualities: comprehensive subdivision planning, with a comprehensive pedestrian network that provides interconnections between separated structures, and usable open space is provided with high-quality *landscaping*;

CANNABIS CULTIVATION means the growing and harvesting of cannabis as licensed by Health Canada:

LUB 11/09/2018

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OFFICE PARKS means a *development* on a tract of land that contains a number of separate office *buildings*, accessory and supporting uses and open space and is designed, planned, constructed, and managed on an integrated and coordinated basis;

OFFICES means a facility or portion of a *building* used primarily for the provision of professional, management, administrative, consulting, or financial services. Typical uses include the *offices* of lawyers, accountants, engineers, architects, real estate, insurance, clerical, secretarial, employment, telephone answering, and office support services:

OUTDOOR CAFE means a facility where food or beverages are served or offered for sale for consumption on or within a portion or portions of such facility that are not contained within a fully enclosed *building*;

OUTDOOR DISPLAY AREA means outdoor areas used for the display of examples of equipment, vehicles, products, or items related to the *business* use located on the site containing the display area;

OUTDOOR PARTICIPANT RECREATION SERVICES means a *development* providing facilities for sports and active recreation conducted outdoors. Typical facilities would include golf courses, driving ranges, ski hills, ski jumps, sports fields, outdoor tennis courts, unenclosed ice surfaces or rinks, athletic fields, boating facilities, *campgrounds*, *tourist*, Scout/Guide camps, religious outdoor retreat camps, and parks;

OUTDOOR STORAGE, RECREATIONAL VEHICLE means an industrial area of land set aside or otherwise defined for the outdoor storage of *vehicle*, *recreation* and *vehicle*, *motor* sport;

OUTDOOR STORAGE, TRUCK TRAILER means an industrial area of land set aside or otherwise defined for the outdoor storage of *truck trailers*;

OUTSIDE STORAGE means the storing, stockpiling or accumulating of products, goods, equipment, vehicles, or material in an area that is open or exposed to the natural elements:

LUB 13/10/2015

OVERLAND FLOW means special areas of the flood fridge, as determined by the Province of Alberta:

LUB 13/10/2015

PARACHUTING SCHOOLS AND CLUBS means the use of a site for ground training in preparation for parachuting and/or the use of a site as a designated landing site for parachuting activities carried out on a group basis;

PARCEL means the aggregate of the one or more areas of land described in a certificate of title or described in a certificate of title by reference to a plan filed or registered in a land titles office;

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SCHOOL, PRIVATE means a place of instruction which is not built or maintained with funds that are primarily public funds and which *may* offer courses of study different to those offered in a public school;

SCHOOL, PUBLIC OR SEPARATE means a place of instruction operated with public funds pursuant to the School Act;

SCREENING means a *fence*, earth *berm*, trees, hedge, or established *shelterbelt* used to visually and/or physically separate areas or functions;

SECONDARY SUITE means a subordinate *dwelling unit* located within or attached to a *dwelling, single detached*;

SERVICING STANDARDS means the County's technical requirements that govern infrastructure design, construction, testing, inspection, maintenance, and transfer of public works;

LUB 10/12/2013

SERVICE STATION means an establishment for the sale of automotive fuels, lubricating oils, and associated automotive fluids or the routine servicing and minor repair of motor vehicles or both, excluding automotive specialty and auto body and paint shop uses, and may also include the following accessory uses: convenience store, towing service, car wash, or the sale of automotive accessories:

SETBACK means the perpendicular distance as measured between that part of a *building* nearest to the front, side or *rear property* lines of the *building site*. In the case of a *setback* involving a *yard, front*, it means the distance measured perpendicularly from the *front property line* of the *lot*, to the nearest point of the *building*;

SHALL is an operative word which means the action is obligatory;

SHELTERBELT means a planting made up of one or more rows of trees or shrubs planted in such a manner as to provide shelter from the wind and to protect soil from erosion:

SHOPPING CENTRE, LOCAL means a shopping centre providing to local clientele the sale of convenience goods and personal services for day-to-day living needs. It *may* be built around a junior department store and/or a local *grocery* store. It does not provide services for the wide market-base or contain regional *retail* stores or *warehouse* stores typically found in a regional shopping centre or include *Cannabis* Sales;

LUB 11/09/2018

SHOPPING CENTRE, REGIONAL means a shopping centre providing for the sale of general merchandise, apparel, furniture, and home furnishings in full depth and variety and convenience goods and personal services. It may be built around one or more regional retail stores and provides services to a regional market-base and clientele, but does not include *Cannabis Sales*;

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LIB 11/09/2018

TOURISM USES/FACILITIES, GENERAL means the use of land for providing entertainment, recreation, cultural or similar facilities for use mainly by the general touring or holidaying public and *may* include eating establishments, *automotive* services, accommodation units, and the retail sale of arts and crafts, souvenirs, antiques, and the like, but does not include *Cannabis Retail Stores* or *Cannabis Sales*;

LUB 11/09/2018

TOURISM USES/FACILITIES, RECREATIONAL means an establishment which operates throughout all or part of a year which *may* or *may* not furnish accommodation and facilities for serving meals and furnishes equipment, supplies, or services to persons in connection with angling, hunting, camping, or other similar recreational purposes;

TRACTOR TRAILER SERVICE DEPOT means a facility for the storage of highway truck trailers and highway truck tractors which *may* or *may* not be joined to create one tractor trailer unit and *may* include a *building* for *maintenance* of vehicles and the use of the existing residential *building* for an administrative office;

TRUCK STOP means any *building*, premises or land in which or upon which a *business*, service or industry involving the *maintenance*, servicing, storage, or repair of commercial vehicles is conducted or rendered. It includes the dispensing of motor fuel or petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. A *truck stop* also *may* include *convenience store* and *restaurant* facilities, and *may* include overnight accommodation facilities solely for the use of truck crews;

TRUCK TRAILER means all vehicles and/or trailers which may or may not be joined and has a *gross vehicle weight* of 12,000 kilograms or greater;

TRUCK TRAILER SERVICE means a facility for the *maintenance* of *truck trailers* and *may* include temporary storage of *truck trailers* when associated with *maintenance*;

UNSUBDIVIDED QUARTER SECTION means a titled area of 64.7 hectares (160 acres) more or less, or a gore strip greater than 32.38 hectares (80 acres) in size that has not been subdivided, excluding subdivisions for boundary adjustments, road widening, and public uses such as a school site, community hall, road, railroad, and canal right-of-way;

LUB 10/12/2013

USE, DISCRETIONARY means the use of land or a *building* provided for in this *Bylaw* for which a *Development Permit may* be issued upon a *Development Permit* application having been made and subject to the enabling conditions for each *use, discretionary* being satisfied;

USE, PERMITTED means the use of land or a *building* provided for in this *Bylaw* for which a *Development Permit shall* be issued with or without conditions by the *Development Authority* upon application having been made to the *Development Authority*;

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UTILITY (UTILITIES) means the components of sewage, stormwater, or solid waste disposal systems or a telecommunication, electrical power, water, or gas distribution system;

VEHICLE, AGRICULTURE means a vehicle, motor, implements of husbandry and trailers that are commonly used in an agricultural, general operation including but not limited to combines, tractors, cattle liners, grain trucks and carts, and horse/stock trailers;

LUB 13/10/2015

VEHICLE, COMMERCIAL means a vehicle, motor, used for commercial or industrial business operations, such as gravel trucks, gravel trailers, highway truck tractors, highway truck trailers, crane trucks, welding trucks, and vacuum trucks, any vehicle or trailer displaying logos or signage advertising a business, and any vehicle not meeting the definition of a "private passenger vehicle" in the Traffic Safety Act;

VEHICLE, MOTOR means a motor vehicle as defined in the *Traffic Safety Act,* R.S.A. 2000 Chapter T-6;

LUB 13/10/2015

VEHICLE, MOTOR SPORT means a vehicle used for personal recreation as in a boat, seadoo, skidoo, motorcycle, quad, or similar type of vehicle;

VEHICLE, RECREATION means a vehicle designed to be transported on its own wheels or by other means (including units mounted permanently or otherwise on trucks), which will permit its use for sleeping or living purposes for one or more persons on a short term basis;

WAREHOUSE means the use of a *building* or portion thereof for the storage and distribution of materials, goods or products, but does not include a *warehouse store*;

WAREHOUSE STORE means the use of a *building* for the retail sale of a limited range of bulky goods, the size and nature of which typically require large *floor areas* for direct display to the purchaser, and include, but are not limited to, such bulky goods as furniture, carpets and floor coverings, major appliances, paints and wall coverings, light fixtures, plumbing fixtures, and *building* materials and equipment, but does not include the sale of food, clothing, *Cannabis Sales*, or other personal goods, wares, substances, articles, or things;

LUB 11/09/2018

WASTE TRANSFER SITE means the use of land or a facility for the collection of waste, recyclables, household hazardous waste, and compost into bulk containers for sorting and preparation for further transport to a land fill site, recycling facility, or other waste disposal facility;

WATER BODY means any location where water flows, is standing or is present, whether or not the flow or the presence of water is continuous, intermittent, or occurs only during a flood, and includes but is not limited to wetlands and aquifers, but does not include part of irrigation works if the irrigation works are subject to a license and the irrigation works are owned by the licensee, except in the circumstances prescribed in the Water Act:

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SECTION 19 APPLICABILITY

19.1 Within each Section of Part 3: General Regulations, the regulations under the subheading of "Business Development" shall apply to the following land use districts:

Land Use District	Abbreviation
Commercial - Point Commercial	C-PT
Commercial – Village Centre	C-VC
Commercial – Local Commercial	C-LC
Commercial – Regional Commercial	C-RC
Business - Highway Frontage	B-HF
Business - Business Campus	B-BC
Business - Industrial Campus	B-IC
Industrial – Industrial Activity	I-IA
Industrial - Storage and Sales	I-SS
Business - Recreation Destination	B-RD
(Business - Leisure and Recreation)	(B-LR)
Business – Agricultural Services	B-AS
Commercial – Springbank Court	C-SC

LUB 21/09/2010

19.2 The General Regulations shall apply to all land and development in the *County*, unless otherwise exempted in this Part.

19.3 Business Development

- (a) These regulations will be applied as a condition of a *Development Permit*;
- (b) These regulations apply to the redevelopment of existing *building* and facilities as well as all new development;
- (c) Where regulations outlined for *Business Development* conflict with other regulations of this *Bylaw*, the more restrictive of the provisions will take precedence;
- (d) Where developments are designed to have double frontage, these Business Development regulations will apply to both frontages;
- (e) A lot or unit may have more than one principal business use on the lot or unit.

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SECTION 20 GENERAL DEVELOPMENT REGULATIONS

- The Development Authority may consider with respect to land that is the subject of an application for a Development Permit:
 - (a) its topography;
 - (b) its soil characteristics;
 - (c) the collection and disposal of stormwater from the land;
 - (d) its potential for flooding, subsidence, or erosion;
 - (e) its accessibility to a public roadway or highway, constructed to appropriate County or provincial standards;
 - (f) the availability and adequacy of a potable water supply;
 - (g) the adequacy of a sewage disposal system and the disposal of solid waste;
 - (h) the availability and/or adequacy of *County* services, which, without restricting the generality of the foregoing, *may* include fire protection, education services, student transportation, and police protection;
 - (i) the need to maintain an adequate separation distance between different or incompatible land uses. The separation distance shall be as prescribed by the Development Authority, recognizing the type and magnitude of both the development and surrounding land uses:
 - (j) proximity to environmentally sensitive areas;
 - (k) necessity/requirement of a site grading plan or detailed geo-technical engineering studies; and
 - (I) such other matters as the Development Authority deems appropriate.
- The Development Authority shall attach as conditions of a Development Permit approval those conditions it feels are necessary to address or resolve any development concerns or issues associated with those items listed in Section 34, Protection from Hazards.
- There shall be no more than one (1) dwelling unit per parcel unless otherwise allowed by this *Bylaw*.
- In all land use districts where a *building* has been constructed in accordance with the setbacks as set out in a *Development Permit* or *Building* Permit issued prior to the passing of this *Bylaw*, the setbacks are deemed to comply with this *Bylaw*. The setbacks for all *building*s constructed prior to March 12, 1985, are deemed to comply with this *Bylaw*.

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SECTION 25 DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS AND STRUCTURES

- 25.1 The quality of exterior treatment and design of all *buildings shall* be to the satisfaction of the *Development Authority*.
- 25.2 Pursuant to Sub-Section (1), the *Development Authority may* consider the following when reviewing *development* proposals in all Districts:
 - (a) the design, character, and appearance of all *buildings* with respect to their compatibility with any other *buildings* existing in the vicinity;
 - (b) the design of the *building* must be consistent with the purpose of the Land Use District in which it is located; and
 - (c) the *building shall* comply with any provisions of any Statutory Plan which sets out specific guidelines as to the design, character, appearance, or building materials to be used within a District or area.
- A Commercial Communications Facility will meet the requirements of being stealth and therefore, qualify as having satisfied Section 7.24 when, in the opinion of the *Development Authority*, the design of the facility, based on an evaluation of the massing, form, colour, material, and other decorative elements, will blend the appearance of the facility into and with the surrounding lands.

25.4 Business Development

(a) Separation between *buildings* and construction of separating walls *shall* be in accordance with the Alberta Building Code.

Building Materials and Appearance

- (b) The design, character, and appearance of all *buildings shall* be appropriate and compatible with the surrounding area and *shall* be constructed of durable materials designed to maintain the initial quality throughout the life of the project.
- (c) Extensions to existing *buildings* shall be constructed with compatible materials to the existing *building* and be satisfactory to the *Development Authority*.
- (d) The exterior design and finishing materials of all *buildings shall* be as shown on the approved plan and subject to the approval of the *Development Authority*.
- (e) Facades of *buildings* which exceed 31 m measured horizontally and facing public roadways *shall* incorporate visual and physical characteristics to add visual interest, by including at least three of the following architectural elements:
 - (i) Colour change;

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- The Development Authority may require that exposed projections outside the building such as mechanical and electrical equipment, heating ventilating, air conditioning (HVAC), transformer ducts, cooling towers, and materials handling equipment, excepting solar panels, be screened from view from any public roadway other than a lane, or from adjacent sites if, in its opinion, such projections are inconsistent with the character and appearance of surrounding development.
- 31.5 The *Development Authority may* require that the appearance of metal, or concrete block walls exposed to public view from beyond the *site*, be improved where, in its opinion, such walls are inconsistent with the finishing materials or appearance characteristic of surrounding *development*.

Business Development Performance Standards

31.6 Except where permitted to do so by the *County*:

- (a) No use or operation on the Development Lands *shall* cause or create air contaminants, visible emissions, or particulate emissions beyond the *site* which produces them;
- (b) No use or operation on the *Development* Lands should cause or create the emission of noxious matter or vapour beyond the *building* or *site* which contains the use or operation in accordance with Alberta Environment guidelines;
- (c) No use or operation on the *Development* Lands should cause or create the emission of excessive noise or vibrations beyond the *building* or site which contains the use or operation; and
- (d) No use or operation on the *Development* Lands *shall* cause or create the emission of toxic matter beyond the *site* that produces it. The handling, storage, clean-up, and disposal of any toxic and/or hazardous materials or waste *shall* be in accordance with the regulations of any Government Authority having jurisdiction.

In addition:

- (e) Airborne particulate matter originating from storage areas, yards, parking areas, or access roads shall be minimized by appropriate surface treatments, as considered appropriate by the County, in accordance with Alberta Environment guidelines;
- (f) All uses or operations which stores, manufactures, utilizes materials, or products which may be hazardous due to their flammable or explosive characteristics shall comply with provincial fire codes, the requirements of the County and/or in accordance with the Emergency Management and Response Plan as required by this *Bylaw*; and
- (g) Where available, services for water supply and distribution and wastewater management should be via a piped system constructed, licensed, and

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permitted by Alberta Environment, or connected to a licensed wastewater treatment facility.

All outdoor storage, outdoor storage, recreational vehicle, and mini-storage development shall be accessed by a paved road that meets or exceeds County Standards, up to the property line where user access to the outdoor storage site is gained.

SECTION 32 LANDFILLING, SANITARY OR DRY WASTE DEVELOPMENT REGULATIONS

- Unless provided for in a specific *Direct Control District*, *Sanitary*, or *Dry Waste landfilling development* is neither a use, permitted nor discretionary within the land use districts of this *Bylaw*.
- Council shall, in the Direct Control Bylaw and/or an applicable Development Permit, establish such conditions of approval that it deems appropriate and, in that regard, may consider such requirements as listed below:
 - (a) limitations on the years, months, weeks, days, and/or hours of operation;
 - (b) requirement to provide and maintain sufficient dust control to the satisfaction of the *County*;
 - (c) posting of adequate *signage*, including emergency phone numbers, to warn of possible site or operational hazards and dangers;
 - requirement to identify and/or number trucks or equipment involved in any hauling aspects of the *development*;
 - (e) limitations on the height of the landfill development;
 - (f) specific requirements related to any stripping, *filling*, excavation, and grading associated with a landfill *development*;
 - (g) landfill *development* to be subject to all provincial requirements and approvals, including the Regional Health Authorities Act.

SECTION 33 STRIPPING, FILLING, EXCAVATION AND GRADING

33.1 Site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) require a Development Permit.

LUB 21/09/2010

(a) Notwithstanding Section 33.1, the following uses do not require a Development Permit:

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SECTION 43 RANCH AND FARM DISTRICT (RF)

43.1 Purpose and Intent

The purpose and intent of this District is to provide for agricultural activities as the primary land use on a quarter section of land or on large balance lands from a previous subdivision, or to provide for residential and associated minor agricultural pursuits on a small first parcel out.

43.2 Minimum Parcel Size

In order to facilitate the purpose and intent of this District and ensure the sustainability of agricultural uses within the District, for the purpose of subdivision applications, the Minimum Parcel Size in this District is as follows:

- (a) an unsubdivided quarter section;
- (b) the area in title at the time of passage of this *Bylaw*;
- that portion of a *parcel* remaining after approval of a redesignation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent *parcel* providing the remainder is a minimum of 20.23 hectares (50.00 acres); or
- (d) the portion created and the portion remaining after registration of an *First Parcel Out* subdivision.

LUB 10/12/2013

LUB 10/04/2018

REGULATIONS FOR SMALL PARCELS LESS THAN OR EQUAL TO 8.10 HECTARES (20.00 ACRES) IN SIZE

10/04/2018

43.3 Uses, Permitted

Accessory buildings less than 185.81 sq. m (2,000 sq. ft.) building area Agriculture, General
Dwelling, single detached
Home-Based Business, Type I
Keeping of livestock (See Section 24 for regulations)
Private Swimming Pool

LUB 21/09/2010

43.4 Uses, Discretionary

LUB 10/04/2018

Accessory buildings greater than 185.81 sq. m (2,000 sq. ft.) but no more than 371.61 sq. m (4,000 sq. ft.)

Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)

Animal Health Care Services

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76.8 Other Requirements

- (a) A Development Authority may require a greater building setback for the proposed development which, in the opinion of a Development Authority, may interfere with the amenity of adjacent sites;
- (b) A Development Authority may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development;
- (c) No vehicle storage shall be located in the front yard setback;
- (d) There shall be no storage of hazardous materials or goods on site;
- (e) No overnight or long term camping shall be allowed on site;
- (f) There shall be no storage for the salvage of, or for derelict vehicles and equipment, used building or domestic products and similar discarded or recyclable materials;
- (g) All outdoor storage, recreation vehicle sites shall have a dump station;
- (h) A minimum of 10% of the lands shall be landscaped in accordance with a Landscape Plan.

SECTION 77 BUSINESS – LEISURE AND RECREATION (B-LR)

77.1 Purpose and Intent

The purpose and intent of this district is to accommodate *business development* that provides primarily outdoor participant recreational services, tourism opportunities, and entertainment services that *may* be located outside of adopted Area Structure Plans, Conceptual Schemes, and Hamlet Plans. Developments within this district are meant to serve both a local and regional clientele. *Accommodation Units may* be included as ancillary to the principal *business* undertaking, and should be appropriate to the level of servicing available, at the discretion of the *County*, and in accordance with an adopted Area Structure Plan, Conceptual Scheme, or Hamlet Plan.

77.2 Uses, Permitted

Accessory uses
Building Accessory buildings
Commercial Communications Facilities (Types A, B, C)
Dwelling unit, accessory to the principal business use
Government Services
Signs
Tourist information services and facilities

LUB 21/09/2010

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77.3 **Uses, Discretionary**

Accommodation Units, compatible with available servicing Amusement and Entertainment Services Athletic and recreation services Bed and breakfast home Campground, institutional

Campground, tourist

Golf Driving Range Lodging Houses and Country Inn Indoor Participant Recreation Services **Outdoor Participant Recreation Services** Patio, accessory to the principal business use Public Park Restaurant

Tourism Uses/Facilities, Agricultural

Tourism Uses/Facilities, General

Tourism Uses/Facilities, Recreational

Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

LUB 11/12/2012

77.4 Development Permit applications for both permitted and discretionary uses shall be evaluated in accordance with Section 12.

77.5 **General Regulations**

The General Regulations apply as contained in Part 3 of this *Bylaw* as well as the following provisions:

77.6 **Minimum and Maximum Requirements**

- (a) Parcel Size:
 - The minimum parcel size shall be 2.02 hectares (4.99 acres).
- (b) Minimum Yard, Front for Buildings:
 - 30.00 m (98.43 ft.) from any road, County; (i)
 - (ii) 60.00 m (196.85 ft.) from any road, highway;
 - 15.00 m (49.21 ft.) from any road, internal subdivision; (iii)
 - (iv) 15.00 m (49.21 ft.) from any road, service adjacent to a road, highway;
 - (v) 10.00 m (32.81 ft.) from any road, service adjacent to a road, County.
- (c) Minimum Yard, Side for Buildings:
 - (i) 30.00 m (98.43 ft.) from any road, *County*;

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- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, service adjacent to a road, highway;
- (iv) 10.00 m (32.81 ft.) from any road, service adjacent to a road, County;
- (v) 6.00 m (19.69 ft.) all other.

(d) Minimum Yard, Rear for Buildings:

- (i) 30.00 m (98.43 ft.) from any road;
- (ii) 15.00 m (49.21 ft.) all other.

77.7 Building Height

(a) Maximum of 12.00 m (39.37 ft.).

SECTION 78 BUSINESS – RECREATION DESTINATION (B-RD)

78.1 Purpose and Intent

The purpose and intent of this district is to accommodate *business development* that provides primarily indoor participant recreational services, tourism opportunities, and entertainment services within an area of the *County* identified by an Area Structure Plan, Conceptual Scheme, or Hamlet Plan as an appropriate location. *Developments* within this district are meant to serve both a local and regional clientele. *Accommodation Units may* be included as ancillary to the principal *business* use, and should be appropriate to the level of servicing available, at the discretion of the *County* and in accordance with an adopted Area Structure Plan, Conceptual Scheme, or Hamlet Plan.

78.2 Uses, Permitted

Building Accessory buildings Commercial Communications Facilities (Types A, B, C) Dwelling unit, accessory to the principal business use Government Services Signs

LUB 21/09/2010

78.3 Uses, Discretionary

Accessory uses
Accommodation Units, compatible with available servicing
Amusement and entertainment services
Arts and cultural centre

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PLANNING LAW AND PRACTICE IN ALBERTA

Third Edition

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> Updated to March, 2013 Update No. 3

Juriliber

POWERS OF AN APPEAL BOARD IN RENDERING A DECISION \$1Page 98 of 156

development authority at the behest of objectors. As is noted in Chapter & occasionally development standards are not couched in objective language. For example, a land use bylaw may prescribe that the landscaping for a permitted use must be "to the satisfaction of the development officer". In such a case, affected objectors or the applicant likely are entitled to appeal the landscape requirement imposed by a development authority in a permit approval to the board. The board has jurisdiction to substitute such requirements as it considers appropriate, subject to it remaining within the limits prescribed by law for the exercise of a discretionar power.

§10.7(1)(b) Discretionary Uses

Where an appeal concerns a discretionary use, whether filed by the applicar against a refusal to issue a permit or by objectors in the case of an approva a subdivision and development appeal board may re-exercise afresh all the discretionary powers of the development authority. In the case of an approval be the authority and an appeal by objectors, a board may overrule the development authority if it is of the opinion, having regard to planning principles, that the discretionary use development should not be allowed to proceed. Conversely in the case of a refusal of a permit and an appeal by the applicant, the board may, in its discretion, reverse the development authority and issue a permit Where a discretion is conferred on a development authority over the development standards to be applied to a discretionary use, a board may similarly re-exercise that discretion at the behest of either the developer or objectors.

In short, wherever a discretion has been conferred in a land use bylaw or a development authority, whether it is in connection with uses or development standards, a subdivision and development appeal board has power to canvasthe merits of the development authority's decision in that regard and substitute it own conclusions. In so doing, however, the board must remain within the confine established by the common law for the exercise of discretion by a statutory tribuna

§10.7(2) THE VARIANCE POWER

Plans and land use bylaws prescribe uses and development standards that are common to all lands in a given conventional district or zone. The standards set of are the general average that the community, through its elected council, consider appropriate. However, there will be instances where that average standard is not appropriate for a variety of reasons in respect of a given development project on given parcel of land and, if applied, could result in an unfair decision. Consequently planning enabling legislation in most Canadian jurisdictions confers a power on planning agencies to relieve against the strict application of the otherwise mandatory prescriptions contained in the applicable plans or bylaws. This power

²⁴¹ See §6.3(8).

²⁴² While the obtainment of a discretionary use permit is a matter of discretion, an appeal boar cannot reject an application without having some legitimate planning reason for so doing. If n good reason exists, there is ipso facto an abuse of discretion.

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BYLAW C-7280-2013 AMENDED APRIL 10, 2018



2.0 VISION AND PRINCIPLES

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The County Plan's vision and principles serve as a guide for county development and the future aspirations of county residents.

Vision

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

Principles

The following principles provide a framework to guide decision making when implementing the goals, policies, and actions of the County Plan.

1. Growth and Fiscal Sustainability

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

- Encourage a 'moderate' level of residential growth that preserves and retains the County's rural character.
- Attract business development to specified areas, thereby providing jobs and strengthening the County's fiscal situation.

2. The Environment

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

- Manage stormwater and wastewater systems in a manner that does not adversely impact surface or groundwater, while providing for a safe and reliable drinking water supply.
- Undertake a wide range of measures to support the conservation of land, water, watersheds, energy, and other natural resources.
- Maintain the rural landscape and character of dark skies, open vistas, and working agricultural lands.
- Provide a variety of well-designed parks, open spaces, pathways, and trails that connect communities and accommodate residents' recreation and cultural needs.

3. Agriculture

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

- Facilitate diverse and sustainable agriculture operations and agriculture businesses.
- Support partnerships and education to increase operator knowledge and opportunities.
- Help minimize adverse impacts on agriculture operations and support agriculture diversity through land use policy.

4. Rural Communities

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

- 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.

Rural Service

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

- Provide access to high quality services and facilities for residents of all ages, income levels, skills, and lifestyles while remaining fiscally sustainable.
- o Empower and support residents and organizations in improving their community.

6. Partnerships

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

- Develop and strengthen partnerships with communities, stakeholders, and neighbouring municipalities.
- Support volunteerism, collaboration, and community participation to strengthen and enhance communities.

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Rocky View County provides a wide range of services such as:

- Fire protection
- Libraries
- Enforcement Service
- · Waste transfer and recycling
- Weed Control
- · Road Maintenance
- Snow Plowing

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3.0 PLAN ORGANIZATION AND PROJECT OVERVIEW

Plan Organization

The County Plan has been organized into four parts.

PART I INTRODUCTION: This part of the Plan summarizes the context in which the Plan was written, the vision and guiding principles, a description of how the goals, policies and actions are to be used to achieve the Plan's vision, and the legislative framework under which it operates.

PART II COUNTY DEVELOPMENT: This part of the Plan addresses how the County is to develop. Part II is subdivided into three sections. Section A addresses County growth in the context of remaining fiscally and environmentally sustainable. Section B provides guidance on community design and emphasizes the importance of retaining the county's rural character. Section C recognizes the importance of community services to Rocky View residents and the challenge of providing service in a rural setting.

PART III REGIONS: This part of the Plan recognizes the wide variety of landscapes, communities, and approaches to rural living within the county. Identifying regions provides additional context by which to interpret the policies of the County Plan when evaluating applications for land use and development.

PART IV IMPLEMENTATION AND MONITORING: This part of the Plan describes the ongoing activities to implement the plan. It summarizes the various Actions that will be conducted over the life of the plan and proposes monitoring tools to measure the success of the Plan.

Goals, Policies, and Actions

The Plan's vision and principles are achieved through its goals, policy, and actions as described below:

GOALS are specific objectives and/or targets for individual policy sections that achieve the County's vision and principles.

POLICY provides guidance to decision makers and the public throughout the life of the Plan. Policy provides direction and/or evaluation criteria that allow the County to achieve specific goals.

ACTIONS are activities that need to be done in the future to achieve a specific goal or policy. Actions include studies, regulation changes, and programs. A study may be necessary as an action before proceeding to a program or regulation.

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Language

The following describes the meaning of some of the key words that are contained in a policy:

SHALL: a directive term that indicates that the actions outlined are mandatory and therefore must be complied with, without discretion, by administration, the developer, the Development Authority and the Subdivision Authority.

SHOULD: a directive term that indicates or directs a strongly preferred course of action by Council, administration and/or the developer but one that is not mandatory.

MAY: a discretionary term, meaning the policy in question can be enforced by the County if it chooses to do so, dependent on the particular circumstances of the site and/or application.

SUPPORT: means to provide for, or to aid the cause or interest of something. Generally, when the word support is used, administration is in agreement with the proposal or premise, if other relevant policy is met.

Definitions

All definitions are italicized. Where they first occur, definitions are defined on the side bar and are grouped in Appendix B.

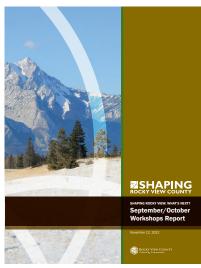
Public Engagement Process

Rocky View residents were made aware of the County Plan project through a variety of media including two direct mail outs, advertising, road signs, radio, media articles, and the County website. A total of 617 participants signed up to receive direct email notification about the County Plan process.

The County engaged participants in five separate sessions and reported back to participants on the results of the first four sessions:

- June to September (2012): 1,276 residents and land owners were surveyed and asked to rank their priorities either in-person or online1.
- September/October (2012): in-person and online workshops were conducted to seek participants' input on growth, economic, social, and environmental issues. The workshops were held at seven locations around the county. A total of 204 participants attended the workshops with an additional 194 participants² providing input online.



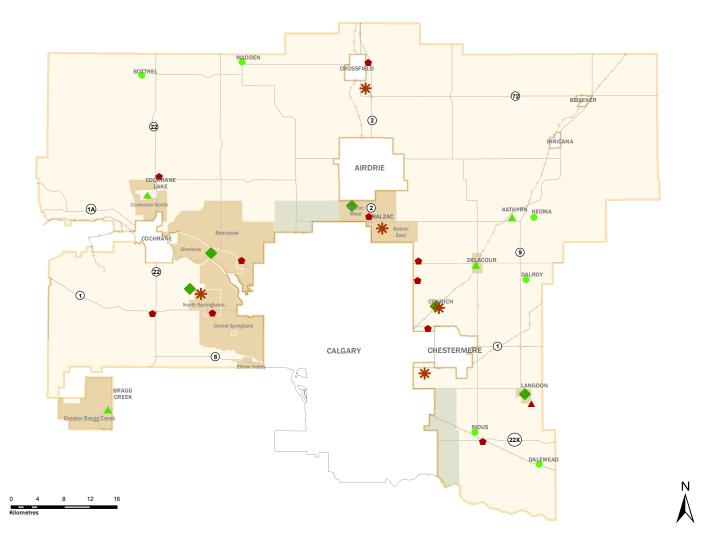


¹ County Plan Engagement Priority Report, 2012, Rocky View County

² September/October Workshops Report, 2012, Rocky View County

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MAP 1-MANAGING GROWTH



Residential Communities

- ♦ Hamlet-Full Service
- ▲ Hamlet-Growth as per the adopted plan
- Small Hamlet
- Country Residential (Area Structure Plan)

Business Areas



Regional Business Centers



Highway Business Area



Hamlet Business Area

Future Urban Growth Areas



Calgary Growth Areas

(Rocky View County/Calgary Intermunicipal Development Plan)

General Legend

R

Rocky View Boundary



City/Town/Village





7.0 ENVIRONMENT

County residents have a strong connection to the natural environment; valuing water, *watersheds*, working agricultural land, and wildlife. However, by the very nature of building communities, developing business parks, and farming and ranching, the environment is affected.

The County approves where development is located, how it is built, and how it operates. The County Plan supports decisions that minimize the adverse impacts of development on the environment. The Plan's policies in this section are supported and guided by the following provincial direction:

- Municipal Government Act that provides the legislative framework for statutory plans that "...maintain and improve the quality of the physical environment."
- Land Use Framework Strategy, which encourages conservation, land stewardship, healthy ecosystems, and the efficient use of land.
- Water for Life strategy goals of:
 - a safe, secure drinking water supply;
 - healthy aquatic ecosystems; and
 - reliable, quality water supplies for a sustainable economy.

Achieving a sustainable environment requires integration across the Plan. In addition to the policies and actions listed below, other policies addressing land stewardship, water, wastewater, stormwater, and the efficient use of land are captured in the agriculture, managing growth, building communities, utility, and solid waste sections.

GOALS

- 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.

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Watershed is the area of land where surface water from rain and melting snow or ice converges to a single point such as a major river.

Did you know? Both the Red Deer watershed and the Bow River watershed drain land within the County. The two rivers join together in Saskatchewan.

POLICY

Education and Partnering

- 7.1 Educate county residents and developers on:
 - a. water conservation;
 - b. invasive weed control and pest management; and
 - c. small parcel environmental stewardship.
- 7.2 Facilitate education for agricultural producers on Beneficial Land Management Practices to reduce the impact of farm operations on the environment.
- 7.3 Support and participate in environmental management initiatives undertaken by:
 - a. watershed councils and water stewardship groups;
 - b. the regional air shed working group; and
 - c. agricultural and regional invasive weed management groups.

Water

- 7.4 Protect ground water and ensure use does not exceed carrying capacity by:
 - a. supporting long term ground water research and monitoring programs;
 - b. mitigating the potential adverse impacts of development on groundwater recharge areas;
 - c. adhering to provincial ground water testing requirements, as part of the development approval process; and
 - d. encouraging and facilitating the capping of abandoned water wells to protect against ground water leakage and cross contamination.
- 7.5 Use relevant watershed management plans as guiding documents and planning tools.

Did Yo Appellant Submisson J Singer participates and supports Page 106 of 156 watershed councils and stewardship groups

- Bow River Basin Council
- Red Deer River Watershed Alliance
- Elbow River Watershed Partnership
- Nose Creek Watershed Partnership
- Jumpingpound Creek Watershed Partnership

Carrying capacity is the ability of a watershed, air shed, and/or landscape to sustain activities and development before it shows unacceptable signs of stress or degradation.

Riparian land is the vegetated (green zone) area adjacent to rivers, creeks, lakes, and wetlands.

Wetlands are marshes and ponds that vary in terms of water saturation and permanence. Riparian areas and wetlands:

- improve water quality
- contribute to groundwater recharge
- reduce erosion and flooding
- provide recreation
- protect biodiversity

Low Impact Development (LID) uses a variety of techniques to treat and manage stormwater runoff close to the areas where rain falls. LID focuses on site design and stormwater control options such as green roofs, stormwater capture and re-use, and landscaping that increases the absorption and filtering of rainwater.

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B. Building Communities

Participants in the County Plan engagement process strongly supported the following statement.

"The rural nature and importance of country residential, hamlet, and agricultural communities must be maintained."12

At the same time, some participants questioned whether parts of the County are truly rural. What does it mean to be rural? Rural is a difficult word to define and it depends on whom you ask and where they live.13

Without question, farms and ranches, which produce crops and livestock are considered rural. What about the small hamlets, villages, and towns that started as places to trade commodities and provide services to the surrounding agriculture area? They have some of the physical characteristics of an urban centre, but because of their size and location in the county, have a very different feel and sense of community from their urban counterparts. And what about country residential communities; are they considered to be rural? These communities often arise because of their proximity to large urban centres. Nevertheless, residents of these communities strongly value the features that characterize the rural landscape.

The challenge to county residents, landowners, and developers is to build communities that retain a rural sense and feel. The following table captures some of the characteristics of Rocky View's three types of rural communities. These characteristics should be considered in planning, design, and development of a rural community.

¹² September/October (2012) Workshops Report, 2012, Rocky View County

¹³ Putting Smart Growth to Work in Rural Communities International City/County Management Association

Table 3: Characteristics of Rocky View's Rural Communities

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	Agriculture Area	Hamlet	Country Residential
The 'sense' of living	self-reliant and	connection and	self-reliant and
in the country	independent	participation	independent
	heritage and community	friendly, community spirit	community
	privacy	safety, family, and neighbours	privacy
	quiet	quiet	quiet
	space and distance	space and distance	space and distance
	livestock and wildlife	countryside	nature and wildlife
	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

8.0 AGRICULTURE

Agriculture has been a mainstay of the County's economy and has guided its settlement pattern since the early 1900's. Most of the hamlets in the county started as places to trade livestock and grain and provide service to the surrounding area. Traditional agriculture still dominates the rural landscape, but in recent times new agricultural ventures are emerging.

The County Plan envisions Rocky View as a community where:

- traditional farming and ranching continues to be valued and respected;
- agriculture flourishes through innovation and diversification; and
- agriculture is promoted and recognized as vital to the County's social, economic, and environmental integrity.

Achieving this vision requires a comprehensive approach to education, the business of agriculture, and land use planning. The County can assist by providing services, encouraging business opportunities, and supporting the diversity and flexibility of agriculture operations.

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.

POLICY

Partnering, Education, and Food Production

Maintaining a viable and sustainable agricultural sector requires practical hands-on support to educate agricultural producers and county residents, and facilitate the broadening of agriculture markets and regional food production.

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In the years ahead "traditional agriculture uses including large scale crop and cattle production still dominate the landscape. However, the industry has been revitalized through a renewed global emphasis on food production... the next generation of producers and general diversification and innovation."

- vision from the Agriculture Master Plan

Page 209 of 356 Did you know? In 2008, the primary agriculture industry in Alberta accounted by 1847, but in the series Singer

and employed 61,000 Alberge 110 of 156

Business

Agricultural operators and the entire agricultural sector make an important contribution to the economy and employment levels in the County.

- 8.7 Support and encourage agriculture operations and agricultural related economic activity.
- Support and encourage small scale, value-added 8.8 agriculture and agriculture services to locate in proximity to complementary agricultural producers.
- 8.9 Direct large scale value-added agriculture and agriculture services to develop in identified and comprehensively planned business centres.
- 8.10 Provide a road network that allows for the safe and timely movement of agricultural equipment and goods.
- 8.11 Provide for increased home based business opportunities.
- 8.12 Support the province in recognizing, preserving, and accounting for the natural capital of land.
- 8.13 Support and encourage the use of agricultural land for small scale production of renewable sources of energy.

Land Use

Agriculture viability and diversity requires the recognition of different types and scales of agriculture operations; and the need to allow operators to go about their day-to-day business without new land uses adversely impacting their operation.

- 8.14 Support traditional agriculture and new, innovative agricultural ventures.
- 8.15 Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.
- 8.16 All redesignation and subdivision approvals shall address the development requirements of section 29.

First Parcel Out

- 8.17 A subdivision to create a first parcel out that is a minimum of 1.60 hectares (3.95 acres) in area should be supported if the proposed site:
 - a. meets the definition of a first parcel out;
 - b. has direct access to a developed public roadway;
 - c. has no physical constraints to subdivision;
 - d. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and
 - e. the balance of the un-subdivided quarter section is maintained as an agricultural land use.

Value-added agriculture

involves the processing of primary agricultural products and services into secondary products to increase overall product value.

Agriculture services assist the agricultural operator in the production of primary and value-added agriculture products and services.

Small scale means activities that are minor in nature, as per the land use bylaw; and limited in scope, extent, traffic, and employees. Small scale, value-added agriculture and agriculture services may not require upgrades to the road network if traffic volumes can be safely accommodated. Examples of small scale, value-added production and agriculture services include:

- berries to jam
- · meat to sausage
- agri-tourism
- · farrier services
- welding shop

Natural Capital is the land resource that supports economic activity (agriculture, forestry, recreation). It includes physical resources (minerals, timber, and petroleum) as well as the ecosystems (grasslands, wetlands, and forests) that produce ecological goods and services (clean water and air).

Physical Constraint means a natural feature or human made hazard that impacts or restricts site suitability for development. Constraints include; rivers, water bodies, wetlands, ravines, escarpments, steep slopes, land that is subject to flooding, and land that is, in the opinion of the subdivision authority, unstable.

Un-subdivided Quarter Section is a titled area of:

- I. 64.7 hectares (160 acres) more or less; or
- II. a *gore strip* greater than 32.38 hectares (80 acres) in size,

that has not been subdivided, excluding subdivisions for boundary adjustments; road widening; and public uses such as a school site, community hall, and rights of way of roads, railroads, and canals.

Gore Strip means a fractional 1/4 section of land created to allow for the convergence of meridian lines. **Agenda**

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Minimize Land Use Conflict

Non-agricultural development adjacent to, or near, an agricultural operation may adversely impact that operation. One way of addressing land use compatibility is to emphasize the importance of buffering and setbacks.

- 8.25 Discourage intrusive and/or incompatible land use in the agricultural area.
- 8.26 Applicants proposing new residential, institutional, commercial, and industrial land uses shall design and implement measures to minimize their adverse impacts on existing agriculture operations, based on the County's 'agriculture boundary design guidelines.'
- 8.27 Encourage houses in residential areas adjacent to agricultural land to be set back an appropriate distance from the agricultural land so as to minimize the impact on both the agriculture operations and the house owners.
- 8.28 Work with adjacent municipalities to minimize the adverse impact of new land uses within their jurisdiction on existing agriculture operations in Rocky View County. Ensure joint planning with adjacent municipalities respects and addresses the County's 'agriculture boundary design guidelines'.

ACTIONS

- Review the Land Use Bylaw home based business uses and regulations to provide greater opportunity on larger parcels of land (policy 8.11).
- Explore the use of provincial tools to compensate landowners for the natural capital of agricultural land (policy 8.12).
- Review the Land Use Bylaw to allow for the development of renewable energy sources. (policy 8.13).
- Amend the Land Use Bylaw to allow a first parcel out for an agriculture subdivision, and agriculture subdivision of isolated land without redesignation (policies 8.18 to 8.19).
- Develop a Right to Farm Policy which aligns with provincial legislation and, where feasible, enhances provincial objectives (policies 8.29 to 8.30).
- Develop and apply 'agriculture boundary design guidelines' to minimize negative impacts on agricultural land from new nonagricultural land uses, including a consideration of increased building setbacks (policy 8.31).

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14.0 BUSINESS DEVELOPMENT

A strong local economy provides multiple benefits to the social, economic, and environmental fabric of the County. Businesses provide:

- employment and services
- a commercial focus adding to the vitality of a hamlet
- taxes to help provide community services
- local employment to reduce vehicle use

The County Plan provides a number of business areas and development forms which accommodate the wide variety of businesses wishing to locate in the county. This Plan identifies regional business centres, highway business areas, and hamlet business areas as areas where the majority of commercial and industrial development should locate. By focusing development in these locations, the County provides for orderly growth and economic efficiencies in the development of its transportation and infrastructure systems.

The County Plan supports and encourages a robust market-driven economy by facilitating economic development and providing planning policies that help foster private and public investment in the county.

GOALS

- Provide a range of well-designed business areas that serve county residents and the Calgary region.
- Direct the majority of new commercial and industrial businesses to locate in the business areas identified on Map 1.
- Support the growth of a variety of business areas, agriculture businesses, and home based businesses.
- Support hamlets in developing main streets or central commercial areas that add to the social fabric of the hamlet and provide enhanced services to the local area.
- Support business development that meets the County's community and environmental goals.
- Increase the business assessment base to support the financial sustainability of the County's operations, while reducing reliance on the residential tax base.

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Environmental reserves are defined in the Municipal Government Act as lands dedicated to prevent development in hazard areas (e.g. floodways or escarpments), reduce water pollution, and provide access to lakes and rivers. Environmental reserves are dedicated as public land.

Environmental reserve easements have the same goals and obligations as environmental reserves under the Municipal Government Act, but are allowed to remain privately owned.

A conservation easement is a method to protect significant natural landscape features or agriculture land whereby a landowner voluntarily gives up all or some of the rights to develop the land.

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Appellant Submisson - Singer

Hamlet Main Street

Commercial and institutional development on a main street, crossroads, or central area contributes to the fabric of a hamlet by providing a community meeting place, adding visual interest to the hamlet, and offering services to the local area. The ability of the hamlet to support commercial development and institutional development is related to the size of the local population and the location of other commercial areas.

- 14.15 Support and encourage existing hamlets in developing and improving their main street, crossroads, or central area.
- 14.16 Hamlet main streets or central areas are encouraged to develop with a consistent design theme.
- 14.17 Hamlet area structure plans and/or subordinate plans shall address the design and function of the hamlet's main street, crossroads, or central area.

Agriculture

Agricultural operators and the entire agricultural sector make an important contribution to the County's economy and employment levels. The agricultural service goals, strategies, and policies that support the business of agriculture are found in policies 8.7 to 8.13.

Home Based Business

Home based business is encouraged as a self-employment opportunity for residents as long as the business has minimal impact on adjacent home owners and County infrastructure.

14.18 Home based business is encouraged and supported when it is in accordance with any applicable area structure plan, subordinate plan, and the Land Use Bylaw.

Other Business Development

Substantive planning, time, and public and private investment have resulted in identifying and developing business areas. This Plan encourages new businesses to locate within the existing business areas as identified on Map 1 and does not support business development on business area boundaries. Proposals for small scale business development away from identified business areas must justify their need and location.

- 14.19 Applications to redesignate land for business uses adjacent to, or in the vicinity of, the boundaries of an identified business area shall not be supported.
- 14.20 Small scale value-added agriculture and agriculture services, natural resource extraction, and business as defined in relevant Federal or Provincial legislation may be

supported adjacent to, or near, a business area.

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- 14.21 Applications to redesignate land for business uses outside of a business area shall provide a rationale that justifies why the proposed development cannot be located in a business area (e.g. requirement for unique infrastructure at the proposed location).
- 14.22 Proposals for business development outside of a business area should:
 - a. be limited in size, scale, intensity, and scope;
 - b. have direct and safe access to a paved County road or Provincial highway;
 - c. provide a traffic impact and intersection assessment; and
 - d. minimize adverse impacts on existing residential, business, or agricultural uses.

Industrial Storage

Location and design are important factors when considering redesignation and subdivision applications for industrial storage. Unless they are properly sited and designed, industrial storage facilities may adversely impact land values and agricultural operations. They may also create traffic problems in an area by increasing traffic volume and dust.

- 14.23 Applications to redesignate land for industrial storage shall:
 - a. Adhere to policies 14.19 to 14.22;
 - Locate in a manner that minimizes traffic and dust on nearby lands;
 - c. Provide a landscape and site development plan to reduce visual impact through the use of existing landscaping or topographical elements and visually attractive perimeter screening that incorporates vegetation, fencing, and/or berms; and
 - d. Provide a management plan for the handling and storage of waste materials, including leakage from vehicles or other sources.

Economic Development

- 14.24 Support business development, in accordance with the policies of the County Plan.
- 14.25 Facilitate economic development by providing assistance and reducing barriers to companies wishing to invest in the County.
- 14.26 Facilitate investment opportunities for a variety of investor groups.
- 14.27 Link investors and developers to investment opportunities.
- 14.28 Work with producers and commodity specialists to add

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2013

COUNTY SERVICING STANDARDS



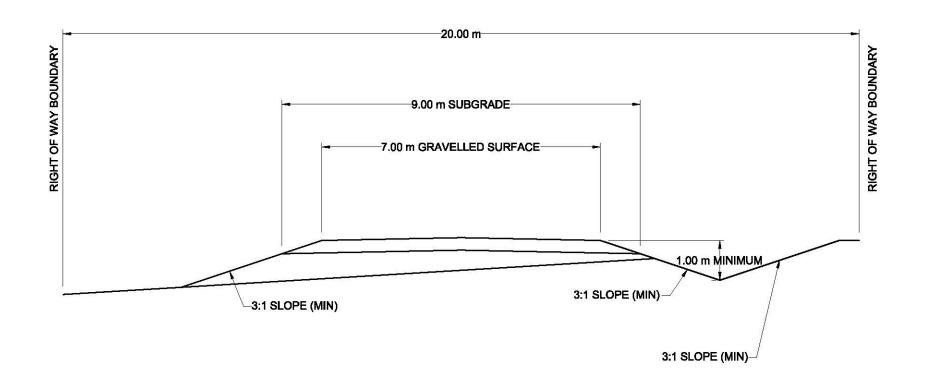
APPROVED BY RESOLUTION NO. 188-13

ON MAY 28th 2013

TABLE 400-F									Cros	s Section Elei	ments			Algir	ment			Road Structur	re
Classification	Description and Notes ^{1,2}	Daily Traffic Volumes (VPD)	Number of Lanes	Surface Type	Design Speed (km/h)	Posted Speed ¹⁰ (km/h)	Min. Corner Radius (M)	Min Rright-of-Way (M)	Min. Surface Width / Minimum Subgrade width (M)	Side/Back Slope Ratio	Min. Bottom Ditch Width (m)	Minimum Ditch Depth	Minimum Radius (m)	Minimum Crest (K)	Minimum Sag (K)	Max. / Min. Gradient (road ditch) / (%)	Asphaltic Concrete Depth (mm)	Granular Base Depth (mm)	Granular Subbase Depth (mm) or
Internal Subdivision Roads		1		Į.	Į.		Į.				1		Į.		Į.				
Residential Back Lane																00100			
(BL)	Access to back of lots in urban subdivisions.	-	-	Paved	30	-	-	6	-	-	-	-	-	-	-	6.0 / 0.6	50	75	150
Urban Residential (400.1)	Access lots < 2 acres. Sidewalk and parking on	4000							0.0740.0		Curb &			40	40	7.40.0		400	
(UR)	both sides. 2.5m driving lanes and 2.0m parking lane	<1000	2	Paved	50	40	9	15	9.0 / 12.0	-	Gutter	-	80	12	12	7 / 0.6	90	100	200
Urban Residential Collector (400.2)	Collects traffic from Urban Residential. Sidewalk	1000	0	D I	00	50	40.5	00	44.5./40.5		Curb &		400	00	00	7.400	400	450	050
(URC)	and parking on both sides. 3.5m driving lanes and 2.25m parking lanes	5000	2	Paved	60	50	10.5	20	11.5 / 13.5	-	Gutter	-	120	20	20	7 / 0.6	120	150	250
Urban Primary Collector (400.3)	Collects traffic from other Collectors. Sidewalk	5000	0 4	David		50	40.5	07	44.0./40.0		Curb &		400	20	20	7.100	420	450	050
(UPC)	on both sides, no parking allowed, 3.5m driving lanes. Reduced ROW for undivided.	10000	2 or 4	Paved	60	50	10.5	27	14.0 / 16.0	-	Gutter	-	120	20	20	7 / 0.6	130	150	250
Urban Industrial / Commercial	Urban local industrial road servicing lots. Separated sidewalk on both sides, no parking	N/A	2	Doved	60	50	**	19	9.5 / 11.5		Curb &		120	10	40	4./06	130	150	250
(UI/C)	allowed, 4.75m driving lanes. Add 2.5m pavement for parking on one side	IN/A	2	Paved	60	50		19	9.5 / 11.5	-	Gutter	-	120	12	12	4 / 0.6	130	150	250
Country Residential (400.4)	Internal rural residential road accessing less	<200	2	Paved	50	40	10	25	7.0 / 9.0	3:1	2.5	1	80	12	12	7 / 0.6	90	100	200
(CR)	than 10 lots and is not a through road.	<200	2	Paveu	50	40	10	25	7.079.0	3.1	may vary	'	80	12	12	770.6	90	100	200
Country Collector (400.5)	Minor residential collector accessing more than	200	2	Paved	60	50	15	25	8.0 / 10.0	3:1	2.5	1	120	20	20	7 / 0.6	120	100	250
(CC)	10 lots and/or is a through road.	2,000	2	raveu	00	30	15	25	0.07 10.0	5.1	may vary	'	120	20	20	770.0	120	100	230
Industrial / Commercial ³ (400.6)	Directly services lots in industrial / commercial	N/A	2	Paved	60	50	**	30	10.0 / 13.5	4:1	2.0	1	120	12	12	4 / 0.6	130	150	250
(I/C)	subdivisions.	19/75	2	1 aveu	00	30		30	10.07 13.3	7.1	may vary	,	120	12	12	470.0	130	130	230
Industrial/Commercial Collector ⁴ (400.7)	Main access road that services all aspects of	N/A	2 or 4	Paved	80	70	**	36	18.0 / 21.4	4:1 / 3:1	2.0	1	230	35	35	7 / 0.6	150	175	300
(I/CC)	industrial and commercial subdivisions.	14/7	2014	1 avea	00	70		00	10.07 21.4	4.17 0.1	may vary	,	200	00	00	7 7 0.0	100	170	000
Municipal Grid Roads																			
Regional Low Volume ⁵ (400.8)	Not applicable to internal roads. Not a through road with max 200 VPD from new access to	<200	2	Gravel	70	60	10	20	7.0 / 9.0	3:1	V ditch	1	170	25	25	8 / 0.6	_	100*	250
(RLV)	nearest developed intersection of RMV Standard or higher	1200	2	Graver	70	00	10	20	7.07 9.0	0.1	Valteri	'	170	25	25	070.0		100	230
Regional Moderate Volume ^{5,6} (400.9)	Moderate traffic volume regional network road. Through and non through road with less than	<500	2	Gravel	90	80	10	20	8.0/10.0	3:1	V ditch	1	300	55	40	8 / 0.6	_	100* _	250
(RMV)	500 VPD	1300	2	Graver	30	00	10	20	0.0/10.0	0.1	Valteri	'	300	33	40	070.0		Αp	
Regional Transitional Paved ^{5,6} (400.10)	Moderate traffic volume regional network road. For use when limitations of existing ROW exist	200-1000	2	Paved	90	80	10	20	8.0/10.0	3:1	V ditch	1	300	55	40	8 / 0.6	120	100	<u> </u>
(RMVP)	and a paved standard is required.	200 1000		1 avea	30	00	10	20	0.0/10.0	0.1	Valtori	,	500	00	40	070.0	120	100	
Regional Collector ⁷ (400.11)	High traffic volume regional network road.	501 - 2500	2	Paved	90	80	**	30	9.0 /12.5	4:1	2.5	1	300	55	40	6 / 0.6	120	100 Pa	D
(RC)	g same reality regional network read.	2000	_	1 4464	30	30		33	0.0712.0	,,	may vary	,	300	33	,,	0,0.0	.20	Pag	900
Regional Arterial ⁸ (400.12)	High traffic volume road.	>2500	2	Paved	100	90	**	30	10	4:1	3.5	1	390	75	50	3	150	9e 4	<u> </u>
(RA)	riigit tialile volume road.	- 2000	_	1 avea	100	30		00	10	7.1	may vary		030	7.0	30	J	100	116 -	5

- 1 Minimum cul-de-sac bulb radius may include sidewalks when rolled curbs and subgrade to match road design is implemented
- 2 For urban cross section refer to City of Calgary Design Guidelines for Subdivision Servicing Undivided Major (Sheet 13)
- 3 Same classification as UCU50 in TAC Geometric Design Standards Manual.
 - 4 Same classification as UCU80 in TAC Geometric Design Standards Manual.
 - 5 Regional transportation network roads encompass all of the originally surveyed government road allowance, which are generally gravel surfaced with a 9.0 m subgrade width, within 20 m right-of-way, however may remain undeveloped at this time.
 - 6 Same classification as RCU80 in TAC Geometric Design Standards Manual.
 - 7 Same classification as RCU90 in TAC Geometric Design Standards Manual.
 - 8 Same classification as RCU100 in TAC Geometric Design Standards Manual.
 - 10 Any School or Playground zones must be posted at 30km/h
 - * See Section 405
 - ** Refer to current TAC Geometric Design Standards Manual.

B-1 Page 216 of 356



Notes:

All roadway structure depths shall be certified by a Professional Engineer and be acceptable to the County based on soaked subgrade CBR values obtained from the actual subgrade road material, prior to entering the Development Agreement or Road Construction Agreement.

Backsloping agreement or extra ROW required must be obtained by the developer at their sole cost.

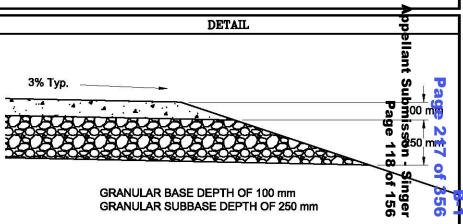
Slopes may be increased or decreased under exceptional circumstances if approved by the municipality in writing.

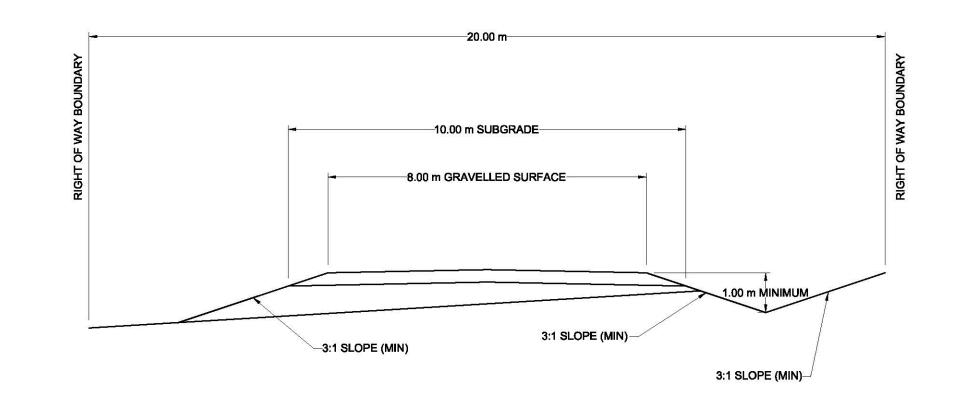
All ditch slopes and ditch bottoms require topsoil dressing and seed.



ENGINEERING SERVICES
REGIONAL LOW VOLUME
(RLV)
20.00 m R/W 7.00 m ROAD

3			
2			
1			
No.	DATE	DESCRIPTION	BY
П		REVISIONS	





Notes:

All roadway structure depths shall be certified by a Professional Engineer and be acceptable to the County based on soaked subgrade CBR values obtained from the actual subgrade road material, prior to entering the Development Agreement or Road Construction Agreement.

Backsloping agreement or extra ROW required must be obtained by the developer at their sole cost.

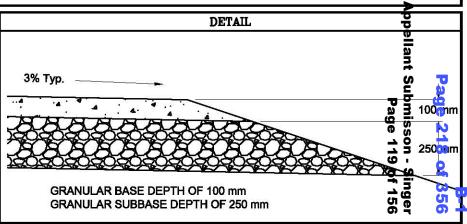
Slopes may be increased or decreased under exceptional circumstances if approved by the municipality in writing.

All ditch slopes and ditch bottoms require topsoil dressing and seed.



EN	GINI	CERIN	G SEI	RVICES
REGIO	VAL			E VOLUME
		(RI		
20.00	\mathbf{m}	R/W	8.00	m ROAD

2			
1	DATE	DESCRIPTION	
No.	LAIC	REVISIONS	BY



Chinook Ridge Castle & RV Park

APPEAL BY PATRICK AND KAREN SINGER OF PRDP20185188

Materials submitted

In addition to this slide presentation, the Singers also submit a booklet containing:

- Written Submissions (25 pages)
- excerpts from the authorities referenced in the Written Submissions
- the Written Statement of Karen Singer (8 pages)
- excerpts from the documentary evidence referenced in the Written Statement

Relief sought

Written Submissions at Page 1

The Singers request that the Board:

- allow the appeal
- revoke the decision of the Development Authority to approve the development permit; and
- rescind the development permit.

Standing to appeal

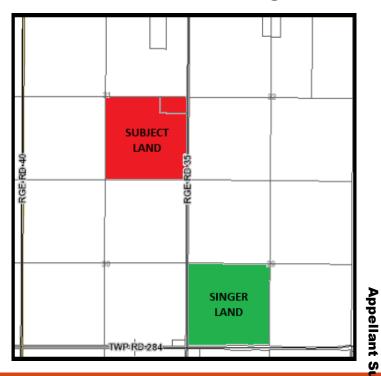
The *Municipal Government Act* grants status to appeal to:

• "any person affected by an order, decision or development permit made or issued": s 685(2)

The Singers have standing to appeal because:

- they live a quarter section away from the subject land
- they share an access road with the subject land (RR 35)
- the development will adversely affect the use, enjoyment, amenities, value of their land

Written Submissions at Pages 3 to 4



Standing to appeal

Written Submissions at Pages 3 to 4



The development

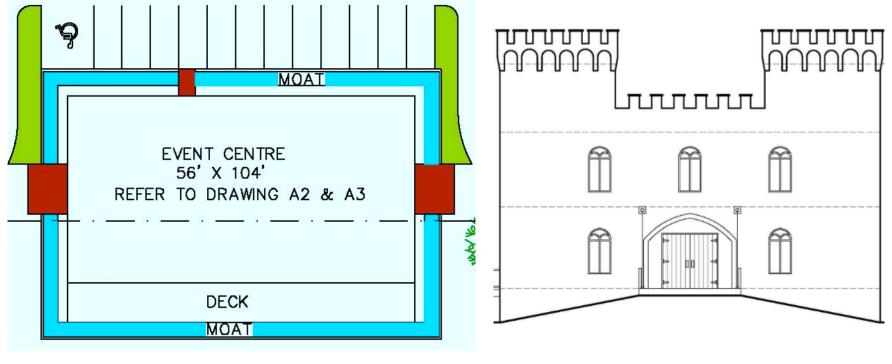
The subject land is zoned Business-Leisure and Recreation:

re-zoning was achieved in 2012 on the basis of a proposed golf course development

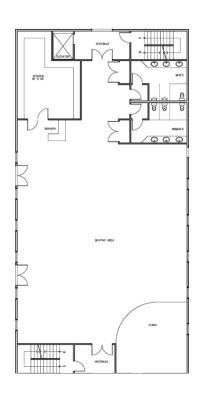
The currently proposed development is for the following discretionary uses:

- Campground, Tourist: 81-stall RV park
- Tourism Uses/Facilities, Recreational: event centre
 - designed to resemble a medieval castle, complete with moat
 - 500 person banquet hall on main level
 - 16 guest rooms on second level
 - large roof top patio (56' x 104')

The development: event centre



The development: event centre



The boundary between Mountain View and Rocky View Counties in this area is Township Road 290, which is within the jurisdiction of Mountain View County. As a result, there may be impacts to roadways within both counties as trips could travel along Township Road 290 to access the subject development.

The proposed development consists of a banquet hall that has a maximum capacity of 500 people, an 81 site recreational vehicle campground and a 16 suite resort style hotel. Previously there were plans to include a golf course on the site, but this part of the development has been removed from the plans; the size of the campground and hotel have also been modified from the previous plans to their current size. Because of these changes to the plans for the development, this TIA update is going to review the expected new trip generation and see if further analysis is required for the impacted roadways from what was done in the 2011 study.

1. Alberta Transportation, County and Previous Study Information

As mentioned, this development is within Rocky View County, but near the boundary with Mountain View County so both municipalities were contacted with regards to the impacts on their roadways. Some of the impacted roadways as shown in the previous figure are Provincial highways so data from Alberta



139 - Chinook Ridge TIA

Page 1

Basis for the appeal

Written Submissions at Pages 4 to 5

The Singers submit that the development should not be allowed for six reasons:

- 1. it is incompatible with the surrounding agricultural land uses;
- 2. it would adversely affect the quiet enjoyment of residents: noise, dust and loss of privacy;
- 3. it calls for construction of a structure that is not appropriate for the area;
- 4. it would negatively impact traffic safety;
- 5. it would negatively impact land value; and
- 6. it would negatively impact water supply.

Basis for the appeal

Written Submissions at Pages 4 to 5

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- 4. it would negatively impact traffic safety;
- 5. it would negatively impact land value; and
- 6. it would negatively impact water supply.

1: Incompatible with existing land uses

Written Submissions at Pages 5 to 7

The Subject Land is surrounded for kilometers by ranches and farms:

- land in the area is predominantly designated Ranch and Farm
- residents, including the Singers, use land to grow crops
- residents, including the Singers, keep livestock and other animals on their land

County policy is to:

- "minimize adverse impacts on agricultural operations": Plan, s 2.3
- "discourage intrusive and/or incompatible land use in... agricultural areas": Plan, s 8.2
- foster "safe and timely movement of agricultural equipment and goods": Plan, s 8.10

1: Incompatible with existing land uses

Written Submissions at Pages 5 to 7

The proposed development is incompatible with the existing agricultural land uses because:

- 1. RV and event traffic would disrupt and delay agricultural equipment in the area
 - large and slow-moving agricultural equipment routinely make use of area gravel roads
- 2. RV and event traffic would interfere with residents moving livestock and riding horses
 - cattle drives and horse riding take place on area gravel roads
- 3. influx of tourists and partygoers would have impact on livestock and other animals
 - noise generated from development, and dogs brought to development
- 4. lands are not safe for activities such as hiking, biking, exploring, partying
 - no trail, pathway or other recreational infrastructure or business use in the area
 - unrealistic to expect that all tourists and partygoers would remain in the RV park
 - hazards in the area: livestock, equipment, chemicals, barbed wire, ground hazards

Basis for the appeal

The Singers submit that the development should not be allowed for six reasons:

- 1. it is incompatible with the surrounding agricultural land uses;
- 2. it would adversely affect the quiet enjoyment of residents: noise, dust and loss of privacy;
- 3. it calls for construction of a structure that is not appropriate for the area;
- 4. it would negatively impact traffic safety;
- 5. it would negatively impact land value; and
- 6. it would negatively impact water supply.

Written Submissions at Pages 7 to 11



Written Submissions at Pages 7 to 11

The County Plan identifies the following key characteristics of agricultural areas:

- quiet
- privacy
- space and distance

County policy is to:

- consider the foregoing characteristics "in planning, design and development": Plan, pgs 34-5
- ensure proposals for business development outside of a business area:
 - are "limited in size, scale, intensity and scope": Plan, s 14.22(a)
 - "minimize adverse impacts on existing residential... uses": Plan, s 14.22(d)

Written Submissions at Pages 7 to 11

The proposed development:

- is not "limited in size, scale, intensity and scope"
- does not respect the characteristics of "quiet", "privacy" and "space and distance"; and
- does not "minimize adverse impacts on area residents"

The large scale, party-themed nature of the development is antithetical to these principles.

Written Submissions at Pages 7 to 11

The proposed development would adversely impact quiet enjoyment because:

- 1. Significant noise pollution would result from the party and RV uses.
 - noise from parties on roof-top patio would travel across quiet, undeveloped countryside
 - parties would become raucous, particularly late at night
- 2. Significant noise would result from the RV and event traffic.
 - influx of up to 81 RVs a day, plus pre and post event traffic on gravel RR 35 and Hwy 574
- 3. Significant dust pollution would result from the RV and event traffic.
 - access to proposed development is from gravel RR 35
- 4. Tourists and party goers would infringe upon the privacy of area residents.
 - influx of traffic and tourists would change secluded nature of neighbourhood

Basis for the appeal

The Singers submit that the development should not be allowed for six reasons:

- 1. it is incompatible with the surrounding agricultural land uses;
- 2. it would adversely affect the quiet enjoyment of residents: noise, dust and loss of privacy;
- 3. it calls for construction of a structure that is not appropriate for the area;
- 4. it would negatively impact traffic safety;
- 5. it would negatively impact land value; and
- 6. it would negatively impact water supply.

3: A castle is not appropriate for the area

Written Submissions at Pages 11 to 15

The Land Use Bylaw mandates for all business development that:

• "the design, character, and appearance of all buildings shall be appropriate and compatible with the surrounding area": LUB, s 25.4(b)

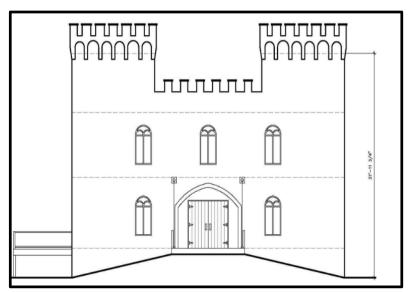
The County's foundational principles include:

- maintaining "the rural landscape and character of dark skies, open vistas, and working agricultural lands": Plan, s. 2.2
- encouraging "communities to retain their rural character": Plan, s. 2.4

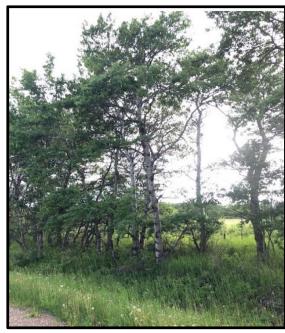
3: A castle is not appropriate for the area

Written Submissions at Pages 11 to 15

The proposed medieval castle is not appropriate or compatible with the surrounding area, nor does it maintain the rural character of working agricultural lands.







Looking West from RR 35



Looking East from RR 40

Basis for the appeal

The Singers submit that the development should not be allowed for six reasons:

- 1. it is incompatible with the surrounding agricultural land uses;
- 2. it would adversely affect the quiet enjoyment of residents: noise, dust and loss of privacy;
- 3. it calls for construction of a structure that is not appropriate for the area;
- 4. it would negatively impact traffic safety;
- 5. it would negatively impact land value; and
- 6. it would negatively impact water supply.

Written Submissions at Pages 15 to 23

Appellant S



Written Submissions at Pages 15 to 23

The proposed development would negatively impact traffic safety, because:

- 1. it would render the access road, Range Road 35, unsafe;
- it would negatively impact safety on Highway 574;
- 3. it would negatively impact safety on Township Road 290;
- 4. it would render the intersection of Township Road 290 and Highway 22 unsafe.

Written Submissions at Pages 15 to 18

Range Road 35 would be rendered unsafe, because:

- 1. RR 35 is not suitable for high volume RV and event traffic
 - gravel, deep ditches, no shoulders, no sidewalks, no markings
 - agricultural equipment, people (walking, horse riding) and animals (moose, deer, coyotes, cats, dogs) on the road
 - lack of familiarity with roads, potential for drinking and driving
- 2. unpaved turn-off from RR 35 to development not safe for RVs
 - s 31.7 of *LUB* requires "paved road... up to the property line where user access... is gained" for "outdoor storage, RV" use
- 3. unsafe turn-off from RR 35 to Singer home at base of hill

Thus, contravention of County policy of "direct and safe access... to a paved County road or Provincial highway": Plan, s 14.22(b)



Written Submissions at Page 19

Highway 574 is not suitable for high volume RV and event traffic:

- gravel road
- washboarded
- pot holes
- becomes muddy and boggy when it rains
- does not handle well even the current rate of traffic
- does not have acceleration or turning lanes for turn off to RR 35
- the applicant herself wrote in 2012 that Highway 574 was:

"...a road which has been in dire need of paving for several decades."

Tab 2 at page 3



Written Submissions at Page 19

Township Rd 290 is not suitable for high volume RV and event traffic:

- narrow
- does not have acceleration or turning lanes for turn off to RR 35
- unsafe intersection at Township Road 290 and Highway 22
- the applicant herself wrote in 2011 that Township Road 290 was:

"...narrow and ill-prepared to handle more volume... drivers opt to use the narrow but paved Twp Rd 290... much to their peril."

Tab 10 at page 2



Written Submissions at Pages 19 to 21

The T-intersection at Highway 22 and Twp Rd 290 would be rendered unsafe as a result of the RV and event traffic, because:

- highway 22 is a busy road, regularly used by large vehicles
- the turn-off to Twp Rd 290 is just below the crest of a steep hill
- no turning lanes for use when turning off of Highway 22
- no acceleration lanes for use when turning on to Highway 22
- risk of head-on, rear-end and side-swipe collisions
- the applicant herself wrote in 2011 that the intersection was unsafe:

"Whether travelling north or south on the 22 this is an unsafe intersection."

Tab 10 at page 2



Written Submissions at Pages 19 to 21





Highway 22, Looking South

Appellant S

Written Submissions at Pages 19 to 21

The applicant herself has acknowledged these issues with the Highway 22 and Township Road 290 intersection:

"...The problem is a lack of turn lanes on Highway 22 affording drivers the opportunity of properly slowing down to take the turn onto Twp Rd 290 safely..."

"...due to the steep hill and line of sight difficulties it is risky for the driver to assume there is no oncoming north bound traffic..."

"...drivers who do choose to slow down to a safe speed risk being struck from behind..."

"...There have been several instances of vehicles getting side swiped by other vehicles trying to pass someone that has slowed down to turn..."

"Vehicles traveling north on the 22... must slow down to take a sharp right turn onto the 290 but vehicles behind them are often unprepared for a sudden stop..."



Tab 10

Written Submissions at Page 22

The Transportation Impact Assessment submitted by the applicant concludes:

- the proposed development will generate an additional 270 trips per day (pg 6)
- which is more than double the current daily volume of traffic on Range Road 35 (pg 3)
- but no upgrades beyond RMV are required as the threshold of 500 vehicles is not met (pg 8)

The problem with this strictly quantitative (trip-count) based approach is:

- it does not consider the nature of the traffic at issue: RVs, event traffic, partygoers
- it does not consider that the traffic will come in concentrated bursts (pre and post event)
- It does not consider the specific hazards unique to these roads: deep ditches, surface conditions, intersections, hills, lack of turning and acceleration lanes, agricultural equipment, animals

The Transportation Impact Assessment should be given low weight on the question of safety.

Basis for the appeal

The Singers submit that the development should not be allowed for six reasons:

- 1. it is incompatible with the surrounding agricultural land uses;
- 2. it would adversely affect the quiet enjoyment of residents: noise, dust and loss of privacy;
- 3. it calls for construction of a structure that is not appropriate for the area;
- 4. it would negatively impact traffic safety;
- 5. it would negatively impact land value; and
- 6. it would negatively impact water supply.

5: Negative impact on land value

Written Submissions at Page 23

The issues reviewed would result in lower market value for property in the area:

- incompatibility between RV/event centre use and agricultural land use
- impact on quiet enjoyment: noise, dust and reduced privacy
- inappropriate physical structure negating authentic, rural character of the neighbourhood
- unsafe access due to resulting traffic safety issues

The Singers have requested the opportunity to submit an expert appraisal in this regard

• however, to the extent that is deemed unnecessary, the Singers rely on "common sense" to make this submission

Basis for the appeal

The Singers submit that the development should not be allowed for six reasons:

- 1. it is incompatible with the surrounding agricultural land uses;
- 2. it would adversely affect the quiet enjoyment of residents: noise, dust and loss of privacy;
- 3. it calls for construction of a structure that is not appropriate for the area;
- 4. it would negatively impact traffic safety;
- 5. it would negatively impact land value; and
- 6. it would negatively impact water supply.

6: Negative impact on water supply

Written Submissions at Pages 23 and 24

An objective of the County is to:

• "provide for a safe, secure, and reliable drinking water supply": Plan, s 7.0

County policy is to:

• "protect ground water and ensure use does not exceed carrying capacity": Plan, s 7.4

Water use by the proposed development will be significant:

• 81 RVs, 16 hotel rooms, 500-person banquet hall

Impact of this use on area residents and farmers, who rely on wells for water, is unclear:

- the supply and aquifer reports submitted are "not relevant" to the current development
- applicant must submit relevant reports as part of application, so appellants have opportunity to review those reports and respond

Conclusion

Written Submissions at Page 25

In summary, the Singers ask the Board to exercise its discretion and find that the proposed development should not be allowed, because:

- 1. it is incompatible with the surrounding agricultural land uses;
- 2. it would adversely affect the quiet enjoyment of residents: noise, dust and loss of privacy;
- 3. it calls for construction of a structure that is not appropriate for the area;
- 4. it would negatively impact traffic safety;
- 5. it would negatively impact land value; and
- 6. it would negatively impact water supply.

June 23, 2019

Letters of Support Page 1 of 24

Rockyview County - Subdivision Development Appeal Board

Attention: Michelle Mitton, SDAB Clerk

Although we can appreciate that one would like to use their land as they wish, we believe that the transformation of peaceful farmland into a busy 81-site campground not only directly affects neighbours' quality of life, it also affects the land.

Reasonable concern can be observed through:

- A large increase of traffic, both on Township Road 290 and on Range Road 35, which the already faltered road(s) likely cannot handle.
- A likely increase in the misuse of land, including: trespassing (intentional or unintentional); littering/garbage; the disposal of human waste (the possibility of illegally emptying camper waste etc.); over-use of existing limited resources (ex. water) etc.
- An increase in noise and eyesore, through the population of 81 campsites.
- With rural crime increasing, added attention to the area is unnecessary, and potentially hazardous, to the existing local residents.
- The increased traffic will eliminate Range Road 35 for local recreational use, which is already limited as is with few quiet near-by back roads (for instance, locals would no longer feel safe taking their kids/dogs for a walk, or horses for a ride, with the increase of road traffic).
- The increased traffic and inflated population could have a direct (negative) effect on surrounding property value(s), as it is not desirable to be located within a close proximity to a busy campsite.

We kindly ask that the County strongly consider the consequences that this campsite will have on those who already reside in the area.

Please recognize this letter and the included signatures, below, as support of those who have formally appealed the R.R. 35 campsite.

Amanda Holmberg

Dave Holmberg

Sherry Robertson

Don Robertson

Letters of Support Page 2 of 24

SDAB June 26 Item B-7

Support for the Appeal regarding item B-7

This presentation is in support of the appeal regarding the proposed 81 campsites to be located on RR35 and south of Twp. Rd. 290.

I am representing myself as a Rocky View taxpayer as well as the interests of Amanda (daughter) and Dave Holmberg located on Twp. Rd. 290 and approx. ½ mile east of RR35 (3440 Twp. Rd. 290).

There are 4 major areas that I would like to cover in the presentation. They are: agricultural value of the land, impact on neighbor's business, road system and local neighbor's road use.

- Agricultural value the surrounding community lands are mainly used for agricultural purposes. Recently while installing some fence posts at my daughter's place, we had encountered up to 2 feet of topsoil. This demonstrates that the lands in the area are very fertile as evidenced by the high yielding grain crops in the past years.
 The Counties own Agricultural Master Plan states that its vision is that "Rocky View County is a community where agriculture is valued and respected. The agriculture industry is flourishing through innovation and diversification and is promoted and recognized as vital to the County's social, economic and ecological integrity." Considering the fertility of the lands, this application most certainly does not support the AgriculturalMaster Plans vision adopted by the County.
- 2) Impact on neighbor's business -water – water is a valuable and protected resource in the area and with the introduction of 81 campsites the demand on the groundwater would be enormous and may very well terminate the present farmers ability to supply their livestock with water as well as for their personal use. There have been no hydraulic studies provided to ensure water availability.
- campsite activity it is not unusual to have the campers bring along their pets and with that comes the issue of control. This is highly unlikely to be able to be managed therefore the surrounding neighbors face the fears that their livestock would be terrorized in some form of which can lead to a very costly vet bill and nobody to collect the fees from. As well, the noise generated from the campsite through various hours of the evening, either from campers coming in and setting up or campfire noisy conversations could be very annoying to the farmer trying to get rest to undertake his duties the next day.
 - 3) Road System

 Both Mountain View County and the Director of Operations for Rocky View have suggested that the roads are not adequate to handle this increased volume of traffic that this campsite would generate. Also, there are 3 blind intersections that should be addressed to ensure safety on the road system, one at Hwy 22 and Twp. Rd. 290, the second at Twp. Rd. 290 and RR35 and the

Letters of Support

third at RR35 and the campsite entrance. All would require turning lanes with the upgrading of the road system. It is unfair for the taxpayer as a whole (including myself) to have to pay for these upgrades for the benefit of one private business.

Farmers utilize these narrow roads to transport major pieces of large equipment and with the introduction of huge motor homes and camper trailers there is not enough room to safely pass each other leaving the farmer stranded while something is figured out thereby wasting time on the road and not being able to apply his time in the field.

4) Local neighbor's road use

Presently RR35 is being used by the neighbors for hiking, dog walking, cycling and horseback riding since it is a quite road and they are safely able to do so. With the introduction of the traffic volumes and the type of traffic this would no longer be possible. It is unfair to have basically the only recreational area available for the locals eliminated should this proposal proceed.

I thank the Board for considering these points and the points provided by the appellants and I would strongly support the appeal to be upheld.

Question's?

Respectively submitted, Don Kochan Rocky View Resident



Michelle Mitton

Letters of Support
Page 5 of 24

From: Blaine Pike

Sent: Monday, June 24, 2019 1:15 PM

To: PAA_ SDAB
Cc: Sasha Pike

Subject: Notice of concern regarding application for RV park File#08731001; PRDP20185188

To the attention of Appeals Board of Rocky View County,

I am writing this note to raise my concerns regarding the application to construct and operate an 81 RV stall campground and tourist building with an additional 16 rooms as a recreational/tourism site on property 285049 Range Road 35 (SE 31-28-03 W5M).

My specific concerns are:

The significant increase in traffic potential on Township road 290 that would come with access to the RV site. Since TWP Rd 290 is paved this is the most likely route for any RV users to take to access the campsite vs gravel roads. We moved to this area to get away from large increases in traffic directly by our previously owned property (Horse Creek road and Weedon Trail which has seen very large increases in RV traffic over recent years). This increase in traffic would directly impact our ability to enjoy the peace and quiet we moved out hear for.

It would also increase road maintenance costs that we are responsible for as we live in Mountain View county and the proposed development is located in Rocky View County.

With increased road traffic comes increased traffic safety concerns; TWP rd 290 is a bus route and our kids catch the bus in close proximity to Range Rd 35 so I have safety concerns with the significant increase in traffic on both TWP Rd 290 and Rge Rd 35.

I am also concerned about the amount of water usage this development would require. We are all on well water in the area and such a large demand on sub surface water usage is likely to impact the surrounding area well capacities. My current wells are all low water rate producers (3 are below 0.5 gpm) so I do not want to see my access to water impacted. I know there is a requirement to provide a water usage impact study prior to receiving a development permit, but I would want to see this addressed prior to any project approvals. If they had a large dugout planned for water supply or access to a surface stream (creek or river) then I would be less concerned about the impact of the ground water supply in the area.

There seems to be a lot of conditions for receiving impact studies or updated studies prior to acquiring a development permit. While I understand that the developer wants to have certainty in project approval before spending money on some of these studies I think that having an approved water management strategy and waste management strategy should be addressed prior to approving any sort of development such as one that would have significant impacts on both water and waste management.

I am very concerned that there is nothing for any tourist to do at the site other than camp and possibly turn the camp stall into a permanent storage or weekend get a way site. With nothing to do on the property this will lead to activities off of the property which will ultimately have negative impacts to everyone surrounding the property. I am concerned about increases in vandalism, trespassing, and theft with increased transient traffic in the area. It has been proven over and over that increases in population bring increases in all of these issues (just look to any town or city that is growing in size and see increases in transient people).

I am definitely opposed to any sort of development like this when it is impacting so many people in such close proximity with a benefit to only the developer (ie. the community and surrounding land owners / stakpholder of 24 will see only a negative consequence from this development - zero benefit).

I am also disappointed that notice of this potential project was not shared to a greater number of area residents with the potential for such a significant impact to surrounding land owners and residents.

Blaine and Sasha Pike Land owners SE1/4 sec6-29-3W5M To: Rocky View County Subdivision and Development Appeal Board

Letters of Support Page 7 of 24

CC.

Rocky View Counsellors

RE:

Appeal and Notice of Hearing Wednesday June 26, 2019

Regarding Conditional Approved Development Permit on property at SE-31-28-03-W5M

- 285049 Range Road 35 by Applicant Chloe Cartwright

From:

Keren Farguharson and Donald Farguharson

for Farguharson Farms

 NW/SW 30-28-3-W5M
 (Don owns)

 NE/NW 36-28-4-W5M
 (Don owns)

 SE 36-28-4-W5M
 (Keren owns)

NW 29-28-3-W5M (rents)

NE 30-28-3-W5M (custom farms)
NE 31-28-35-W5M (custom farms)
NE 20-28-3-5-W5M (custom farms)

Address:

Contact:

Keren

Don

Date:

June 25, 2019

Position:

In Support of Appeal by Maxine McArthur,

Patrick and Karen Singer, and Elaine Watson

We are adamantly against all the proposed development of a discretionary conditionally approved campground, tourism uses / facilities (recreation) and the construction of a tourist building including accommodation on the SE-31-28-03-W5M. We fully support of the Appellants' opposition to any and all such development of this rezoned land, previously designated agricultural.

We are opposed to the proposed development for the following reasons:

- 1. Location is not compatible with the surrounding land use in an agricultural area.
- Traffic issues are created by the additional volume of traffic on the existing roads and potential safety concerns resulting from the size of recreational traffic and large farm equipment.
- 3. Inadequate fire prevention and safety.
- 4. Water supply and usage.
- 5. Proximity to any services other than on site provisions requires further travel for amenities not available on site.
- 6. Existing recreational facilities in district are available and are underutilized.

Letters of Support Page 8 of 24

1. Location.

This land for the proposed site is in the center of productive agricultural land use. Apart from acreages there is no other use except for agriculture surrounding this property. The closest non-agricultural site would be Bottrel, 8.8 km away. Productive agricultural land use must be conserved for agricultural production rather it be cultivated lands, hay land or pasture. If we continue to destroy and erode our producing lands, we will not be able to sustain food production for livestock or mankind. Farmers feed the world's population. There is no going back once agricultural land is developed with concrete, buildings and recreational sites; the lands can no longer produce food.

Farming and recreation side-by-side do not coincide well together. Farming practices clash with tourism and vice versa. Farmers hours of operation involve early mornings and late nights when weather permits while working for a livelihood. People's needs and desires in recreational mode are different while wishing a peaceful and relaxing time (or party time, which brings more problems when things get out of hand). Issues such as noise from machinery, fumes from chemicals while spraying crops, dust while the farmer cultivates, seeds and harvests do not make for a resort atmosphere.

For farmers, trespassing becomes an issue when tourists want to venture beyond the resort parameters or ride their quads through neighboring fields or allow their dogs to run free to chase cattle. Liability issues increase as do premiums.

Recreational areas should be kept within the Area Structure Plans designed for such purposes where lands, access to and amenities at or near-by are more suited to leisure, events and recreation.

This land predesignated and zoned Business – Leisure and Recreational District (B-LR) in 2012 should be rezoned back to Agriculture.

2. Traffic issues and safety.

Roads are not paved from either direction that one approaches the proposed development. Highway 574 is gravel and Township 290 is chip seal. Both roads require a lot of maintenance and they are seldom without potholes on the chip and washboard on the gravel. Additional traffic would inevitably cause further deterioration to the roads and more time and dollars in maintenance. A visitor to the proposed recreational site must travel on gravel for 1.8km if coming from the south off gravel highway 574 or 1.4km from the north off chip seal Twp290. For all farm sites along any route to this proposed recreational site, the increased traffic brings safety concerns and increased liabilities for families, children, pets and livestock.

Dust is a concern. Vision is limited and becomes a safety issue for farmers and recreational motorists. Dust from the traffic chokes out crops and grass along the gravel roads. Cattles' health is jeopardized as they eat this dust when they graze.

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Range Road 35 is currently a narrow gravel road classified as a 'Regional low volume road' that is 7 m wide. A condition of the development permit requires upgrading to 'Regional moderate volume road' increasing the width to 8m and speed limit from 70 to 90 kmh. This is alarming because long heavy units be it rv's or farm equipment cannot stop quickly and less so at higher speeds and on gravel. According to the Stantec report (on page 364 on the County agenda on website), this road is "already close to threshold of Moderate volume in 2019" before adding the increased traffic of proposed resort. Add the traffic of 81 campsite recreational vehicles and vehicles arriving for up to 500 in the recreational event center and traffic lights will be needed.

However, the issue is just not about the increased traffic, but the size of the vehicles using this road – both large recreational 5th wheels/trailers and large motorhomes as well as farm machinery.

Very large heavy farm equipment is frequently using that road. Today's large machinery rather it be a tractor and cultivator, a tractor train unit pulling an air drill and packer bars, a sprayer, a swather, haying equipment, or combines and semi grain trucks use the road in 3 seasons when the visitors to the development would also be using the road. The range road was initially constructed when equipment was smaller scale. Even if upgraded to the 8m width, in many cases a farm unit and an oncoming truck with a recreational trailer or a motorhome could not meet and pass by one another. There is no backing up the farm unit and an approach would suffice as a pullout for a car, pickup or SUV, but not recreational vehicles or farm machinery. Refer to attachment 'Farm Equipment' for further details.

3. Fire protection and safety.

Fire protection is an extreme concern. Although the condition of the Development Permit states 'please ensure' fire protection, what is required and what is enough? Unlike recreational community sites close by at Madden, Water Valley and Cremona that have camping, recreational facilities and community halls, all three have a Firehall. Will an equipped Firehall with tanker and bush buggy and fire-pond be required at this proposed development in the 'middle of nowhere' and who will 'man it'? A careless cigarette, a campfire spark or a lightening strike could cause disaster and even possibly death to visiting attendants, neighbors, livestock and farm lands by the time 911 response attends. In addition to the distance from the nearest Firehalls, personnel are all volunteers, so response time is increased. The closest Firehall is Madden at 10.4 km away followed by Cremona at 17.3 km. With the fierce winds, grass, dry hay lands and ripe crops throughout the seasons, fire spreads quickly and could have devasting results before off site firetrucks reach the area / site. Traffic congestion on the roads could further delay rescue by outside help.

We can recall four recent fires on farmlands on properties within short distances of this proposed site. One was sparked by farm equipment striking a rock, another an exhaust igniting the fire, a third field caused by wiring malfunction on a combine, and another from burning garbage. Fighting a run-away grass or crop fire is one thing but having to evacuate a campground, accommodation units and event attendees with many people could prove disastrous.

4. Water supply (shortage) and excessive usage (need).

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To date there are 11 recorded water well drilling reports for the SE-31-28-W5M from 1975 - 2010:

- 2 test holes 'Decommissioned' [1 Domestic; 1 Other];
- 3 designated use 'Domestic';
- 2 designated use 'Domestic & Stock';
- 4 designated 'Other'

On the Groundwater Wells Reconnaissance Report there are:

- 8 wells listed under Cartright, Chloe from 1994-2010;
- 1 under Cartwright, Elwyn D;(date and gpm unknown); and
- 2 under previous owner McNeill, Terry (drilled in 1975)

(Note: There is a subdivision out of this SE quarter with a house but it is unknown what well services this property. As well, Alberta did not record drillings until the mid 70's so there could be more holes).

Note: gpm stands for gallon per minute which means what a well can be pumped without lowering the water level in the borehole below the pump intake.

Water supplies are not what they used to be with springs in the area ceasing, dugouts going dry and swamps disappearing. A greater demand has been placed on aqua resources with continued expansion of acreages and the practice of fracking with the oil and gas industry. Other lands in this vicinity have a history of problems with locating underground water. The 2 decommissioned test hole wells confirm that this is true for this subject property; water is not always guaranteed despite the depth drilled - one test hole was 320' but produced only 1 gpm. To 2 existing residences, add the needs of another 81 campsites plus 16 accommodation rooms plus water for other proposed facilities on a single quarter section and water needs and water usage becomes astronomical. This could severely impact neighbors' water supplies.

According to the Alberta Reconnaissance Report Ground Wells, it is unclear if Ms. Cartright requires 2 wells for 'Domestic use' or if 2 additional wells designated 'Domestic and Stock' are also needed (or do one of these service the subdivision household?) Of the 2 wells drilled in 1994 for 'Domestic' use, one was drilled to 150 feet and produces 1 gpm; the other drilled a day later to 217' and produces .66 gpm. For the Cartwright household useage this combined total of 1.66 gpm is below the Alberta Water Board's recommended 5 gpm minimum for most household situations.

For designated use as 'Other' there are currently 4 wells:

- One drilled in 2008 to 420' produced 4 gpm;
- One drilled in October 2010 to 35' produced 30 gpm;
- One drilled in November 2010 to 50' produced 20 gpm;
- Another in November 2010 to 50' produced 15 gpm These 4 wells for 'Other' use total 68 gpm.

Letters of Support Are these 4 wells what is intended to provide water for 81 campsites; 16 hotel rooms; kitchenge 11 of 24 and the recreational event building? How is this need to be calculated?

It may not be totally feasible to use the same minimum recommended requirement for most households at 5 gpm, so *just for example*, if we use 3 gpm as guests would still use showers, flush toilets, brush teeth, wash hands (no self laundry or washing dishes) then, 81 serviced campsites + 16 hotel rooms = 97 units that requires 97 X 3 = 291 gpm + whatever water needs are not accounted for in the recreation building and housekeeping (laundry; kitchen, dishwasher; restrooms, etc). With only 68 gpm from 4 wells, this is a far deficit from what is required when at full capacity.

If existing wells do not produce enough water, where is more potable water coming from? If it is trucked in that causes more problems with road issues and traffic.

For more details on wells on subject property refer to the attachment 'Wells'. For more information on water requirements refer to the attachment 'Water Needs'.

5. Proximity to other services.

This concern relates again to location as there are no other services close by like there are at already established recreational sites and events centers / community halls in the area. Should visitors to this proposed development need or want a grocery item, more beer, a game of golf, or to go fishing or horseback riding, etc. they must travel to other sites. This site is virtually in a field with some trees, no creek, no exciting terrain to walk, and is void of tourist amenities. This increases traffic beyond just the arrival and departure to the site if guests wish to partake in something beyond the events suggested that will be taking place (wedding, reunion, archery tournament and car show).

6. Enough Other Recreational sites exist.

There are already several established recreational sites within an 18km radius. Below all but ** are on paved highways and within Area Structure Plans with intended recreational sites and leisure use activities. There is no shortage of recreational facilities close by these existing sites that have better proximity to more services and amenities.

-Madden (10.4 km) has a large community hall used for many events by local and out of area people. It has a campground, a baseball diamond, and rodeo grounds. Beaverdam golf course is 18 holes and provides food and beverage. Associated with the golf course is a second campground in Madden. Madden has a Firehall.

-Water Valley (18 km) has a golf course on route. A new community hall is complete with an outdoor stage that serves the locals and hosts many tourists from out of area for a variety of events. The old church is now an events center. This little hamlet has 2 campsites, a saloon (with hotel rooms), a restaurant, a grocery and a hardware store, a ball diamond, 2 playgrounds, Boots and Saddle riding ring, the old school is now a Creative Arts Center complete with a library, and a rodeo ground within a short distance. Water Valley has a Firehall.

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- Cremona (17 km) As a small town it has the much to offer. A new large events

Page 12 of
Heritage Center is 1 km east of town. Cremona has a community hall, tavern with restaurant
and rooms, grocery store, service station, playgrounds, and walking trails. Cremona has a
Firehall.

- -Bottrell (8.8km) has a campground on a creek, a playground and a general store.
- Dog Pound (3 sites so km varies). The Ag Society rents the **Dog Pound stampede grounds. Camping is permitted. It has a hall and an open air covered dance hall or picnic area.

Dog Pound old school and grounds can be rented for camping. It has a playground, kitchen and 2 floors in the schoolhouse.

Tooth of the Dog Pound is an 18 hole golf course with a club house. (**The last portion of the road that is dead-end is gravel).

Many of the above facilities are underutilized. Some are funded through help of volunteers who struggle with fund raising and rentals to keep the facilities operational. Other facilities operate as a business but over developing by adding this new entity will hurt the current businesses that are not operating near capacity. The 'need' is just not there.

Conclusion.

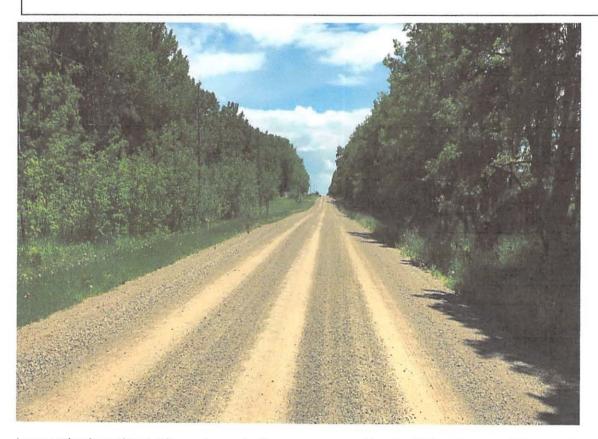
Board members of the Rocky View County Subdivision and Development Appeal Board, please support this appeal and recommend to Counsellors to cancel the Conditional Development Permit on 285049 Range Road 35. Further, recommend that the lands of SE 31-28-03-W5M be rezoned to Agriculture.

Attachments:

Farm Equipment Wells Water Needs Range Road 35 is currently 7 m (22.97') wide and is to be graded to 8 m (26.25') wide. 1 meter will not make a difference for a vehicle meeting and passing our farm equipment. Worse, speed limit increases on grave from 70kmp to 90kmp when road becomes 'Regional Moderate Volume' road. This is not about that but rather the size of vehicles using this road. Farm equipment and recreational units cannot be brought to sudden stops.

Our swather and our combine are both 7.6 m (25') wide. This leaves no room for an oncoming vehicle to meet and pass. A car, SUV or truck could backup and pull into an approach. But what is a truck towing a 5th wheel to do or a motorist in a 35' motorhome? Even if it could backup it would not fit across an approach and there is nowhere to turn around unless trespassing on a neighboring property.

As the road is now at 7m our dually tractor has its outside tires on each edge of the road and it is always towing a piece of equipment. Often there is a 'train' of equipment being pulled.



I cannot back up this rig if I meet a motorhome or a recreational vehicle. They would have to backup. This unit with tractor and air drill is 25.6m (84') in length and 5.8m (19') wide. There is not room for a car to meet and pass without being in the ditch. There is no shoulder.



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This sprayer is 4.2 m (13'8") . A F150 with trailer mirrors is 2.9m (8.83') wide pulling a travel trailer.

Both vehicles would have to have tires on very edge of road in order to meet and pass. If the gravel road ege is softened from rain vehicles could be pulled in ditch.

Letters of Support Page 14 of 24



This sprayer below is on a highway, a wider road with a $4.3 \, \mathrm{m}$ (14') lane from enter line to edge of pavement and sprayer just fits.

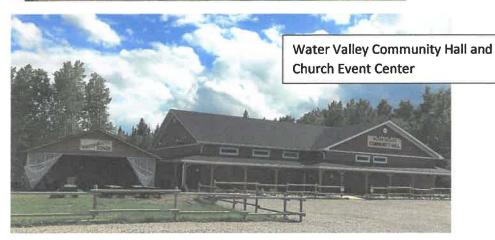


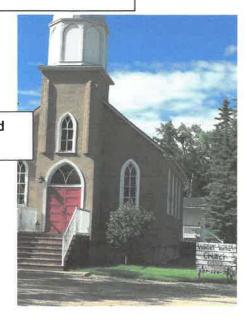


EXISTING EVENTS CERTERS 70 of 356 AND COMMUNITY HALLIS of Support

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Madden Community Center with **Beaverdam Golf Course**















Reconnaissance Report

View in Metric
Export to Excel

Groundwater Wells

Please click the water Well ID to generate the Water Well Drilling Report.

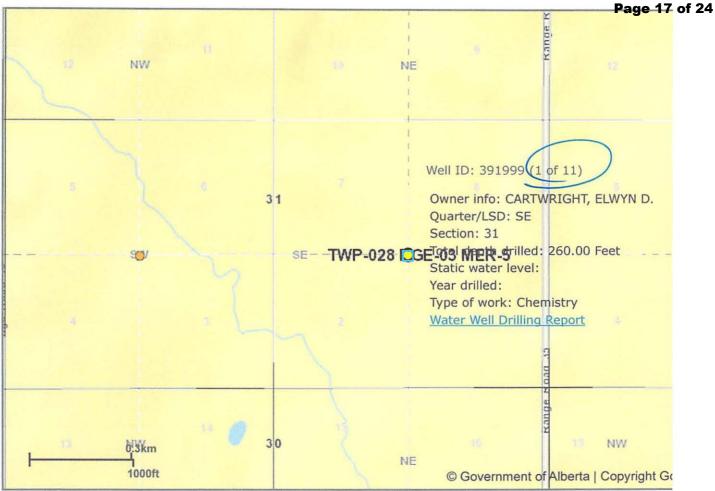
	GIC Well ID	LSD	SEC	TWP	RGE	М	DRILLING COMPANY	DATE COMPLETED	DEPTH (ft)	TYPE OF WORK	USE	СНМ	LT	PT	WELL OWNER	STATIC LEVEL (ft)	TEST RATE (igpm)	SC_DIA
	391999	SE	31	28	3	5	UNKNOWN DRILLER		260.00	Chemistry	Domestic				CARTWRIGHT, ELWYN D.			0.00
	399551	SE	31	28	3	5	PARSONS DRILLING 1992	1994-12-13	150.00	New Well	Domestic		24	25	CARTWRIGHT, CHLOE	94.00	1.00	5.56
5	399552	SE	31	28	3	5	PARSONS DRILLING 1992	1994-12-14	217.00	New Well	Domestic		19	25	CARTWRIGHT, CHLOE	80.00	0.66	5.56
*	416469	SE	31	28	3	5	INTERPROVINCIAL DRILLING CONTRACTORS	1975-08-27	60.00	New Well	Domestic & Stock		6		MCNEILL, TERRY	30.00	4.00	6.63
	416470	SE	31	28	3	5	INTERPROVINCIAL DRILLING CONTRACTORS	1975-07-29	260.00	New Well	Domestic & Stock		10		MCNEILL, TERRY	80.00	2.50	6.63
	2023705	SE	31	28	3	5	WELL DONE WATERWELLS INC.	2008-11-10	420.00	New Well	Other		12	25	CARTWRIGHT, CHLOE	252.70	4.00	6.63
	2090571	SE	31	28	3	5	WILD ROSE WATER WELLS LTD.	2010-09-15	320.00	Test Hole- Decommissioned	Domestic		16		CARTWRIGHT, CHLOE	26.73	1.00	
	2090609	SE	31	28	3	5	WILD ROSE WATER WELLS LTD.	2010-11-03	50.00	New Well	Other		6	15	CARTWRIGHT, CHLOE	24.93	20.00	
	2090610	SE	31	28	3	5	WILD ROSE WATER WELLS LTD.	2010-11-05	60.00	Test Hole- Decommissioned	Other	1	3		CARTWRIGHT, CHLOE			
1	2090655	SE	31	28	3	5	WILD ROSE WATER WELLS LTD.	2010-10-28	35.00	New Well	Other		7	8	CARTWRIGHT, CHOLE	25.49	30.00	
	2090656	SE	31	28	3	5	WILD ROSE WATER WELLS LTD.	2010-11-05	50.00	New Well	Other		5	25	CARTWRIGHT, CHOLE	21.46	14.99	
																	241	

Depth

gpm gallons per minute

Since 1975 a total of 11 well holes have been drilled on SE-28-03-W5M

Letters of Support



Alberta Water Well Information Database Map

Projection

Web Mercator (Auxillary Sphere)

Datum

WGS 84

Date

6/25/2019, 4:09:23 PM

Legend

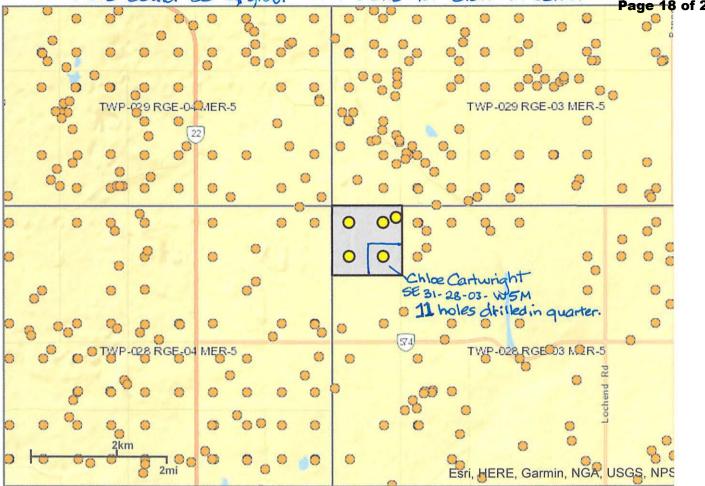
- Groundwater Drilling Report
- Baseline Water Well Report

http://groundwater.alberta.ca/WaterWells/d/

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.

- © 2009 Government of Alberta
- © Government of Alberta | Copyright Government of Alberta | Esri, HERE, Garmin, NGA, USGS, NPS

This chart does not accurately reflect the total number 356 of wells because GPS positions were not repor There could be 2,8,10 or more wells for dots in center



Alberta Water Well Information Database Map

Projection

Web Mercator (Auxillary Sphere)

Datum

WGS 84

Date

6/25/2019, 7:37:21 AM

Legend

- Groundwater Drilling Report
- Baseline Water Well Report

http://groundwater.alberta.ca/WaterWells/d/

Information as depicted is subject to change, therefore the Government of Alberta assumes no responsibility for discrepancies at time of use.

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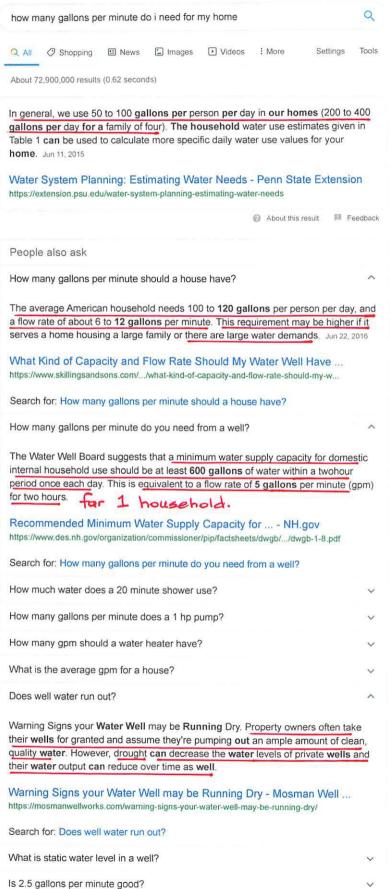
poke with Alex Blanchette, Alberta WaterWell Info Base Administrator Alberta Environment and Parks

Question to Alex: Why does the SE-28-03-W5M show only I dot when there are 9 wells operational on that quartersection?

Answer: Unless well driller provides lattitude & longitude weels, then they are marked in center of quarter of In This case all wells are represented he

no GPS was provided. Note: There have been





Letters of Support Page 19 of 24

? How much for 81 campsites 16 hotel rooms banquet hall t recreation center



Well Information

Letters of Support Page 20 of 24

From: Alex Blanchette (Alex.Blanchette@gov.ab.ca)

Date: Tuesday, June 25, 2019, 07:58 a.m. PDT

Hi Keren,

I was able to find the information that I was looking for during our phone call. So "for most household situations, wells with a production rate of less than 5 gallons per minute for one hour (peak use) do not supply enough water so it is usually necessary to create additional water storage using a tank or cistern. Wells that produce at a 5-10 gpm rate usually do not require additional storage." I was a bit off with my 2 gpm thought (that would be possible with additional storage).

All of this information is available online at https://www.alberta.ca/working-well-resources.aspx

Please let me know if you have any questions.

Alex Blanchette

Groundwater Technologist

Groundwater Information Center

Environmental Data Stewardship

Corporate Services Division

Alberta Environment and Parks

11th Flr., 9820-106 Street Edmonton, AB T5K 2J6

Direct: (780) 427-2770



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HOME | WATER SYSTEM PLANNING: ESTIMATING WATER NEEDS

Water System Planning: Estimating Water Needs

Find out how to estimate homeowner or farmer water needs and calculate how much water must be delivered from a private water supply to meet these needs.

ARTICLES | UPDATED: JUNE 11, 2015



Whether you are
building a new house
in a rural area or
increasing the size of a
dairy herd, adequate
supply from a private
water well or spring is
critical to your plans.
Planning should be
done prior to having a
well drilled or spring
developed to ensure
that an adequate

supply of water is available.

Estimating Home Water Use Needs

In general, we use 50 to 100 gallons per person per day in our homes (200 to 400 gallons per day for a family of four). The household water use estimates given in Table 1 can be used to calculate more specific daily water use values for your home.

Table 1. Typical water use for various appliances and fixtures in the home.

Appliance	Water Use
Clothes washer (top-loading)	43 to 51 gallons per load
Clothes washer (front-loading)	27 gallons per load
Dishwasher (standard)	7 to 14 gallons per load
Dishwasher (efficient)	4.5 gallons per load
Garbage disposal	4 gallons per day
Kitchen sink	3 gallons per minute of use
Bathroom sink	2 gallons per minute of use
Shower or tub	5 gallons per minute of use
Toilet (low-flush)	1.6 gallons per flush
Toilet (standard)	5 gallons per flush
Outside hose (½-inch)	5 gallons per minute of use
Water softener regeneration	50 to 100 gallons per cycle

Letters of Support Page 22 of 24

X 16 rooms

banquet hall

banquet hall / campersites

/81 campersites

×# people/site

/81 campersites

×# people/site

/81 campsites

×# people/site

For the purposes of planning a water system, the total daily water use is less important than the peak daily water use or the *peak demand*. In reality, most of the water used in the home occurs over a very short time period, usually in the morning or evening. As a result, for planning purposes it is recommended that a water system be able to supply all of the days projected water use in a 2-hour peak demand period. If you estimate that your home water use will be 400 gallons per day, the water system should be sized to provide this much water in a 2-hour period.

So, how much water can be delivered from your well or spring in a given period of time? This is referred to as the well or spring *yield*. The yield from a spring can be easily measured by determining how many gallons of water flow from the outlet pipe every minute. This flow rate will likely vary considerably with weather conditions, but, for planning purposes, it would be best to measure flow during a dry time period. For a well, the yield is considered the maximum rate in gallons per minute (GPM) that a well can be pumped without lowering the water level in the borehole below the pump intake.

For most single-family homes, a minimum flow of 6 GPM is suggested from a well or spring.

Letters of Support
This flow would provide 360 gallons of water each hour, which would be sufficient to meage 23 of 24
most home water peak demands. Higher flow rates may be necessary for larger homes with
more fixtures, appliances, and residents that may all be using water at the same time. The
values in the table below give the suggested minimum flow rates for various numbers of
bedrooms and bathrooms in a home.

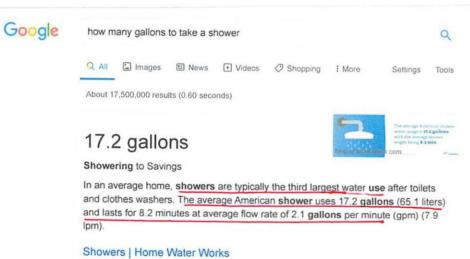
Ideally, the yield from the well or spring will exceed the recommended minimum flow rates in Table 2. If not, you may need to rely on water storage to meet peak demand periods. For a drilled well, the borehole can provide a significant amount of water storage. A typical 6-inchdiameter well will store about 1.5 gallons of water for every foot of standing water in the borehole and a 10-inch well stores about 4 gallons of water per foot. Therefore, a 6-inchdiameter well with about 100 feet of standing water in the borehole would contain about 150 gallons of stored water. In the case of a spring, a large spring box can be constructed where the spring emerges or a water storage tank can be added after the spring box to provide extra water storage to meet peak demand. The water stored in the borehole, spring box, or storage tank would be helpful when water use in the home exceeds the amount of water flowing from the well or spring. Well storage and spring flow can vary dramatically with the natural groundwater level, with the highest levels typically occurring in spring and the lowest levels in fall. These natural variations can be accentuated by drought conditions. So, while water storage can allow for the use of wells and springs with lower flow rates than shown in Table 2, it may not be reliable during severe droughts. An approximate estimate of the amount of water needed before a well or spring is developed can allow the professional contractor to utilize the combination of local knowledge, yield, and storage to meet water demand. For wells that yield extremely low amounts of water, an intermediate storage system can be added (see Water Facts #3--Using Low-Yielding Wells).

Table 2. Minimum flow rates (GPM) for homes based on number of bedrooms and bathrooms. (From Private Water Systems Handbook, 1992.)

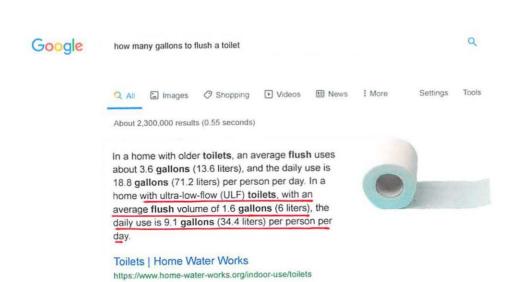
# of bedrooms in home	Number of bathrooms in home						
# of bedrooms in nome	1	1.5	2	3			
2	6 GPM	8 GPM	10 GPM				

Letters of Support
Page 24 of 24

	Number	of bathroo	ms in hom		Page 24 o	
# of bedrooms in home	1 1.5		2 3		16 bathrooms hotel suites	
3	8 GPM	10 GPM	12 GPM			
4	10 GPM	12 GPM	14 GPM	16 GPM		
5		13 GPM	15 GPM	17 GPM		
6			16 GPM	18 GPM		+21
16 bedroom hotel suites				48 GPM	+81 campsites + recreation	
	building needs					



https://www.home-water-works.org/indoor-use/showers



Appellant Submisson - Watson Page 1 of 10

Appeal Hearing for Chinook Ridge

Application #PRDP20185188

By: Robert and Elaine Watson

Represented by: Alena Watson

After reviewing the technical dated May 29, 2019 I understant the state of the suggested the rezoning application not be approved. At the time, my letter of the first of the concerns was sent and received by Rocky View. (Figure 1)

I welcome this opportunity to elaborate.

To Begin

It's now 2019 and no visible development has taken place but the re-designation from Ranch/Farm District to Business-Leisure and Recreation still stands.

Our land borders the applicant's property on the north side; we own 147 Acres and use it for agricultural - animals and hay. (Figure 2) The ground is very shallow on top of layers of rock. Drainage from

elevated areas drains onto our land. At the lowest point on our land we have a dugout used for watering are animals. Overflow drains into Dog Pound Creek. When it rains and during the Spring, the water actually gushes out from the sides of the elevated areas. The applicants land slopes down and North. Any drainage from there flows directly onto our land.

Concerns

Appellant Submisson - Watson Page 3 of 10

Wastewater

I understand, at this point, Alberta environment has not received an application. They posted papers and people with concerns can appeal. I don't know who addresses increased drainage from paved areas and irrigation.

Water

The 81 RV/Campground sites and Event Center with 16 hotel rooms will drain the aqua filler. This will affect our well as well as everyone else is in the area. There is a crucial lack of data on groundwater and droughts are part of the Prairie climate. Excessive water withdrawals reduce the potential for recharge. Our area is notorious for water issues. I spoke to a hydrologist there is a website with info. (Source 1) No data is available on source of water for individual wells and water courses can change. I left a message with Alberta Environment re-licensing Etc. - Did not receive a call back. I don't know if the country's agricultural master plan and Municipal development plan address water issues.

Roads and Traffic

Traffic on Highway 22 is high speed and a concern even now as it exists. There are multiple accidents every year, some fatal. Having to navigate the high-speed two-lane Highway with many hills used by big slow-moving vehicles that have to slow almost to a stop to turn and speeding cars and trucks waiting to pass is concerning already.

Add the problem of no turn off lanes to Highway 574. It is a gravel road and at high speeds you could easily lose control. (Figure 3.a)

The turn onto Township Road 290 is a blind intersection as you come over a hill. You immediately have to make a sharp turn on a roadway with a very steep bank and no rail guard on either side. (Figure 3.b)

Highways 574 and 35 are gravel. Problems include dust, flying gravel and there is a need for a lot of Maintenance especially if there is high usage.

Township Road 290 is paved but has a lot of potholes that need fixing all the time.

Parking Appellant Submisson - Watson Page 4 of 10

The Event center seems to lack full information on adequate parking and if they are not set up to handle the number of cars then parking could become an issue for everyone in the area.

E.G. Enforcement Technical #25; Parking on Roadway: Rocky View has a 24-hour complaint line but actual enforcement could take time.

Safety and Security

The feeling of Safety and Security in the area will decrease with the increase number of visitors to the area. The nearest police station is Cochrane which is 1/2 hour away. Smoke from 81 RV/Campground fire pits and noise from The Event Center will take away our right to the peaceful environment of our rural setting.

Liability Appellant Submisson - Watson Page 5 of 10

There will be an increased risk of public liability. We are not equipped to handle the extra vigilance that would be required to deal with incidents.

E.G. Trespassing: We have a number of groves of trees that people may want to explore. Insurance companies very often, if claims are filed, will increase premiums and sometimes not offer renewals.

A letter from Andrew Crooks CEO of the Glenbow Park Foundation was sent to me sometime in 2010. It made reference to concerns regarding Gleneagles Ravine which is part of the Gleneagles Golf Course in Cochrane. I share those concerns. (Figure 4)

In Conclusion

Appellant Submisson - Watson Page 6 of 10

I don't understand the motivation for choosing a location mile away from service centers requiring huge upgrades and installation.

A center with existing infrastructure, resources and services would welcome this venture.

I don't think this project is feasible and have concerns about the sustainability of our small established Community. Enabling a business venture that could leave us coping with failures and problems such as loss of water and safety is wrong.

Dealing with this appeal has been a burden for our family. However hearing the bad news stories on the archery club and buffalo Lakes RV Resort situations prompted me to exercise due diligence on this matter.

A comprehensive impact study should be done to examine the integrating of a business venture promoting an influx of people and vehicle traffic into an area that is zoned Ranch/Farm land (for good reason). Further development expanding this project would intensify problems. A study would serve to enlighten and thus benefit everyone.

Figure 1:

2012-Oct-25 12:09 PM Canaccord Adams 4035083807

Date: 10/25/12 Eleine Watso PRIVATE & CONFIDENTIAL usion, a copy of the submission faxed September 12, 2012 is attached. Please send conf ived by calling 403-932-6642.

Blaine Watton OCT 2 5 2012 CENC



The surmovage as only intended for the addresses. This transmission may contain information that is privileged or conditionable. Here exclude it to the addresses immediately, which desembled no copying of this treatmission is probleted. If you have received this fact transmission in error, posses despition for the copenier memiliates at the surmove

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- Increment channed present crossing on free the to rething good days.

Mr & Mrs Watson;

Oct 85,2012

This is the same letter you submitted prior to my last heating (Nov. 2011) and prior to attending the Open House at Dortique Hall. When we spoke as you were leaving the hall you indicated you had all your questions answered satisfactority I have left phone messages, faxed and left material on your gate (including a water test bottle) but cannot get a response from you I have chem tested 9 or 10 of the meighbors wells - This will prove whether our wells are connected. I am still willing to test yours - at my expense. Please bill the jer and place in my mail box. It is not a bacteria test. Timing is not an issue. Chleo

Page 7 of 10

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Let the 09231001 (2012-RV-016) hept 12, 2012.

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(Attention) Rick Miche
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Page 4

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Appellant Submisson - Watson

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Page 5

Control Charles to the most area would have to choose whether the consequence.

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RS. The spring a street field on an form and our course were not allow field. There that of arrestors a most the anticular separately worth arrivals.

or if you prefer you can take if to WSH Labs yourself at 3857 21 st street ME. Calgary TRE 6TS Figure 2:

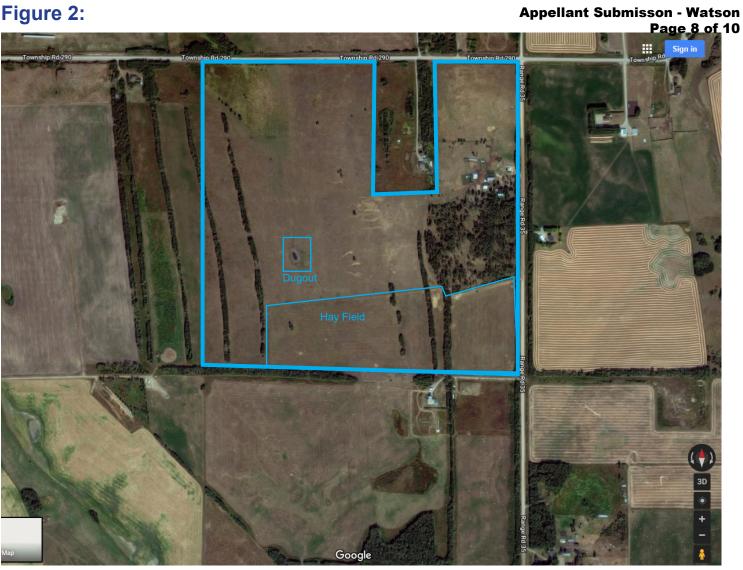


Figure 3.a:



Figure 3.b:



Figure 4:



Appellant Submisson - Watson Page 9 of 10

404, 602 – 11 Ave SW Calgary, AB T2R 1J8
P. 403-265-5489 F. 403-537-6088
Andy.Crooks@grpf.ca
Corporate Counsel: Macleod Dixon LLP

Mountain Ridge Place, Gleneagles Ravine Pathway Proposal

- Problem
 - o Access to the Gleneagles Ravine is unrestricted
 - o Trespass along Gleneagles Ravine
 - There are increasing evidences of bad behaviours in Gleneagles Ravine
 - Golf course has some complaints about quads and bikes, informal trails, and parties along the bottom of the Gleneagles Ravine
 - Owners in Gleneagles have noticed this as well
 - Vegetation management
 - Weed control in Gleneagles Bowl, would help if Park staff could access the Gleneagles Ravine and prevent weeds invading and encroaching
 - Fire control
 - There is currently no fire control or management solution for Gleneagles Ravine
 - This problem is highlighted with the growing presence of bad behaviours in the Gleneagles Ravine

Source 1:

https://alberta-watertool.com.

http://groundwater.alberta.ca/WaterWells/d/

Extra Figure I:

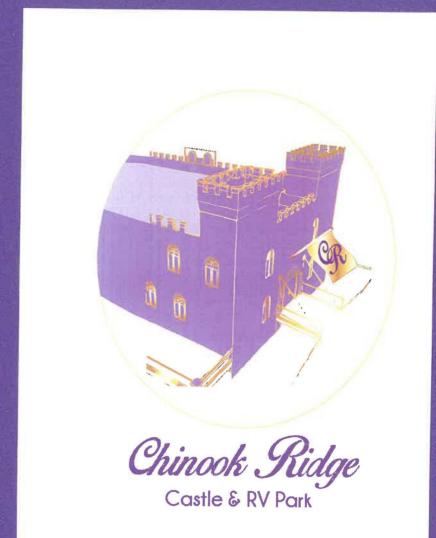
Appellant Submisson - Watson Page 10 of 10



Extra Figure II:



Applicant Submission Page 1 of 67



	Applicant Submission
	RV Park Layout Page 2 of 67 Castle Design Bus-Leisure & Recreation Decision BL & R - Permitted Uses Previous Development Permit
2	Current Development Permit
3	Map of Neighbors Appealing - M. McArthur - K. Singer - E. Watson
4	Chemical Analysis of Wells - Cartwright - McArthur - Singer - Hoskins (part of Watson 1/4)
5	Stormwater retention pond & drainage
6	Traffic - JCB Engineering
7	
8	
•	
10	



PROPOSED RV PARK & EVENT CENTRE

Chinook Ridge

PAKARNYK ARCHITECT
38 PATTERSON RISE 5W, CALGARY AS.
CAMADA, 73H364 (403 836-2150
pakarnyksirchitect@telus.net

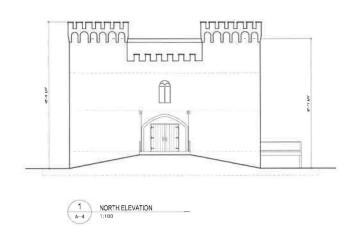
ADDRESS:

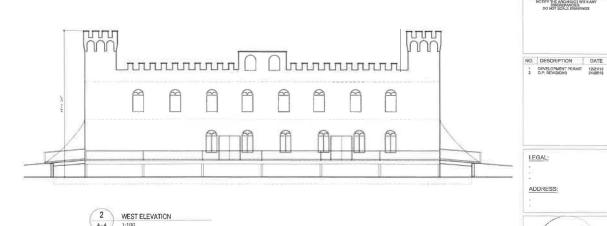
VICINITY MAP SITE PLAN

DATE:	DRAWN
NOV 2018	DR
SCALE:	FILE:
AS NOTED	

Applicant Submission
Page 3 of 67 B-1 Page 292 of 356

SITE PLAN 1:500





1 DEVELOPMENT PERMIT 12/21/18 2 D.P. REVISIONS 24/06/19

LEGAL:

ADDRESS:

Chinook Ridge

PAKARNYK ARCHITECT

56 PATTERSON RISE SW, CALGARY AB. CANADA, 13H 2E4 (403) 835-2150

PROPOSED RV PARK & EVENT CENTRE

EVENT CENTRE **BUILDING ELEVATIONS**

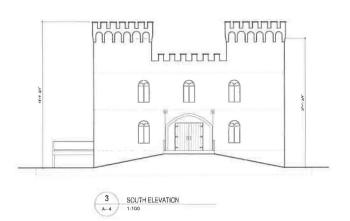
DATE: NOV 2018

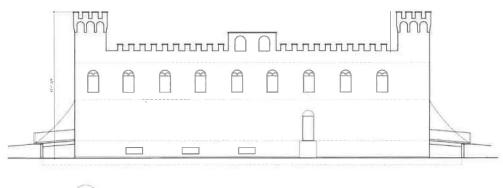
SCALE: 1:100 Pa

mission 4 of 67

356

Redwood Design Studio #52 Hidden Point NW Calgary, Alberta TSA 895 (493) 274-1833 redesign@taksplanet.net





4 EAST ELEVATION 4-4 1:100

From: Chloe Cartwright

p.1 **B-1 Page 294 of 356**

Applicant Submission Page 5 of 67

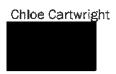
TEL 403-230-1401 FAX 403-277-5977

Legislative Services 911-32 Ave NE | Calgary, AB | T2E 6X6

File: 2012-RV-016 - 08731001



November 16, 2012



RE: TRANSMITTAL OF DECISION

At its meeting of Tuesday, November 6, 2012, Council of Rocky View County held a Public Hearing to redesignate the SE-31-28-3-W5M from Ranch and Farm District to Business-Leisure and Recreation District, and gave second and third reading to Bylaw C-7188-2012.

Your redesignation application is APPROVED.

Should you have any questions or concerns, please contact Sherry Baers for assistance and quote the file number as noted above.

A copy of the approved Bylaw will be supplied on request after the Council Minutes have been considered on Tuesday, November 27, 2012.

Yours truly,

ROCKY VIEW COUNTY

Nona Housenga

Manager

403.520.1184

nhousenga@rockyview.ca

NH/kf

Attachment 'A'

Applicant Submission Page 6 of 67

SECTION 75



Business – Leisure and Recreation

BI PURPOSE AND INTENT

The purpose and intent of this district is to accommodate business development that provides primarily outdoor participant recreational services, tourism opportunities, and entertainment services that may be located outside of adopted Area Structure Plans, Conceptual Schemes, and Hamlet Plans. Developments within this district are meant to serve both a local and regional clientele. Accommodation Units may be included as ancillary to the principal business undertaking, and should be appropriate to the level of servicing available, at the discretion of the County, and in accordance with an adopted Area Structure Plan, Conceptual Scheme, or Hamlet Plan.

THE USES, PERMITTED

- · Accessory uses
- · Building Accessory buildings
- Commercial Communications Facilities (Types A, B, C)
- Dwelling unit, accessory to the principal business use
- · Government Services
- Signs
- Tourist information services and facilities

USES, DISCRETIONARY

- Accommodation Units, compatible with available servicing
- Amusement and Entertainment Services
- Athletic and recreation services
- · Bed and breakfast home
- Campground, institutional

- Campground, tourist
- Golf Driving Range Lodging Houses and Country Inn
- Indoor Participant Recreation Services
- Outdoor Participant Recreation Services
- Patio, accessory to the principal business use
- · Public Park
- Restaurant
- · Tourism Uses/Facilities, Agricultural
- Tourism Uses/Facilities, General
- Tourism Uses/Facilities, Recreational
- Any use that is similar, in the opinion of the Development Authority, to the permitted or discretionary uses described above that also meets the purpose and intent of this district

75.4 DEVELOPMENT PERMITS

Applications for both permitted and discretionary uses shall be evaluated in accordance with Section 12 of the Land Use Bylaw.

75.5 GENERAL REGULATIONS

The general regulations apply as contained in part 3 of the *Land Use Bylaw*, as well as the following provisions:

6.6 MINIMUM AND MAXIMUM REQUIREMENTS

a. Parcel Size:

- i. The minimum parcel size shall be 2.02 hectares (4.99 acres).
- b. Minimum Yard, Front for Buildings:
 - i. 30.00 m (98.43 ft) from any road, County;
 - 60.00 m (196.85 ft) from any road, highway;
 - iii. 15.00 m (49.21 ft) from any road, internal subdivision;
 - iv. 15.00 m (49.21 ft) from any road, service adjacent to a road, highway;
 - v. 10.00 m (32.81 ft) from any road, service adjacent to a road, County.
- c. Minimum Yard, Side for Buildings:
 - 30.00 m (98.43 ft) from any road, County;
 - ii. 60.00 m (196.85 ft) from any road, highway;
 - iii. 15.00 m (49.21 ft) from any road, service adjacent to a road, highway;
 - iv. 10.00 m (32.81 ft) from any road, service adjacent to a road, County;
 - v. 6.00 m (19.69 ft) all other.
- d. Minimum Yard, Rear for Buildings:
 - i. 30.00 m (98.43 ft) from any road;
 - ii. 15.00 m (49.21 ft) all other.

BUILDING HEIGHT

a. Maximum of 12.00 m (39.37 ft).

Applicant Submission Page 8 of 67

TEL 403-230-1401 FAX 403-277-5977



File # 08731001 (Page 1 of 4)

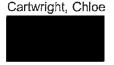
Previous D.P.

911-32 Ave NE · Calgary, AB T2E 6X6 www.rockyview.ca

NOTICE OF DECISION

May 14, 2013

0.000



Abandoned by Owner

RE: DEVELOPMENT PERMIT APPLICATION # 2013-DP-15312 SE-1/4-31-28-03-W05M

The development permit application for Outdoor Participant Recreation Services, construction of an 18 hole golf course, campground, clubhouse and signage has been approved by the Development Officer subject to the following conditions (PLEASE READ ALL CONDITIONS):

Description:

- 1) That an 18 hole golf course may be developed on the subject property in general accordance with the approved Chinook Ridge Drawings as prepared by R.G.A. Design, as amended, to the satisfaction of the Development Authority and includes the following:
 - the construction of an 18 hole golf course;
 - the construction of a clubhouse/lodge facility approximately 1,600.00 sq. m. (17,222.26 sq. ft.);
 - the construction of a campground approximately 15 stalls;
 - the use of an existing Quonset as a maintenance building.

Prior to Issuance:

- 2) That prior to issuance of the development permit a \$200.00 development application engineering review fee shall be submitted by the Applicant/Owner in accordance with the Master Rates Bylaw.
- 3) That the Applicant/Owner shall provide payment of the Transportation Offsite Levy in accordance with Bylaw C-7195-2012 for the total Development Area as define for Golf Course Development Permit,
- 4) That an amended Parking Plan shall be submitted to the satisfaction of the Development Officer showing the requirement of 177 parking stalls as per Schedule 5 of Land Use Bylaw C-4841-1997 prior to issuance of this permit or alternatively a Parking Assessment prepared by a qualified professional may be submitted outlining the appropriate number of stalls.
- 5) That an update to the Stantec September 1, 2011 Traffic Impact Assessment (TIA) shall be submitted.
- 6) That the Applicant/Owner shall enter into a Development Agreement for the construction of all associated off-site improvements in accordance with the County's Servicing Standards and the recommendations of the approved Traffic Impact Assessment. These upgrades include, but are not limited to:
 - the upgrade of Range Road 35 and/or affected roadways to a standard in accordance with the updated TIA.

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Current THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Cartwright, Chloe

Page 1 of 7

Tuesday, May 28, 2019

Roll: 08731001

RE: Development Permit #PRDP20185188

SE-31-28-03-05; (285049 RGE RD 35)

The Development Permit application for Campground, Tourist (81 RV stalls) and Tourism Uses/Facilities (Recreational), construction of a tourist building including Accommodation Units, compatible with available servicing (16 rooms), and relaxation of the maximum building height requirement has been **conditionally-approved** by the Development Officer subject to the listed conditions below (PLEASE READ ALL CONDITIONS):

Description:

- 1. That a Campground, Tourist, and Tourism Uses/Facilities (Recreational), may take place on the subject site in accordance with the Site Plan as submitted with the application and includes:
 - i. Construction of a tourism use/facility, with a total gross area of 1,623.21 sq. m
 (± 17,472 sq. ft.) including Accommodation Units (16 rooms);
 - ii. Construction of 81 RV stalls;
 - iii. Ancillary Business Uses (ie. events, gatherings etc.);
 - iv. Grading (as required).
- 2. That the maximum building height for the tourism use/facility (event centre) is relaxed from 12.00 m (39.37 ft.) to ±12.92 m (± 42.37 ft.).

Prior to Issuance:

Technical Submissions

3. That prior to issuance of this permit, the Applicant/Owner shall submit a construction management plan, in accordance with County Servicing standards. The plan shall address noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.



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- 4. That prior to issuance of this permit, the Applicant/Owner shall submit a stamped final geotechnical report, conducted by a qualified professional geotechnical engineer to provide recommendations on the stormwater pond design, pond liner, and other stormwater infrastructure, if warranted by the SSIP, in accordance with County Servicing Standards.
- 5. That prior to issuance of this permit, the Applicant/Owner shall submit a revised parking plan, demonstrating that minimum requirement 245 parking stalls, including barrier free stalls, and stall dimensions, for the proposed development, in accordance with the County's Land Use Bylaw.
 - That a Parking Assessment, prepared by a qualified person, may be submitted to the Development Authority to document the parking demand and supply characteristics associated with the proposed development.
 - Note: The Development Authority shall not be bound by any recommendations of such a Parking Assessment.
- 6. That prior to issuance of this permit, the Applicant/Owner shall submit a revised landscaping plan in accordance with the County's Land Use Bylaw that including:
 - i. Additional screening/buffering elements along the north perimeter of the development
 - A detailed summary of the existing/proposed landscaping onsite, including the perimeter and interior landscaping.

Access & Transportation

- 7. That prior to issuance of this permit, the Applicant/Owner shall submit an updated Traffic Impact Assessment (TIA) to the submitted TIA prepared by JCB Engineering dated March 7, 2019, in accordance with County Servicing Standards that addresses the following comments:
 - i. How did the report arrive to conclusion that upgrades to the RR 35 and TWP RD 290 intersection aren't required if LOS for intersection are not provided? Does the resulting LOS of the intersection meet County Servicing Standards? Please provide the LOS of the intersection pre and post-development.
 - ii. Will the RR 35 and HWY 574 intersection require upgrades? Please provide the LOS of the intersection pre and post-development.
 - iii. The conclusion should state that upgrades along RGE RD 35 are required, since the road is currently a Regional Low Volume road and will need to be upgraded to a Regional Moderate Volume road to accommodate the increase in daily traffic volumes.
- 8. That prior to issuance of this permit, the Applicant/Owner shall enter into a Development Agreement with the County for the construction of all associated off-site improvements in accordance with the County's servicing Standards and the recommendations of the approved Traffic Impact Assessment. These improvements including but not limited to the following:
 - The Upgrade of RGE RD35 road structure from a Regional Low Volume road to a Regional Moderate Volume road, in accordance with the County Servicing Standards, from HWY 574 to TWP RD 290; and



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- ii. Any other improvements as recommended in the approved TIA.
- 9. That prior to issuance of this permit, the Applicant/Owner shall submit payment of the transportation offsite levy as per the applicable Transportation Offsite Levy Bylaw at time of approval. The Applicant/Owner shall submit a revised site plan identifying the development area of the proposed development.
- 10. That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 11. That prior to issuance of this permit, the Applicant/Owner shall confirm the condition of the existing approach off RGE RD 35, to the satisfaction of the County.
 - If an upgrade is required, the Applicant/Owner shall submit a new approach application to County Road Operations.
 - Written confirmation shall be received from County Road Operatiosn confirming the status of this condition.
- 12. That prior to issuance of this permit, the Applicant/Owner shall contact Mountain View County, to determine if a Road Use Agreement is required for any hauling utilizing the Mountain View County road network.
 - Written confirmation shall be received from Mountain View County confirming the issuance of a Road use Agreement.
 - If a Road use Agreement is not required, written confirmation shall be received from Mountain View County confirming that no agreement is required.

Servicing

- 13. That prior to issuance of this permit, the Applicant/Owner shall demonstrate adequate servicing through a certified professional (i.e. sizing of holding tanks, specifications of packaged sewage treatment plant, etc.) for proposed wastewater servicing, to the satisfaction of the County.
 - If a wastewater collection system is being proposed, the Applicant/Owner shall submit a set of detailed engineering drawings that are stamped by a professional engineer.
 - Note: According to Part 3 of the 2011 Integrated Water Management Plan report, under section 4.2.2 Limiting Conditions, the soils tested for soil disposal were found to be unsuitable. It is the responsibility of the Applicant/Owner to follow the recommendations outlined by the certified professional for wastewater servicing.
- 14. That prior to issuance this permit, the Applicant/Owner shall demonstrate adequate servicing of potable water for the proposed development, to the satisfaction of the County.





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i. If a water distribution system is being proposed, the Applicant/Owner shall submit a detailed set of engineering drawings that are stamped by a professional engineer.

Note: According to Part 3 of the 2011 Integrated Water Management Plan report, the assumptions for water consumption rates will need to be modified to reflect the greater number of RV stalls. There are also inconsistencies between the report and the proposed development on the servicing of the individual RV stalls.

Stormwater Management

- 15. That prior to issuance of this permit, the Applicant/Owner shall provide a revised final Site-Specific Stormwater Implementation Plan (SSIP) that is applicable to the proposed development and includes an applicable set of final stamped engineering drawings.
 - i. The SSIP shall be in accordance with the County Servicing Standards and any applicable regional studies.

Note: It is the responsibility of the applicant to obtain Alberta Environment approval and licensing for the stormwater management infrastructure including registration of the facilities, discharge, and irrigation.

Solid Waste Management

- 16. That prior to issuance of this permit, the Applicant/Owner shall submit a solid waste management plan. The plan shall address:
 - Estimation of waste generation quantities;
 - ii. Where and how many waste/litter and recycling receptacles will be placed on site for the public/guests;
 - iii. Where and how many waste and recycling bins will be stored for collection and transfer; and
 - iv. Plans for diversion front of house and back of house (recyclables, refundable, organics, cardboard).

Prior to Occupancy

- 17. That Water Servicing shall be supplied through an onsite water distribution system in accordance with Alberta Environment Approvals, to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide:
 - confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner to construct and operate the proposed design of the water treatment and water distribution infrastructure; and
 - ii. confirmation that the water system is installed in accordance to Alberta Environment Approvals.







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- 18. That Wastewater shall be collected, treated, and stored on-site in accordance with Alberta Environment Approvals to the satisfaction of the County. That prior to occupancy, the Applicant/Owner shall provide confirmation from Alberta Environment that all necessary permits, licensing and approvals are obtained by the Applicant/Owner and confirmation that the wastewater treatment system is installed in accordance to Alberta Environment Approvals.
- 19. That prior to occupancy, the Applicant/Owner shall submit a set of as-built drawings certified by a professional engineer including all stormwater infrastructure, confirmation of liner installation (if required by the geotechnical engineer), and any other components related to the storm water system.
 - Following receipt of the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify stormwater infrastructure has been completed as per the stamped "examined drawings".
- 20. That all landscaping shall be in place, in accordance with the approved Landscaping Plan, prior to occupancy of the site and/or buildings in accordance with the approved landscaping plan to the County's satisfaction.
- 21. That should permission for occupancy of the site be requested during the months of October through May inclusive, occupancy may be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces shall be placed with Rocky View County to guarantee the works shall be completed by the 30th day of June immediately thereafter..

Permanent:

- 22. That the Applicant/Owner shall be responsible for irrigation and maintenance of all landscaped areas including the replacement of any deceased trees, shrubs or plants within 30 days or by June 30th of the next growing season.
- 23. That water conservation strategies shall be implemented and maintained at all times.
- 24. That the minimum number of parking stalls as required by the Land Use Bylaw or approved Parking Study shall be maintained on site at all times.
- 25. That there shall be no business parking on the adjacent County Road Allowance at any time.
- 26. That all on site Lighting shall be "dark sky" and all private lighting including site security lighting and parking area lighting should be designed to conserve energy, reduce glare and reduce uplight. All development will be required to demonstrate lighting design that reduces the extent of spill-over glare and eliminates glare as viewed from nearby residential properties.
- 27. That all operational/wayfinding signage (i.e. RV Stall numbers, onsite directional signs) not visible from roads and adjacent lands shall be permissible, however any identification and advertisement signage visible from roads or adjacent lands shall be applied for under a separate Development Permit.
- 28. That the entire site shall be maintained in a neat and orderly manner at all times to the satisfaction of the Development Officer.







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- 29. That the garbage and waste material on site shall be stored in weatherproof and animal-proof containers located within buildings or adjacent to the side or rear of buildings.
- 30. That the Applicant shall take effective measures to control dust to the County's satisfaction so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 31. That it is the Applicant/Owner's responsibility to obtain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the principal Event Building located on the subject site, to facilitate accurate emergency response.
- 32. That year round trailer occupancy and/or RV Storage shall not be permitted.
- 33. That no topsoil shall be removed from the lands.
- 34. That the Applicant/Owner shall provide for the implementation and construction of stormwater facilities, if any, in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of Alberta Environment and Rocky View County.
- 35. That any plan, technical submission, agreement, or other matter submitted and approved as part of the Development Permit application or submitted in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 36. That Best Management Practices shall be followed by the Applicant/Owner to ensure the minimization of any adverse odor issues to the proposed banquet facilities.
- 37. That the subject development shall conform to the County's Noise Bylaw C-5773-2003 and Animal Control Bylaw C-xxx-2005, in perpetuity.
- 38. That the site shall remain free of restricted or noxious weeds, in accordance with the Weed Control Act.
- 39. That a riparian setback of 30 m shall apply to any wetlands on this site, adhering to Policy 419 Riparian Land Conservation and Management.
- 40. That the Applicant/Owner will be responsible for all required payments of 3rd party reviews and/or inspections as per the Master Rates Bylaw based on the County's discretion or requirement.
- 41. That potable water shall not be used for irrigation purposes unless specifically approved by the County and/or Alberta Environment.
- 42. That any water obtained from groundwater for any purpose, as defined in the Water Act, shall have all approvals, permits and licenses as required by Alberta Environment.
- 43. That any or all changes required to the construction and/or to the drawings, to meet the requirements of the County for the completion of a Development Agreement shall be at the Applicant's expense.





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44. That a Building Permit and subtrade permits shall be obtained through Building Services prior to any construction taking place using the Commercial, Industrial, and Institutional checklist.

Note: That all buildings shall conform to the National Energy Code 2011, with documentation provided at Building Permit stage.

- 45. That the Applicant/Owner shall construct a gated emergency secondary access, which may be used in case of an emergency event.
- 46. That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owner.
 - i. That any Alberta Health Services approvals shall be obtained prior to operation.
- 47. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 48. That if this Development Permit is not issued by **February 28, 2020** or the approved extension date, then this approval is null and void and the Development Permit shall not be issued.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Park (AEP) approvals for any impact to any wetland areas for the proposed development.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday**, **June 18**, **2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

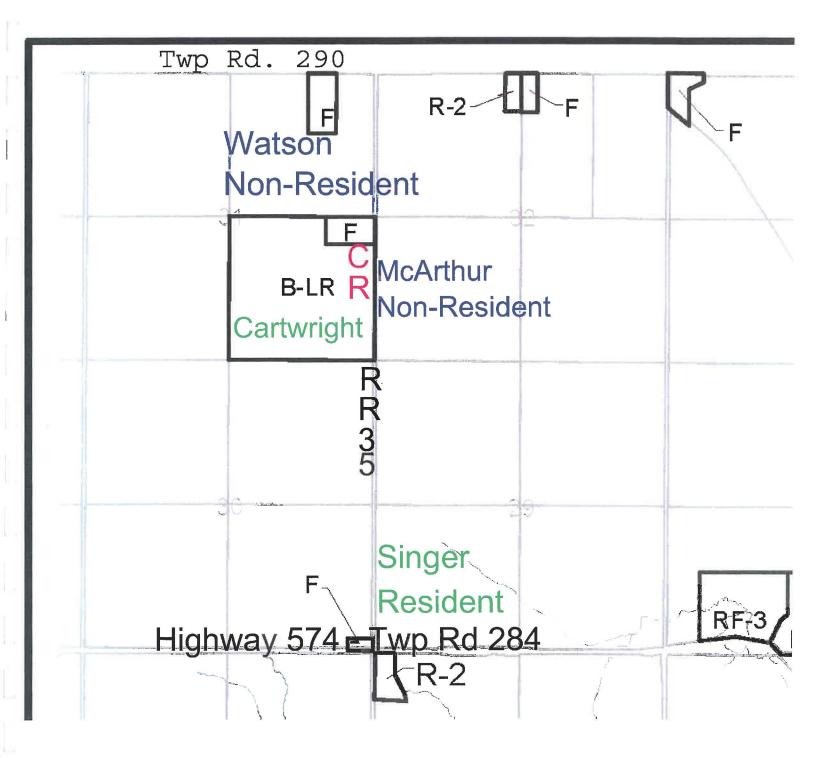
Regards,

Development Authority Phone: 403-520-8158

Email: development@rockyview.ca

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Nerghbors Appealing





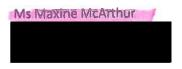
Applicant Submission Notice of Appeal 17 of 67

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information			
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Site Information Municipal Address	Legal Land Door	rintian (let ble	ock, plan OR quarter-section-township-range-meridian
RR#2 Crossfield AB TON	1050 SW4-3		83 - w 5
Property Roll #	Development Permit, Subdivi		to the same of the
Farm LAND			
I am appealing: (check one box only)			
Development Authority Decision	Subdivision Authority	Decision	Decision of Enforcement Services
Approval	☐ Approval	0	Stop Order
☐ Conditions of Approval ☐ Refusal	☐ Conditions of .☐ Refusal	Approvai	Compliance Order
Reasons for Appeal (attach separate pa	ge if required)	Il house	Live Food to get to percent
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the Freedom of Information and Protection of Priv			
the Municipal Clerk at 403-230-3401.	1)	į	TEN COUNTY
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Last updated: 2018 November 13			Page 1 of 2
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Dear Maxine;

RE: APPEAL OF CONDITIONAL DEVELOPMENT PERMIT #PDRP20185188

Please be advised that I started the Land Use Redesignation process in 2010. At that time you were no longer living on the farm and the title was in your parent's names. They did not protest the change in land use. The land was re-designated by a third reading to the Bylaw on **November 6th**, **2012** from Farm & Ranch Land to <u>Business – Leisure and Recreation</u>. I have attached the <u>TRANSMITTAL OF DECISION</u> (Attachments A and B) letter. There was overwhelming community support for this redesignation application. Council noted that extra chairs need to be brought into Chambers due to the number of people attending in support (103) of the application.

Rest assured the County was as diligent in addressing all of the redesignation issues as I am in following the guidelines and process for both the land redesignation and the development permit. I am not one to side step or sneak around the authorities. They first and foremost needed to know this land is better utilized as non-farm land due to the sandstone outcroppings, shallow soil and extreme moist conditions on its western slope. It is somewhat unfortunate that you spent \$250.00 to get this information when if you made a simple phone call or knocked at my door I would gladly have given you this information for free.

The County's second biggest concern was in regard to the water and considerable due diligence was spent testing neighboring wells, establishing flow-rate and confirming water shed for licensing. Rather than spelling everything out here you can view the website at www.ChinookRidge.ca go to the 'Technical Reports' tab, then 'Water Management', then the 'Groundwater Executive Summary'. All neighboring wells were tested to compare chemical composition and determine if any neighboring wells were part of the same aquifer. My wells are distinct and in a confined aquifer. At the time of testing Frank and Lisa were living in your parent's house. They indicated their well was contaminated with ecoli bacteria and they were having a new well drilled. No one else in the vicinity had this bacteria present in their wells. My wells were tested for commercial viability (Q-20) and were certified capable of producing 64.4 cubic meters per day consistently and 98.2 cubic meters per day for short periods. A cubic meter of water is 220 gallons – so the commercial well that is on my land is capable of pumping 14,124 to 21,604 gallons per day without diminishing the water table (note the rates are recovery rates).

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A much lengthier description is contained in the Stantec Report. The website www.ChinookRidge.ca also has several other technical reports you may be interested in reading. The site was initially developed for the benefit of the community members so they could stay abreast of the concept and progress.

I have also attached the County's description of Section 75 of the regulations which details the 'Permitted uses' for land designated Business – Leisure and Recreation (Attachment C). Although my initial application for a Development Permit was with the intent to build a 44 room hotel, 18 hole golf course and 18 stall RV park – my plans changed for several reasons.

- 1. Safety of people I became aware of the extremely high rates of cancer and other diseases in people due to the use of herbicides. Golf courses (and farmers) need to take thoughtful measures in how they damage the environment and the roll out effects on people's health. Efforts are being made to keep this out of the food chain, but it appears we are not winning that battle yet.
- 2. Economic factors I could see we were heading into a recession but more importantly my study of demographics told me that as the 'boomers' aged they were going to be less likely to golf in one location, they wanted and want to move golf memberships have dropped drastically in the past few years.
- 3. Personal energy The project as I originally envisioned it needed two people to manage the construction of it golf course and hotel. In 2014 my partner (since 2002) relocated back to the US. I had inklings of that happening as early as 2012. The project as planned was too big to handle alone. I shelved everything while I reconsidered my options and the existing permitted uses under the BL-R designation.

<u>Permitted Uses</u> under the BL-R designation (umbrella so to speak) there are many, many, opportunities. It is somewhat like your land designation of Ranch & Farm – you can grow grain, hay, cattle, goats, garlic, flowers, vegetables or exotic crops or animals – you do not need anyone's permission to change products. It is similar with BL-R the options are many.

The current plan for an 81 stall RV Park and Castle event centre - reflects my decision, my energy, and my concern for public health and is compliant with permitted uses. It is small, easily managed and supervised, brings economic diversification to the area, brings tourists to this area spending their money at other area venues. It allows people a place to celebrate yet **NOT drink and drive** as the plan incorporates security fences and gates to keep people and pets both in and out as the situation warrants. They can sleep in their RV or book into one of a few hotel rooms in the Castle. A win-win! My plans include having a couple live on site to look after the day to day security, landscaping and decorating.

For your perusal I have attached a copy of the current **Notice of Decision** (Attachment D) regarding this new proposal. Of note are the County's **CONDITIONS** that must be met prior to full APPROVAL. Those

Applicant Submission Page 20 of 67

conditions speak to items that you are concerned about. These conditions are being addressed by me and my team of engineers and architects. The County is doing its job!

- a. The plan includes provisions for a multi-use sports field on land to the west of the RV Park and Castle as well as a nature/meditation-walk in the trees and around and to the existing Chapel. It is quite unlikely guests will want to walk or bike along a gravel road when there are other opportunities on my land for their recreation nor do I envision people would want to walk on your land. It would be quite an unexciting walk in an open grain or hay field. In the many, many years I have operated a B & B here I know of not a single person that wanted to walk in your fields.
- b. Sewage is dealt with via a large septic tank and a state of the art sewage treatment plant that returns sewage to a clean water state that will then be recycled for irrigation of landscaping, trees, etc.
- c. The fragile wetland eco-system will continue to be protected as it attracts birds, wild-life and reptiles.
- d. You have mentioned traffic as one of your concerns. There is a Traffic Impact Assessment on the website as well; however this has been updated due to the new development plan by Justin Barrett of JCB Engineering, it has not been posted yet. The County's conditions to the DP include additional information with a view to making sure the road and approaches are of a standard that can handle the increase in volume. I am certain there will be a dust suppression upgrade at minimum.
- e. Garbage disposal is being dealt with by the County as they require a Garbage & Recycling Management Plan.
- f. Noise. There will likely be laughter outdoors though the 'partying and music' is indoors in the Castle. Some music MAY be permitted on the Castle roof-top patio but it will be acoustic in nature and not involve speakers.
- g. Manure smells. Really? This was one of the reasons you did not want 'city folk' buying the land in 1988 when I moved in. Have you not noticed I have never complained of the smell of manure? The winds in this area flow either west to east (my house to yours) or north to south. The smell of manure from your farm has never been an issue here.
- h. Smoke from fires. Well this may be true as campers do sometimes like to enjoy an outdoor fire. Fire safe containers will be provided so they can have fires when deemed safe by the County. Keep in mind the site/landscaping plan includes a <u>large volume water feature for fire suppression water</u> which can be accessed by the County fire trucks for fires anywhere in the County. This will be an asset to the neighborhood.

So unfortunately because the title to the land only passed to you in November of 2014, after the land was already redesignated – you were not made aware of the changes. Progress happens; sorry your family did not inform you along the way. This project will bring many, many benefits to the community – employment, entertainment, recreation, meeting space, eventually a spa as well as fine dining although since you have chosen to live in the city not in the vicinity it is very unlikely you will avail yourself of the many opportunities for enjoying Chinook Ridge Castle and RV Park.

Applicant Submission Page 21 of 67

I hope I have answered most if not all of your questions. If you have any more please feel free to call me at

Sincerely

Chloe Cartwright

BSW, RSW, MBA in CED (candidate)



LAND TITLE CERTIFICATE

Applicant Submission Page 22 of 67

LINC

SHORT LEGAL

0021 312 559 5;3;28;32;SW

TITLE NUMBER

141 282 369

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 28

SECTION 32

QUARTER SOUTH WEST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 141 282 366

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE

CONSIDERATION

141 282 369 20/10/2014 FRANSFER OF LAND \$630,000

OWNERS

MAXINE LYNN MCARTHUR

Transfered ownership after land was redesignated.

(DATA UPDATED BY: CHANGE OF NAME 141340765)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

751 082 942 07/08/1975 UTILITY RIGHT OF WAY

GRANTEE - COCHRANE LAKE GAS CO-OP LTD.

901 214 680 21/08/1990 CAVEAT

RE : SEE CAVEAT

CAVEATOR - ARBOUR ENERGY INC.

421, 1711-4 ST SW

CALGARY

ALBERTA T2S1V8

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER

DATE (D/M/Y)

PARTICULARS

PAGE Applicant Submission # 141 282 3 Rage 23 of 67

(DATA UPDATED BY: TRANSFER OF CAVEAT

971344326)

(DATA UPDATED BY: CHANGE OF NAME 011121552)

(DATA UPDATED BY: TRANSFER OF CAVEAT

031237095)

171 123 922 08/06/2017 MORTGAGE

MORTGAGEE - THE TORONTO DOMINION BANK.

500 EDMONTON CITY CENTRE EAST

EDMONTON

ALBERTA T5J5E8

ORIGINAL PRINCIPAL AMOUNT: \$250,000

TOTAL INSTRUMENTS: 003

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 7 DAY OF JUNE, 2019 AT 07:55 P.M.

ORDER NUMBER: 37390597

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).





Applicant Submission Page 24 of 67

LAND TITLE CERTIFICATE

5

LINC

SHORT LEGAL

0021 312 559 5;3;28;32;SW

TITLE NUMBER

66B124

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 28

SECTION 32

QUARTER SOUTH WEST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE

66B124 . 21/06/1945

\$2,650

REF. 8482FJ

OWNERS

JAMES WILSON DRUMMOND MC ARTHUR (FARMER)

EDITH DOROTHY MC ARTHUR

BOTH OF: DOG POUND ALBERTA

AS JOINT TENANTS

not object to redesigna tion.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

751 082 942 07/08/1975 UTILITY RIGHT OF WAY

GRANTEE - COCHRANE LAKE GAS CO-OP LTD.

(CONTINUED)

Applicant Submission Page 25 of 67

ENCUMBRANCES, LIENS & INTERESTS

PAGE # 66B124

REGISTRATION

NUMBER DATE (D/M/Y) PARTICULARS

901 214 680 21/08/1990 CAVEAT

RE : SEE CAVEAT CAVEATOR - ARBOUR ENERGY INC..

421, 1711-4 ST SW

CALGARY

ALBERTA T2S1V8

(DATA UPDATED BY: TRANSFER OF CAVEAT

971344326)

(DATA UPDATED BY: CHANGE OF NAME 011121552)

(DATA UPDATED BY: TRANSFER OF CAVEAT

031237095)

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 21 DAY OF DECEMBER, 2010 AT 03:34 P.M.

ORDER NUMBER: 18031124

CUSTOMER FILE NUMBER: slr124/chloe



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL FURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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Government Water Well Drilling Report

View in Matricant Submission

GIC Well ID GoA Well Tag No. 4912 age 26 of 67

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy.

The Information on this report will be retained in a public database.

Date Report Received 1998/12/17

Owner Name	fication and Lo CK RANCHES I			dress), BOX 293	3 CROSSFIELD		Town			Province	Measurement in Imperial Postal Code TOM 0S0
Location	1/4 or LSD SW	SEC 32	<i>TWP</i> 028	RGE 03	W of MER 5	Lot		Plan	Add	ditional Description	
Measured fro		from from	_		GPS Coordinate Latitude 51.4 How Location C Not Verified	134731			14119	Elevation How Elevation Not Obtained	
Additional Inf	ormation										Measurement in Imperial
Is Artesian	om Top of Casin Flow Rate		-		<u>in</u>	ls Fi	low Contro				
	ded Pump Rate ded Pump Intake	Depth (Froi	n TOC)		10.00 igpm 103.00 ft		_	es		Depth	
Additiona	ncounter Saline	Vell	G	as		1	ft	Geop	ohysical Lo Submitte	ed to GIC	
5. Yield Test Test Date 1998/10/27		itart Time :23 AM		Static	Water Level 42.00 ft			easureme own (ft)		perial oth to water level Elapsed Time Minutes:Sec	Taken From Ground Level Recovery (ft)
Re Depth With	Water Removal Type Pur emoval Rate drawn From oval period was	8.0 103.0	O ft			-		2.00		0:00 2:00 120:00	42.00
6. Water Dive	erted for Drilling)		Amo	unt Taken ig				Divers	ion Date & Time	

7. Contractor Certific	cation
------------------------	--------

Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER

Company Name M.E. LAWSON WATER WELLS Certification No

Government Water Well Drilling Report

View in Metric Applicant Submission

GIC Well ID GoA Well Tag No. 4912 age 27 of 67

The driller supplies the data contained in this report. The Province disclaims responsibility for its

		The infon		s report will	be retained in a put	olic database				Date Report R	eceived 1	1998/12/17
Well Identification and Location Owner Name							Town			Province	Measu Postal TOM 0	
Location	1/4 or LSD SW	SEC 32	TWP 028	RGE 03	W of MER 5	Lot	Block	Plan	Add	litional Description		
Measured fr		from from	_		GPS Coordinate Latitude 51. How Location Country Not Verified	434731			119	Elevation How Elevation Not Obtained		ft
Additional Inf	formation										Measu	rement in Imperi
	om Top of Casin Flow Rate					Is	Flow Control					
Recommen	ded Pump Rate	- 10			SE SE SECONDO	Pump	Installed Yes					ft
		Depth (Froi	n TOC)		THE RESERVE TO SHARE THE PARTY OF THE PARTY						H.P. <u>.5</u>	
Additiona	incounter Saline	Vell	Ga	s	Depth		ft	Geoph	nysical Lo Submitte	n Completion og Taken d to GIC tability		
DRILLER R	EPORTS DISTA	NCE FROM	TOP OF C	ASING TO	GROUND LEV	EL: 15".						
i. Yield Test		Start Time		Ctatia I	Nater Level		Me	asuremen		erial th to water level	Taken F	rom Ground Lev
1998/10/26	100	2:00 AM		Static	9.00 ft		Drawdo	wn (ft)		Elapsed Time Minutes:Sec	Re	covery (ft)
	Water Removal Type Puremoval Rate		O igom			_	9.0 23.			0:00 10:00 120:00		12.00
	drawn From											
If water rem	oval period was	< 2 hours, ex	cplain why									

6. Water Diverted for Drilling			
Water Source	Amount Taken	Diversion Date & Time	
Water Source	ia	Diversion Date & Time	
	'5		

7.	Con	tractor	Cert	tificat	ior

Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER

Company Name M.E. LAWSON WATER WELLS Certification No

Government Water Well Drilling Report

View in Matphicant Submission

GIC Well ID

352 Rage 28 of 67

The driller supplies the data contained in this report. The Province disclaims responsibility for its accuracy.

The information on this report will be retained in a public database.

GoA Well Tag No.
Date Report Received 1990/10/03

Owner Name	fication and Lo HUNTER/BRELO		Add	dress			Town			Province	Measurement in Imperial Postal Code
Location	1/4 or LSD 06	SEC 32	<i>TWP</i> 028	RGE 03	W of MER 5	Lot	Block	Plan	Ad	ditional Description	
Measured fro		from from	_		GPS Coordinate Latitude 51.4 How Location Cool Not Verified	436539	-			Elevation How Elevation 0 Not Obtained	
Additional Inf	ormation										Measurement in Imperial
	om Top of Casin Flow Rate				<u>in</u>	Is	Flow Contro				
I SUMMEN AND THE ASSESSMENT OF THE PARTY OF	ded Pump Rate		_		12.00 igpm	A 00040000 S	Installed Ye	es		Depth	ft
Recommen	ded Pump Intake	Depth (Fr	om TOC) _		196.00 ft				Model _		Н.Р
Additiona	ncounter Saline I Comments on I Ownership trans	Well	Gé	as	Depth		ft	Geo	physical L Submitt	ed to GIC	
5. Yield Test							M	easurem		perial pth to water level	Taken From Ground Level
Test Date 1990/09/25		Start Time 12:00 AM		Static	Water Level 157.00 ft		Drawd	lown (ft)		Elapsed Time Minutes:Sec	Recovery (ft)
Re Depth With	Water Removal Type Air emoval Rate drawn From oval period was	12. 0.	00 ft	e		-					
6. Water Dive Water Sourc	erted for Drilling	g		Amo	unt Taken ig				Divers	sion Date & Time	

1	-mag	O	O
1	1	CONTRACTOR	CAMITICATION
1		COLLIGICIO	Certification

Name of Journeyman responsible for drilling/construction of well

UNKNOWN NA DRILLER

Company Name

ALKEN BASIN DRILLING LTD.

Certification No

Government Water Well Drilling Report

View in McApplicant Submission Page 29 of 67

GIC Well ID

of Alb	erta 🛚	accurac	y		ned in this report. To be retained in a pub			oonsibility for	its	GoA Well Tag Date Report R	1990/10/03
1. Well Identif Owner Name CANADIAN H			Add	dress			Town			Province	surement in Imperional Code
Location	1/4 or LSD 06	SEC 32	<i>TWP</i> 028	RGE 03	W of MER 5	Lot	Block	Plan	Aa	lditional Description	
Measured from		from	_		GPS Coordinate Latitude 51. How Location C Not Verified	436539				Elevation How Elevation (ft
Is Artesian I	ormation om Top of Casing Flow Rate		-		<u>in</u>	ls	Flow Contro				surement in Imperi
	led Pump Rate led Pump Intake	Depth (Fro	om TOC)		30,00 lgpm 220.00 ft	,	Installed <u>Ye</u> SUB	es		Depth	ft
Additional	Comments on V	Well	G	as	Depth _		ft	Geo	ohysical L Submitt	on Completion Log Taken ted to GIC Potability	
5. Yield Test Test Date 1990/09/26		Start Time 2:00 AM		Static \	Vater Level 52.00 ft			easureme		perial epth to water level Elapsed Time Minutes:Sec	From Ground Lev Recovery (ft)
Rei	Vater Removal Type Pur moval Rate irawn From	30.	-			-					
If water remo	oval period was	< 2 hours, o	explain why	,							
6. Water Dive	,	9		Amou	nt Taken ig				Diver	sion Date & Time	

7.	Contractor	Certification

Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER

Company Name

ALKEN BASIN DRILLING LTD.

Certification No



Applicant Submission Page 30 of 67

Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information		
Name of Appellant(s) Patrick a	nd Karen Sin	age X
- Idii io		Postal Code
Altespata Riseas	Email Adores	
THE THE THE PARTY OF THE PARTY		A War Town Control of the Control of
Site Information		
285049 Range Road 3	, , ,	lock, plan OR quarter-section-township-range-meridian]
Property Roll #	Development Permit, Subdivision Application	
0873100	PRDP20185188	
I am appealing: (check one box only) Development Authority Decision	Subdivision Authority Decision	Decision of Enforcement Services
☑ Approval	☐ Approval	☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	☐ Compliance Order
Refusal	Refusal	
Reasons for Appeal (attach separate p		D
· Traffic Volume		Road Salety
· Road Conditions (di	ush wash board icle)	Potential of RV users to
. Traffic Noise		ce living there year round I
· Building Height		Potential of intoxicated people
Volume of people		pot (alchohol) on road ways
Water Issue	-	Policina
. Quality of life co	ncerns	
- Not notified of the	- zae chance - We	re policies evaluated correctly?
. Next notified of H	"The control of	of mland
	19-90	, to the second
. Not notified about	the application to	er new plan
. Not notified about	I conditionally appro	oved dev. permit
		ess / wrong chanades for
· User of facility o		
· Drop In Property Value	2.5	
		ement Appeal Committee of Rocky View County g. The information is collected in accordance with
		the collection or use of this information, contact
ne Municipal Charact 403-530-1401.	n2 00/	CKY VIEW C
AX L	11/au 29/19	AECFIVEN (S)
Appelland's signature	Date	1
	/	MAY 2 9 2019
Last updated: 2018 November 13		Page 1 of 2
		Tello, L.
		AL CLEDVIS OFFICE





Dear Mrs. Singer;

RE: APPEAL OF CONDITIONAL DEVELOPMENT PERMIT #PDRP20185188

Please be advised that I started the Land Use Redesignation process in 2010. At that time you were not living on the farm and the title was in the name of both you and your husband Pat. The title to the land at that time would have directed the County to send notices to 1919 84th Street, N.E., Calgary. I note both a change 'ownership' to your sole name and a change in address. Never-the-less notices would have also been posted in the Rockyview Times newspaper. You did not protest the change in land use though you were advised of the application as the County would have sent you the prescribed forms at that time. The land was re-designated by a third reading to the Bylaw on **November 6th**, **2012** from Farm & Ranch Land to <u>Business – Leisure and Recreation</u>. I have attached the <u>TRANSMITTAL OF DECISION</u> (Attachments A and B) letter. There was overwhelming community support for this redesignation application. Council noted that extra chairs need to be brought into Chambers due to the number of people attending in support (103) of the application.

Rest assured the County was as diligent in addressing all of the redesignation issues as I am in following the guidelines and process for both the land redesignation and the development permit. I am not one to side step or sneak around the authorities. I do not burn without permits, do not build without permits or use the land in a manner contrary to current zoning. The County first and foremost needed to know this land is better utilized as non-farm land due to the sandstone outcroppings, shallow soil and extreme moist conditions on its western slope. It is somewhat unfortunate that you spent \$250.00 to get this information when if you made a simple phone call or knocked at my door I would gladly have given you this information for free.

The County's second biggest concern was in regard to the water and considerable due diligence was spent testing neighboring wells, establishing flow-rate and confirming water shed for licensing. Rather than spelling everything out here you can view the website at www.ChinookRidge.ca go to the 'Technical Reports' tab, then 'Water Management', then the 'Groundwater Executive Summary'. All neighboring wells were tested to compare chemical composition and determine if any neighboring wells were part of the same aquifer. Yours were as well – you might recall giving me permission to take a

Applicant Submission Page 32 of 67

sample of water from your outdoor faucet. My wells are distinct and in a confined aquifer. My wells were tested for commercial viability (Q-20) and were certified capable of producing 64.4 cubic meters per day consistently and 98.2 cubic meters per day for short periods. A cubic meter of water is 220 gallons – so the commercial well that is on my land is capable of pumping 14,124 to 21,604 gallons per day without diminishing the water table (note the rates are recovery rates). A much lengthier description is contained in the Stantec Report. The website www.ChinookRidge.ca also has several other technical reports you may be interested in reading. The web-site was initially developed for the benefit of the community members so they could stay abreast of the concept and progress.

I have also attached the County's description of Section 75 of the regulations which details the 'Permitted uses' for land designated Business – Leisure and Recreation (Attachment C). Although my initial application for a Development Permit was with the intent to build a 44 room hotel, 18 hole golf course and 18 stall RV park – my plans changed for several reasons.

- 1. Safety of people I became aware of the extremely high rates of cancer and other diseases in people due to the use of herbicides. Golf courses (and farmers) need to take thoughtful measures in how they damage the environment and the roll out effects on people's health. Efforts are being made to keep this out of the food chain, but it appears we are not winning that battle yet.
- 2. Economic factors I could see we were heading into a recession but more importantly my study of demographics told me that as the 'boomers' aged they were going to be less likely to golf in one location, they wanted and want to move golf memberships have dropped drastically in the past few years.
- 3. Personal energy The project as I originally envisioned it needed two people to manage the construction of it golf course and hotel. In 2014 my partner (since 2002) relocated back to the US. I had inklings of that happening as early as 2012. The project as planned was too big to handle alone. I shelved everything while I reconsidered my options and the existing permitted uses under the BL-R designation.

<u>Permitted Uses</u> under the BL-R designation (umbrella so to speak) there are many, many, opportunities. It is somewhat like your land designation of Ranch & Farm – you can grow grain, hay, cattle, goats, garlic, flowers, vegetables or exotic crops or animals – you do not need anyone's permission to change products. It is similar with BL-R the options are many.

The current plan for an 81 stall RV Park and Castle event centre - reflects my decision, my energy, and my concern for public health and is <u>compliant with permitted uses</u>. It is small, easily managed and supervised, brings economic diversification to the area, brings tourists to this area spending their money at other area venues. It allows people a place to celebrate yet **NOT drink and drive** as the plan incorporates security fences and gates to keep people and pets both in and out as the situation warrants. They can sleep in their RV or book into one of a few hotel rooms in the Castle. A win-win! My plans include having a couple live on site to look after the day to day security, landscaping and decorating.

For your perusal I have attached a copy of the current **Notice of Decision (Attachment D)** regarding this new proposal. Of note are the County's **CONDITIONS** that must be met prior to full APPROVAL. Those conditions speak to items that you are concerned about. These conditions are being addressed by me and my team of engineers and architects. The County is doing its job!

- a. The plan includes provisions for a multi-use sports field on land to the west of the RV Park and Castle as well as a nature/meditation-walk in the trees and around and to the existing Chapel. Other opportunities are planned on my land for their recreational and educational benefit.
- b. Sewage is dealt with via a large septic tank and a <u>state of the art sewage treatment plant</u> that returns sewage to a **clean water state** that will then be recycled for irrigation of landscaping, trees, etc.
- c. The fragile wetland eco-system will continue to be protected as it attracts birds, wild-life and reptiles.
- d. You have mentioned traffic as one of your concerns. There is a Traffic Impact Assessment on the website as well; however this has been updated due to the new development plan by Justin Barrett of JCB Engineering, it has not been posted yet. The County's conditions to the DP include additional information with a view to making sure the road and approaches are of a standard that can handle the increase in volume. I am certain there will be a dust suppression upgrade at minimum.
- e. Garbage disposal is being dealt with by the County as they require a Garbage & Recycling Management Plan.
- f. Noise. There will likely be laughter outdoors though the 'partying and music' is indoors in the Castle. Some music MAY be permitted on the Castle roof-top patio but it will be acoustic in nature and not involve speakers.
- g. Smoke from fires. Well this may be true as campers do sometimes like to enjoy an outdoor fire. Fire safe containers will be provided so they can have fires when deemed safe by the County. Keep in mind the site/landscaping plan includes a <u>large volume water feature for fire suppression water</u> which can be accessed by the County fire trucks for fires anywhere in the County. This will be an asset to the neighborhood.
- h. You mention that security is one of your concerns. As mentioned earlier the perimeter of the site will be security fenced. There will be a security gate at the entrance operated remotely by cameras and codes as well as security cameras on the site itself.
- i. The nearest Police station is not the designated police station we are in Airdrie RCMP's jurisdiction. I know this from the years I spent leading and organizing the local crime watch group now defunct for lack of community interest. The nearest fire department is Madden there is also Cremona and Water Valley which are closer than Cochrane's. The county has made plans for this.

Applicant Submission Page 34 of 67

j. Stormwater and run-off. There will be no change to the existing storm water drainage patterns.

This project will bring many, many benefits to the community – employment, entertainment, fire suppression, recreation, meeting space, eventually a spa as well as fine dining and as you live close by I hope you will avail yourself of the many opportunities for enjoying Chinook Ridge Castle and RV Park.

I hope I have answered most if not all of your questions. If you have any more please feel free to call me at the premail me at

Chloe Cartwright

Sincerely

BSW, RSW, MBA in CED (candidate)





LAND TITLE CERTIFICATE

LINC

SHORT LEGAL

0031 047 293 5;3;28;29;SW

TITLE NUMBER

141 117 546

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 28

SECTION 29

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN

NUMBER

HECTARES ACRES MORE OR LESS

ROAD

0511585

0.702 1.73

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 071 273 128

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE

CONSIDERATION

141 117 546 14/05/2014 TRANSFER OF LAND \$840,000

OWNERS

Title transfered to Karen Singers name in 2014, after land was redesignated.

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y)

PARTICULARS

751 084 627 11/08/1975 UTILITY RIGHT OF WAY

GRANTEE - COCHRANE LAKE GAS CO-OP LTD.

811 004 123 09/01/1981 CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

Applicant Submission Page 36 of 67

PAGE 2

141 117 546

REGISTRATION

NUMBER DATE (D/M/Y)

PARTICULARS

CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.

"AS DESCRIBED ON INSTRUMENT"

841 081 692 11/05/1984 CAVEAT

RE : SURFACE LEASE

CAVEATOR - ORLEN UPSTREAM CANADA LTD.

400, 850 2ND ST. SW

CALGARY

ALBERTA T2POR8

"DATA UPDATED BY: TRANSFER OF CAVE NOS. 871052116 &

901312419"

(DATA UPDATED BY: TRANSFER OF CAVEAT

(DATA UPDATED BY: CHANGE OF ADDRESS 041288263)

(DATA UPDATED BY: CHANGE OF NAME 071502052)

(DATA UPDATED BY: CHANGE OF NAME 091121006)

(DATA UPDATED BY: TRANSFER OF CAVEAT

101331744)

(DATA UPDATED BY: CHANGE OF NAME 151241621)

861 000 210 02/01/1986 CAVEAT

RE : RIGHT OF WAY AGREEMENT

CAVEATOR - ORLEN UPSTREAM CANADA LTD.

400, 850 2ND ST. SW

CALGARY

ALBERTA T2POR8

"DATA UPDATED BY: TRANSFER OF CAVE NOS. 871208982 &

901290939"

(DATA UPDATED BY: TRANSFER OF CAVEAT

961262086)

(DATA UPDATED BY: CHANGE OF ADDRESS 041288263)

(DATA UPDATED BY: CHANGE OF NAME 071502282)

(DATA UPDATED BY: CHANGE OF NAME 091110295)

(DATA UPDATED BY: TRANSFER OF CAVEAT

101295678)

(DATA UPDATED BY: CHANGE OF NAME 151241352)

971 300 910 08/10/1997 CAVEAT

RE : ROAD WIDENING

CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.

BOX 3009, STN B

CALGARY

ALBERTA T2M4L6

AGENT - PETER KIVISTO

TOTAL INSTRUMENTS: 005

(CONTINUED)

PAGE 3Applicant Submission # 141 117 546 Page 37 of 67

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 9 DAY OF JUNE, 2019 AT 05:15 P.M.

ORDER NUMBER: 37391836

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

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Applicant Submission Page 38 of 67



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

0031 047 293

5;3;28;29;SW

TITLE NUMBER

071 273 128

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 28

SECTION 29

QUARTER SOUTH WEST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

PLAN

NUMBER 0511585

HECTARES ACRES MORE OR LESS

ROAD

0.702 1.73

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 051 155 418 +6

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE · VALUE

071 273 128 04/06/2007 TRANSFER OF LAND \$840,000

CONSIDERATION

OWNERS

P.A. SINGER TRANSPORT LTD. . OF 1919- 84TH STREET NE

CALGARY

ALBERTA T1Y 7H2

Motice of redesignation application was sent to the

Pat Singer (Karens husband)
ENCUMBRANCES, LIENS & INTERESTS did not object
to the application

REGISTRATION

NUMBER DATE (D/M/Y)

751 084 627 11/08/1975 UTILITY RIGHT OF WAY

(CONTINUED)

Applicant Submission Page 39 of 67

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ENCUMBRANCES, LIENS & INTERESTS
                                                      PAGE
REGISTRATION
                                                      # 071 273 128
                            PARTICULARS
 NUMBER DATE (D/M/Y)
          GRANTEE - COCHRANE LAKE GAS CO-OP LTD.
811 004 123 09/01/1981 CAVEAT
                       CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
                       "AS DESCRIBED ON INSTRUMENT"
841 081 692
           11/05/1984 CAVEAT
                       RE : SURFACE LEASE
                       CAVEATOR - TRIOIL RESOURCES LTD...
                       ATTN: LAND DEPARTMENT, 750 425 1 ST SW
                       CALGARY
                       ALBERTA T2P3L8
                       "DATA UPDATED BY: TRANSPER OF CAVE NOS. 871052116 &
                       901312419"
                            (DATA UPDATED BY: TRANSFER OF CAVEAT
                            961262086)
                            (DATA UPDATED BY: CHANGE OF ADDRESS 041288263)
                            (DATA UPDATED BY: CHANGE OF NAME 071502052)
                            (DATA UPDATED BY: CHANGE OF NAME 091121006)
                            (DATA UPDATED BY: TRANSFER OF CAVEAT
                            101331744)
861 000 210 02/01/1986 CAVEAT
                       RE : RIGHT OF WAY AGREEMENT
                       CAVEATOR - TRIOIL RESOURCES LTD. .
                       ATTN: LAND DEPARTMENT, 750 425 1 ST SW
                       CALGARY
                       ALBERTA T2P3L8
                       "DATA UPDATED BY: TRANSFER OF CAVE NOS. 871208982 &
                       901290939"
                            (DATA UPDATED BY: TRANSFER OF CAVEAT
                            961262086)
                            (DATA UPDATED BY: CHANGE OF ADDRESS 041288263)
                            (DATA UPDATED BY: CHANGE OF NAME 071502282)
                            (DATA UPDATED BY: CHANGE OF NAME 091110295)
                            (DATA UPDATED BY: TRANSFER OF CAVEAT
                            101295678)
971 300 910 08/10/1997 CAVEAT
                       RE : ROAD WIDENING
                       CAVEATOR - THE MUNICIPAL DISTRICT OF ROCKY VIEW NO.
                       BOX 3009, STN B
                       CALGARY
                       ALBERTA T2M4L6
                       AGENT - PETER KIVISTO
                           ( CONTINUED )
```

Applicant Submission Page 40 of 67

PAGE 3 # 071 273 128

TOTAL INSTRUMENTS: 005

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN ACCURATE REPRODUCTION OF THE CERTIFICATE OF TITLE REPRESENTED HEREIN THIS 9 DAY OF DECEMBER, 2010 AT 09:25 A.M.

ORDER NUMBER: 17959977

CUSTOMER FILE NUMBER:



END OF CERTIFICATE

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER, SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION, APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).

of Alberta

Government Water Well Drilling Report

The driller supplies the data contained in this report. The Province disclaims responsibility for its

accuracy.
The information on this report will be retained in a public database.

View in MeApplicant Submission Page 41 of 67

GIC Well ID GoA Well Tag No. 1240306

Date Report Received

2010/08/02

Owner Name	fication and Lo	cation	Add	ress			Town		Province	Measurement in Imperia
SINGER, PA										
Location	1/4 or LSD SW	SEC 29	TWP 28	RGE 3	W of MER 5	Lot	Block	Plan	Additional Description	
Measured fro	om Boundary of				GPS Coordin				ISO Standard	4004.00.00
	ft	from						ude <u>-114.2394</u>		4034.00 ft
	ft	from	- 4	- 1	How Location				How Elevation	
					Hand held au	itonomous	GPS 20-30m		Hand held auto	nomous GPS 20-30m
Additional Inf	ormation									Measurement in Imperia
	om Top of Casin		d Level		20.00 in		lo Elow Cont	ral Installad		
	Flow Rate		igpm			,	is riow cond	Describe	· · · · · · · · · · · · · · · · · · ·	
	ded Pump Rate		35		5.00 igpm	Pum	n Installed		Depth	ft_
		Depth (Fr	om TOC)		85.00 ft	Тур	e	Λ	Model	H.P.
	ncounter Saline								ted Upon Completion Yes	
u juu L		1. 10		18	Depth		ft			
								CCCpiii	Submitted to GIC	
Additiona	Comments on	Mell					9			Result Attached
Additiona	Comments on	VV 611					06	impie Collecte	a for Foldonity 168	Nesali Allached
5. Yield Test							N	Measurement	in Imperial	Taken From Top of Casing
Test Date		Start Time		Statio	Water Level				Depth to water level	ranter From Fop or Goonig
2010/07/18		9:00 AM		Static	21.24 ft		Draw	down (ft)	Elapsed Time Minutes:Sec	Recovery (ft)
11-11-1-1	M-4 B			V. 10				1.24	0:00	54.16
method of	Nater Removal							5.47 6.92	1:00	48.47
	Type PU			_		_		7.98	2:00 3:00	43.83 39.97
	emoval Rate							9.16	4:00	35.72
Depth With	drawn From	83.	.00 ft					0.22	5:00	33.46
						7		0.95	6:00	31.89
If water rem	oval period was	< 2 hours,	explain why				-	1.51	7:00	30.83
								2.19 2.54	8:00 9:00	29.40
								2.91	10:00	28.89
								3.67	12:00	28.14
								4.25	14:00	27.50
								4.70	16:00	26.97
								5.51 6.32	20:00 25:00	26.18
								6.93	30:00	25.65 25.17
								8.30	35:00	24.74
								80.08	40:00	24.35
								2.60	50:00	24.02
								7.44 2.12	60:00 75:00	23.71
								2.12	90:00	
								3.71	105:00	
								4.16	120:00	
6. Water Dive	erted for Drilling	g								
Water Source	9			Amo	unt Taken				Diversion Date & Time	
					iç	3				

7. Contractor Certification

Name of Journeyman responsible for drilling/construction of well

GREGG LEWIS

Company Name

DEN-ALTA DRILLING LTD.

Certification No

41140A

Copy of Well report provided to owner

Date approval holder signed

2010/08/02



Notice Of Appage 42 of 67

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information		
Name of Appellant(s)		
Elaine Watson	- Afronioinality	Province
Main Phone # 1 Alternate Phone #	Company of the	
Site Information		9
Municipal Address	Legal Land Description (lot, blo	ck, plan OR quarter-section-township-range-meridian)
Development Permit, Subdivision Application, or Enfor	cement Order # Property !	Roll#
PRDP20185188	08	731001
I am appealing: (check one box only)		
Development Authority Decision	Subdivision Authority Decision	Decision of Enforcement Services
☐ Approval	☐ Approval	☐ Stop Order
☑ Conditions of Approval	☐ Conditions of Approval	☐ Compliance Order
☐ Refusal	☐ Refusal	
Reasons for Appeal (attach separate pa	ge if required)	
see Attached		
		SIJEW CO
		AFILE OF
		S ALUTIVED A
		100 Illanding
		JUN 0 3 2019
		Tay Sil
		MOIPAL CLERK'S OTHE

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact a Rocky View County Municipal Clerk at 403-230-1401.

Appellant's Signature

JINQ 3/19

Last updated: 2019 February 05

Page 1 of 2

Applicant Submission Page 43 of 67

Watson, Rob

From:

Sent:

Sunday, June 2, 2019 10:33 PM

To:

Watson, Rob

Subject:

Appeal

[Caution: External Message]

Loppose the application for Campground tourist (81 RV stalls bylaw c/4841/97) for the following reasons. Number 1: Chloe Cartwright applied for and received approval for a golf course. Now she wants an RV park. What does she know about managing either and does she have the expertise. What is the time frame for development or is this just a pattern to annoy the local community.

Number 2: The majority of the land use is ranch and farm. An RV campground is not conducive to the farming Community as it now exists.

Number 3: The property in this discussion slopes to the north and all Waters drain to the dog pound Creek through our property. The septic systems for 81 RV sites and a meeting Center will flow through our property and pollute our Dugout that helps to water our cattle herd.

Number 4: Water is an issue. 81 RV sites will drain the water table that will affect our well as everyone in the area.

Number 5: Traffic is an issue. The road is not designed for a subdivision of 81 residences. Township Road 35 is not paved, has no shoulder, and it's the last Road in the area to be plowed in the winter.

Number 6: Traffic off Highway 22 is a dangerous concern as it now exists. The turn off Hwy 22 to 229

Township Road is a blind intersection. The Bottrel Road turn off is high speed with no turning lane.

Number 7: The noise and smoke from 81 RV fire pits and tourists building does not fit in our rural setting.

Number 8: Farm and Rural Security in the region will decrease with the number of new visitors to the area. The

closest police station is in Cochrane which is 1/2 hour away.

Number 9: There is no need for an RV park. There is one in Madden and one in bottrel with both being 5 minutes away.

Sumber 10: Risk of a fire would increase with 81 fire pits and the nearest fire department would again be Cochrane which is 1/2 hour away

Get Outlook for Android

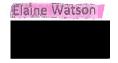


Applicant Submission Page 44 of 67

Chloe Cartwright



June 9th, 2019



T4C 1A2

Dear Mrs. Watson;

RE: APPEAL OF CONDITIONAL DEVELOPMENT PERMIT #PDRP20185188

Please be advised that I started the Land Use Redesignation process in 2010. At that time you were not living on the farm and you have not to this date. You did not protest the change in land use though you were advised of the application as the County would have sent you the prescribed forms at that time. The land was re-designated by a third reading to the Bylaw on November 6th, 2012 from Farm & Ranch Land to <u>Business – Leisure and Recreation</u>. I have attached the <u>TRANSMITTAL OF DECISION</u> (Attachments A and B) letter. There was overwhelming community support for this redesignation application. Council noted that extra chairs need to be brought into Chambers due to the number of people attending in support (103) of the application.

Rest assured the County was as diligent in addressing all of the redesignation issues as I am in following the guidelines and process for both the land redesignation and the development permit. I am not one to side step or sneak around the authorities. I do not burn without permits, do not build without permits or use the land in a manner contrary to current zoning. The County first and foremost needed to know this land is better utilized as non-farm land due to the sandstone outcroppings, shallow soil and extreme moist conditions on its western slope. It is somewhat unfortunate that you spent \$250.00 to get this information when if you made a simple phone call or knocked at my door I would gladly have given you this information for free.

The County's second biggest concern was in regard to the water and considerable due diligence was spent testing neighboring wells, establishing flow-rate and confirming water shed for licensing. Rather than spelling everything out here you can view the website at www.ChinookRidge.ca go to the 'Technical Reports' tab, then 'Water Management', then the 'Groundwater Executive Summary'. All neighboring wells were tested to compare chemical composition and determine if any neighboring wells were part of the same aquifer. Yours were as well – you might recall meeting me on the road and giving me a sample. My wells are distinct and in a confined aquifer. My wells were tested for commercial viability (Q-20) and were certified capable of producing 64.4 cubic meters per day consistently and 98.2 cubic meters per day for short periods. A cubic meter of water is 220 gallons – so the commercial well

Applicant Submission Page 45 of 67

that is on my land is capable of pumping 14,124 to 21,604 gallons per day without diminishing the water table (note the rates are recovery rates). A much lengthier description is contained in the Stantec Report. The website www.ChinookRidge.ca also has several other technical reports you may be interested in reading. The web-site was initially developed for the benefit of the community members so they could stay abreast of the concept and progress.

I have also attached the County's description of Section 75 of the regulations which details the 'Permitted uses' for land designated Business – Leisure and Recreation (Attachment C). Although my initial application for a Development Permit was with the intent to build a 44 room hotel, 18 hole golf course and 18 stall RV park – my plans changed for several reasons.

- 1. Safety of people I became aware of the extremely high rates of cancer and other diseases in people due to the use of herbicides. Golf courses (and farmers) need to take thoughtful measures in how they damage the environment and the roll out effects on people's health. Efforts are being made to keep this out of the food chain, but it appears we are not winning that battle yet.
- 2. Economic factors I could see we were heading into a recession but more importantly my study of demographics told me that as the 'boomers' aged they were going to be less likely to golf in one location, they wanted and want to move golf memberships have dropped drastically in the past few years.
- 3. Personal energy The project as I originally envisioned it needed two people to manage the construction of it golf course and hotel. In 2014 my partner (since 2002) relocated back to the US. I had inklings of that happening as early as 2012. The project as planned was too big to handle alone. I shelved everything while I reconsidered my options and the existing permitted uses under the BL-R designation.

<u>Permitted Uses</u> under the BL-R designation (umbrella so to speak) there are many, many, opportunities. It is somewhat like your land designation of Ranch & Farm – you can grow grain, hay, cattle, goats, garlic, flowers, vegetables or exotic crops or animals – you do not need anyone's permission to change products. It is similar with BL-R the options are many.

The current plan for an 81 stall RV Park and Castle event centre - reflects my decision, my energy, and my concern for public health and is <u>compliant with permitted uses</u>. It is small, easily managed and supervised, brings economic diversification to the area, brings tourists to this area spending their money at other area venues. It allows people a place to celebrate yet **NOT drink and drive** as the plan incorporates security fences and gates to keep people and pets both in and out as the situation warrants. They can sleep in their RV or book into one of a few hotel rooms in the Castle. A win-win! My plans include having a couple live on site to look after the day to day security, landscaping and decorating.

Applicant Submission Page 46 of 67

For your perusal I have attached a copy of the current **Notice of Decision** (Attachment D) regarding this new proposal. Of note are the County's **CONDITIONS** that must be met prior to full APPROVAL. Those conditions speak to items that you are concerned about. These conditions are being addressed by me and my team of engineers and architects. The County is doing its job!

- a. The plan includes provisions for a multi-use sports field on land to the west of the RV Park and Castle as well as a nature/meditation-walk in the trees and around and to the existing Chapel. Other opportunities are planned on my land for their recreational and educational benefit.
- b. Sewage is dealt with via a large septic tank and a <u>state of the art sewage treatment plant</u> that returns sewage to a <u>clean water state</u> that will then be recycled for irrigation of landscaping, trees, etc.
- c. The fragile wetland eco-system will continue to be protected as it attracts birds, wild-life and reptiles.
- d. You have mentioned traffic as one of your concerns. There is a Traffic Impact Assessment on the website as well; however this has been updated due to the new development plan by Justin Barrett of JCB Engineering, it has not been posted yet. The County's conditions to the DP include additional information with a view to making sure the road and approaches are of a standard that can handle the increase in volume. I am certain there will be a dust suppression upgrade at minimum.
- e. Garbage disposal is being dealt with by the County as they require a Garbage & Recycling Management Plan.
- f. Noise. There will likely be laughter outdoors though the 'partying and music' is indoors in the Castle. Some music MAY be permitted on the Castle roof-top patio but it will be acoustic in nature and not involve speakers.
- g. Smoke from fires. Well this may be true as campers do sometimes like to enjoy an outdoor fire. Fire safe containers will be provided so they can have fires when deemed safe by the County. Keep in mind the site/landscaping plan includes a <u>large volume water feature for fire suppression water</u> which can be accessed by the County fire trucks for fires anywhere in the County. This will be an asset to the neighborhood.
- h. You mention that security is one of your concerns. As mentioned earlier the perimeter of the site will be security fenced. There will be a security gate at the entrance operated remotely by cameras and codes as well as security cameras on the site itself.
- i. The nearest Police station is not the designated police station we are in Airdrie RCMP's jurisdiction. I know this from the years I spent leading and organizing the local crime watch group now defunct for lack of community interest.. The nearest fire department is Madden there is also Cremona and Water Valley which are closer than Cochrane's. The county has made plans for this.

Applicant Submission Page 47 of 67

j. Stormwater and run-off. There will be no change to the existing storm water drainage patterns.

This project will bring many, many benefits to the community – employment, entertainment, recreation, meeting space, eventually a spa as well as fine dining although since you do not live close by but near Cochrane it is very unlikely you will avail yourself of the many opportunities for enjoying Chinook Ridge Castle and RV Park.

I hope I have answered most if not all of your questions. If you have any more please feel free to call me at the control of t

Sincerely/

Chloe Cartwright

BSW, RSW, MBA in CED (candidate)

Applicant Submission Page 48 of 67



LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

0028 400 877 5;3;28;31;NE

TITLE NUMBER

001 297 891

LEGAL DESCRIPTION

MERIDIAN 5 RANGE 3 TOWNSHIP 28

SECTION 31

QUARTER NORTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

1) PLAN

NUMBER

HECTARES

(ACRES) MORE OR LESS

ROAD SUBDIVISION 4436JK 0011325 0.417 5.247 1.03 13.0

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 001 140 996 +1

REGISTERED OWNER(S)

REGISTRATION DATE (DMY) DOCUMENT TYPE VALUE

Consideration

ELAINE WATSON

001 297 891 19/10/2000 TRANSFER OF LAND \$285,000 \$285,000

OWNERS

Did not object to the Redesignation application.

Did not allow water chemical

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER DATE (D/M/Y)

PARTICULARS

751 082 964 07/08/1975 UTILITY RIGHT OF WAY

GRANTEE - COCHRANE LAKE GAS CO-OP LTD.

TOTAL INSTRUMENTS: 001

(CONTINUED)

of Alberta

Government Water Well Drilling Report

View in MeApplicant Submission

GIC Well ID GoA Well Tag No.
Date Report Received 1995/05/05

404736 Page 49 of 67

. Well Identification	on and Loc	ation					W-10				Mes	asurement in Imper
Owner Name WARNER, JILL			Add	raee			Town			Province	Po	otol Code
Location 1/4	or LSD	SEC 31	TWP 028	RGE 03	W of MER 5	Lot	Block	Plan		ditional Descripti	on	
	undary of 900.00 ft fi 300.00 ft fi		=		GPS Coordina Latitude 51 How Location Not Verified	.443112				Elevation _ How Elevation Not Obtained	n Obtained	
dditional Informat	tion			TV I								surement in Imper
Distance From To						ls l	Flow Control					
Recommended Pu		19	PIII.			Chump II				Depth_		
					8.UU IQDM	COUNT I						
Did you Encount	ter Saline V	/ater (>400	0 ppm TDS	3)	145.00 ft Depth	Туре	ft t	Well Disinf Geog	Modelected Upon ohysical Land Submitted	n Completion _ og Taken _ ed to GIC _	H.P.	
Did you Encoun	ter Saline V	/ater (>400	0 ppm TDS	3)	145.00 ft Depth	Туре	ft I	Well Disinfo Geop nple Collec	Model ected Upo physical La Submitte sted for Po	on Completion _ og Taken _ ed to GIC _ stability _	H.P.	Attached
Did you Encount	ter Saline M ments on W	/ater (>400	0 ppm TDS	5) is	145.00 ft Depth Depth	Туре	ft San	Well Disinfo Geog nple Collect easureme	Model ected Upo physical Li Submitte sted for Po physical Li Su	on Completion og Taken ed to GIC tability erial th to water leve	H.P. Result	
Additional Comi Yield Test Test Date 1995/04/25 Method of Water	ments on W St 12 Removal Type Air	/ater (>400 /ell art Time ::00 AM	0 ppm TDS Ga	5) is	145.00 ft Depth	Туре	ft San	Well Disinfo Geop nple Collec	Model ected Upo physical Li Submitte sted for Po physical Li Su	on Completion og Taken ed to GIC tability	H.P. Result	Attached

7. Con	tractor	Certificat	ior
--------	---------	------------	-----

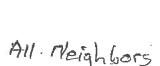
Name of Journeyman responsible for drilling/construction of well UNKNOWN NA DRILLER

Company Name DEN-ALTA DRILLING LTD. Certification No

Copy of Well report provided to owner Date approval holder signed

Applicant Submission Page 50 of 67

Chloe Cartwright



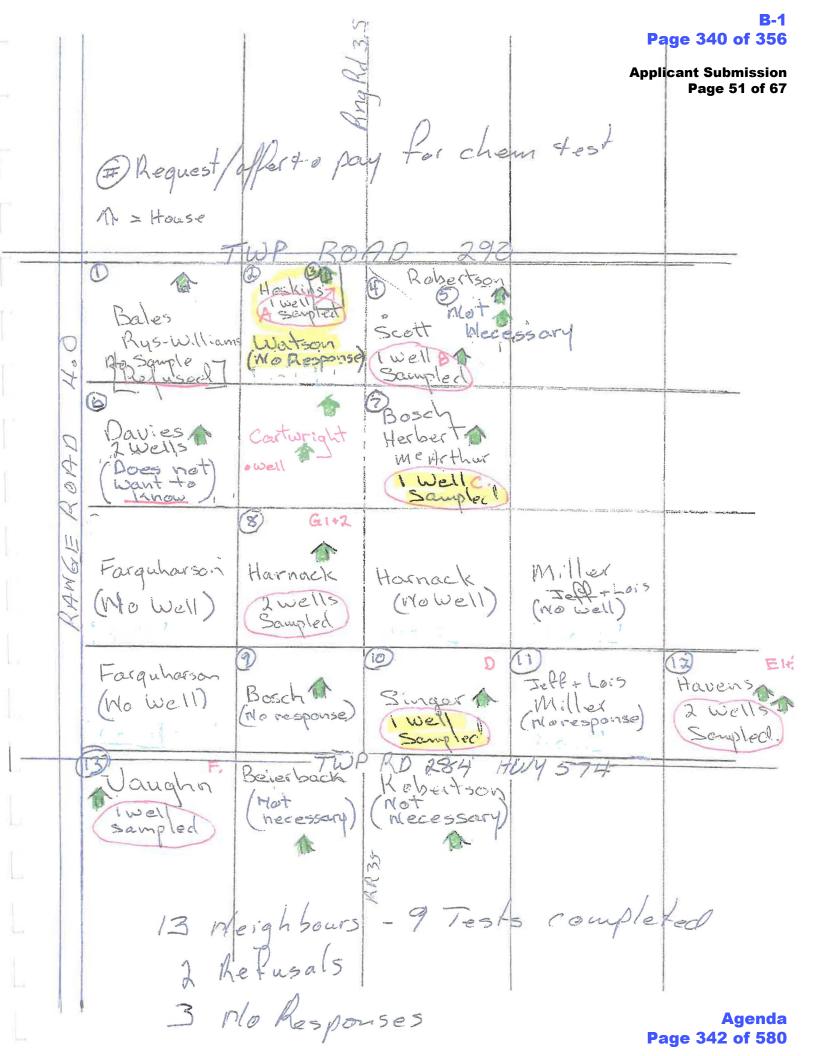
I am providing you a copy of the Chemical Analysis completed on the new well at your parent's house as I thought you might like one for your records. I have also attached a copy of the Chemical Analysis at my property – you can compare the two and see how different they are. We have done this as a method of assuring our neighbors that the Chinook Ridge Lodge & Golf Course development will not impact any of our neighbor's water wells.

This Chemical Analysis was done on many of the wells in the area; these test show that our wells are not connected via the same aquifer. Earlier I offered to do one on your well (at my expense). This offer is still open should you choose to avail yourselves of the opportunity. I have attached a map of the surrounding properties indicating which neighbors participated and which did not.

Let me know if you would like to have a Chemical Analysis test done on your well. I have test bottles at home.

Sincerely

Chloe Cartwright





Cartwrights

Applicant Submission

3851B - 21 Street N.E. • Calgary, Alberta, Canada • T2E Page 52 of 67 Phone: 403-250-9164 • Fax: 403-291-4597 • www.wshlabs.com

Wild Rose Water Well Ltd.

Sample Info: Chinook Ridge Lodge & Golf Course

3ox 4028

Olds, AB T4H 1P6

Phone:

(403) 556-6700

Lab Number:

66687

Fax:

(403) 556-6700

Email:

PO Number:

Sampled By:

Date Sampled:

11/11/2010

Date Received:

11/11/2010

Date Reported:

11/24/2010

		THE RESERVE OF THE PERSON NAMED IN COLUMN TWO	Date Hoporton: 1724/2010
Analyte	Units	Result	Canadlan Drinking Water Guideline Maximum
Calcium	mg/L	109	No Guideline
ron	mg/L	0.03	0.3
Magnesium	mg/L	37.6	No Guideline
Vianganese	mg/L	0.01	0.05
otassium	mg/L	4.1	No Guideline
3odium	mg/L	22	200
Bicarbonates	mg/L	511	No Guideline
3romides	mg/L	< 0.1	No Guiceline
Carbonates	mg/L	O	No Guideline
Chlorides	mg/L	4.4	250
Fluorides	mg/L	0.17	1.5
Nitrates as N	mg/L	1.2	10
Vitrites as N	mg/L	< 0.02	1
NO ₃ + NO ₂ as N	mg/L	12	No Guideline
Gulfates	mg/L	27	500
Parameter	Units	Result	Canadian Drinking Water Guideline Maximum
lectrical Conductivity	µS/cm	796	No Guideline
H	pH	7.82	6,5 - 8.5
lardness (as CaCO ₃)	mg/L	427	No Guideline
otal Alkalinity (as CaCO ₃)	mg/L	419	No Guideline
P-Alkalinity (as CaCO ₃)	mg/L	0	No Guideline
ydroxide (as CaCO ₃)	mg/L	0	No Guideline
Total Dissolved Solids (calculated)	mg/L	457	500
Microbiology	Units	Result	Canadian Drinking Water Guideline Maximum
Total Coliform	CFU/100 mL	0	Zero / Absent
Escherichia Coliform	CFU/100 mL	0	Zerc / Absent

Sum of Cations	9.59	TDS / EC Ratio	0.57
Sum of Anions	9.15	Sodium Adsorption Ratio	0.46
Ion Balance	1.05	Saturation Index	1.02

Page 1

Applicant Submission



Phone: (403) 250-9164 • Fax: (403) 291-4597 • wwRage 15309fc 67n

Chloe Cartwright

Sample Info: Frank & Lisa

SW-32-28-3-W5

Phone: Fax: Email:

Lab Number:

70043

PO Number:

Sampled By:

Date Sampled: Date Received: 5/22/2012 5/23/2012

			Date Reported: 5/25/2012
			072072072
Analyte	Units	Result	Canadian Drinking Water Guideline Maximum
Calcium	mg/L	52.0	09 No Guideline
Iron	mg/L		0.3
Magnesium	mg/L		No Guideline
Manganese	mg/L		0.05
Potassium	mg/L		No Guideline
Sodium	mg/L		200
Bicarbonates	mg/L		No Guideline
Bromides	mg/L		5. \ No Guideline
Carbonates	mg/L	U	No Guideline
Chlorides	mg/L	-,.	250
Fluorides	mg/L		1.5
Nitrates as N	mg/L	- · · · · ·	10
Nitrites as N	mg/L		-02- 1
3 + NO ₂ as N	mg/L		No Guideline
Sulfates	mg/L	27 2	500
Parameter	Units	Result	Canadian Drinking Water Guideline Maximum
Electrical Conductivity	µS/cm	871 🦘	
pH	рН	7.86 7.	.82 6.5 - 8.5
Hardness (as CaCO ₃)	mg/L	208 4.3	No Guideline
Total Alkalinity (as CaCO ₃)	mg/L	461 41	
P-Alkalinity (as CaCO ₃)	mg/L	0 6	No Guideline
Hydroxide (as CaCO ₃)	mg/L	0 0	No Guideline
Total Dissolved Solids (calculated)	mg/L	510 45	500

Sum of Cations	9.50
Sum of Anions	10.06
Ion Balance	0.94
TDS / EC Ratio	0.59
Sodium Adsorption Ratio	3.56
Saturation Index	0.77

Certified By:

Accredited by CALA to ISO/IEC 17025 for specific tests. The results above are related only to the items analyzed.



Applicant Submission

Phone: (403) 250-9164 • Fax: (403) 291-4597 • www.P.aga. 56-67

Unloe Cartwright

Phone: Fax: Email:

Lab Number:

PO Number:

70044

Sample Info: Pat & Karen Singer

SW-sec 29, twp 28, rng 3, w 0f 5thm

Sampled By:

Date Sampled: Date Received:

Karen S. 5/22/2012 5/23/2012

Opening to the control of the contro			<u> </u>	Date Reported: 5/25/2012	
Analyte	Units	Result	Canad	dian Drinking Water Guideline Maximum	
Calcium	mg/L	60.3	109	No Guideline	
Iron	mg/L	< 0.03	.63	0.3	
Magnesium	mg/L	35.1	37.8	No Guideline	
Manganese	mg/L	0.02	.01	0.05	
Potassium	mg/L	7.2	4.1	No Guideline	
Sodium	mg/L	66	22	200	
Bicarbonates	mg/L	503	511	No Guideline	
Bromides	mg/L	< 0.1	0.1	No Guideline	
Carbonates	mg/L	0	0	No Guideline	
Chlorides	mg/L	1.0	4.4	250	
Fluorides	mg/L	0.12	-17	1.5	
Nitrates as N	mg/L	1.1	1.2	10	
Nitrites as N	mg/L	< 0.02	0.02	1	
∩ ₃ + NO ₂ as N	mg/L	1.1	1.2	No Guideline	
Gulfates	mg/L	25	27	500	
Parameter	Units	Result	Cana	dian Drinking Water Guideline Maximum	
Electrical Conductivity	μS/cm	751	196	No Guideline	
рН	рН	8.19	7.82	6.5 - 8.5	
Hardness (as CaCO ₃)	mg/L	295	427	No Guideline	
Total Alkalinity (as CaCO ₃)	mg/L	413	419	No Guideline	
P-Alkalinity (as CaCO ₃)	mg/L	0	0	No Guideline	
Hydroxide (as CaCO ₃)	mg/L	0	0	No Guideline	
Total Dissolved Solids (calculated)	mg/L	444	457	500	

Sum of Cations	8.95
Sum of Anions	8.89
Ion Balance	1.01
TDS / EC Ratio	0.59
Sodium Adsorption Ratio	1.67
Saturation Index	1.13

-1.02

Certified By:

Accredited by CALA to ISO/IEC 17025 for specific tests. The results above are related only to the items analyzed. denotes less than detection limit. TNTC = Too Numerous To Count (>200 colonies).

Applicant Submission

Phone: (403) 250-9164 • Fax: (403) 291-4597 • www.P.ase, 155:0167

Chloe Cartwright

Phone: Fax: Email: Lab Number:

PO Number:

70090

Sample Info: Dan Hoskins - home

NE1/4-31-28-3-W of 5

Sampled By:

Date Sampled:

Date Received: 5/30/2012 **Date Reported:** 6/6/2012

Analyte	Units	Result	Car	nadian Drinking Water Guideline Maximum
Calcium	mg/L	27.7	109	No Guideline
Iron	mg/L	< 0.03	.03	0.3
Magnesium	mg/L	11.3	37.8	No Guideline
Manganese	mg/L	0.05	·01	0.05
Potassium	mg/L	3.3	4.1	No Guideline
Sodium	mg/L	195	22	200
Bicarbonates	mg/L	606	511	No Guideline
Bromides	mg/L	< 0.1	20.1	No Guideline
Carbonates	mg/L	0	4.4	No Guideline
Chlorides	mg/L	2.3		250
Fluorides	mg/L	1.48	.17	1.5
Nitrates as N	mg/L	0.6	1.2	10
Nitrites as N	mg/L	< 0.02	40.07	1
γ_3 + NO ₂ as N	mg/L	0.6	1.2	No Guideline
oulfates	mg/L	16	27	500
Parameter	Units	Result	Cai	nadian Drinking Water Guideline Maximum
Electrical Conductivity	μS/cm	931		No Guideline
рH	рН	8.19		6.5 - 8.5
Hardness (as CaCO₃)	mg/L	116		No Guideline
Total Alkalinity (as CaCO₃)	mg/L	497		No Guideline
P-Alkalinity (as CaCO ₃)	mg/L	0		No Guideline
Hydroxide (as CaCO₃)	mg/L	0		No Guideline
Total Dissolved Solids (calculated)	mg/L	556		500

Hoskins is a subdivided piece off the watson quarter.

Watson alid not give/provide a sample.

Certified By:

Sum of Cations 10.87 Sum of Anions 10.45 Ion Balance 1.04 TDS / EC Ratio 0.60 Sodium Adsorption Ratio 7.89 Saturation Index 0.85

Accredited by CALA to ISO/IEC 17025 for specific tests. The results above are related only to the items analyzed. < denotes less than detection limit. TNTC = Too Numerous To Count (>200 colonies).



Phone: (403) 250-9164 • Fax: (403) 291-4597 • www.Pagehl56sofc67

Chloe Cartwright

Phone: Fax:

Lab Number:

70041

Email:

PO Number:

Sampled By:

Date Sampled: Date Received:

5/22/2012 5/23/2012

Date Reported:

5/25/2012

Sample Info:	#1 Randy Harnack Carol Webb
	NE-30-28-3-W5

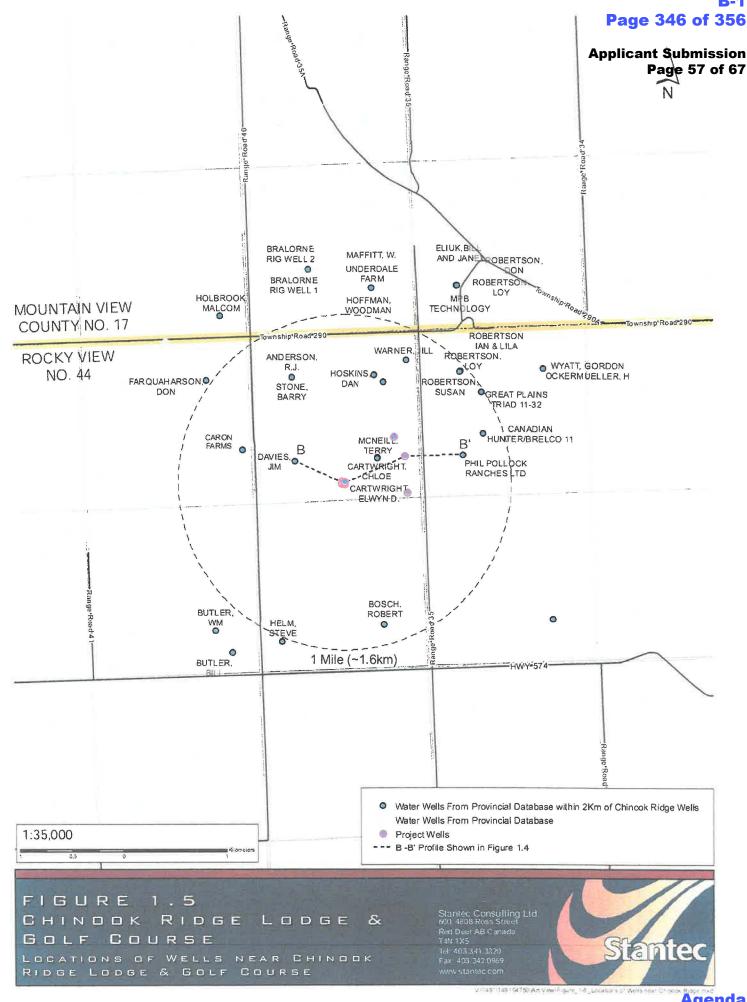
WSH Labs (1992) Ltd.

Analyte	Units	Result	Canadian Drinking Water Guideline Maximum
Calcium	mg/L	123	No Guideline
Iron	mg/L	< 0.03	0.3
Magnesium	mg/L	56.3	No Guideline
Manganese	mg/L	0.02	0.05
Potassium	mg/L	5.2	No Guideline
Sodium	mg/L	23	200
Bicarbonates	mg/L	530	No Guideline
Bromides	mg/L	< 0.1	No Guideline
Carbonates	mg/L	0	No Guideline
Chlorides	mg/L	49.5	250
Fluorides	mg/L	0.11	1.5
Nitrates as N	mg/L	10.8	10
Nitrites as N	mg/L	< 0.02	1
⊃ ₃ + NO ₂ as N	mg/L	10.8	No Guideline
Sulfates	mg/L	35	500
Parameter	Units	Result	Canadian Drinking Water Guideline Maximum
Electrical Conductivity	μS/cm	1040	No Guideline
рН	рН	7.77	6.5 - 8.5
Hardness (as CaCO ₃)	mg/L	539	No Guideline
Total Alkalinity (as CaCO ₃)	mg/L	435	No Guideline
P-Alkalinity (as CaCO ₃)	mg/L	0	No Guideline
Hydroxide (as CaCO ₃)	mg/L	0	No Guideline
Total Dissolved Solids (calculated)	mg/L	564	500

Sum of Cations	11.90
Sum of Anions	11.60
lon Balance	1.03
TDS / EC Ratio	0.54
Sodium Adsorption Ratio	0.43
Saturation Index	1.02

Certified By:

Accredited by CALA to ISO/IEC 17025 for specific tests. The results above are related only to the items analyzed. < denotes less than detection limit. TNTC = Too Numerous To Count (>200 colonies).



Agenda
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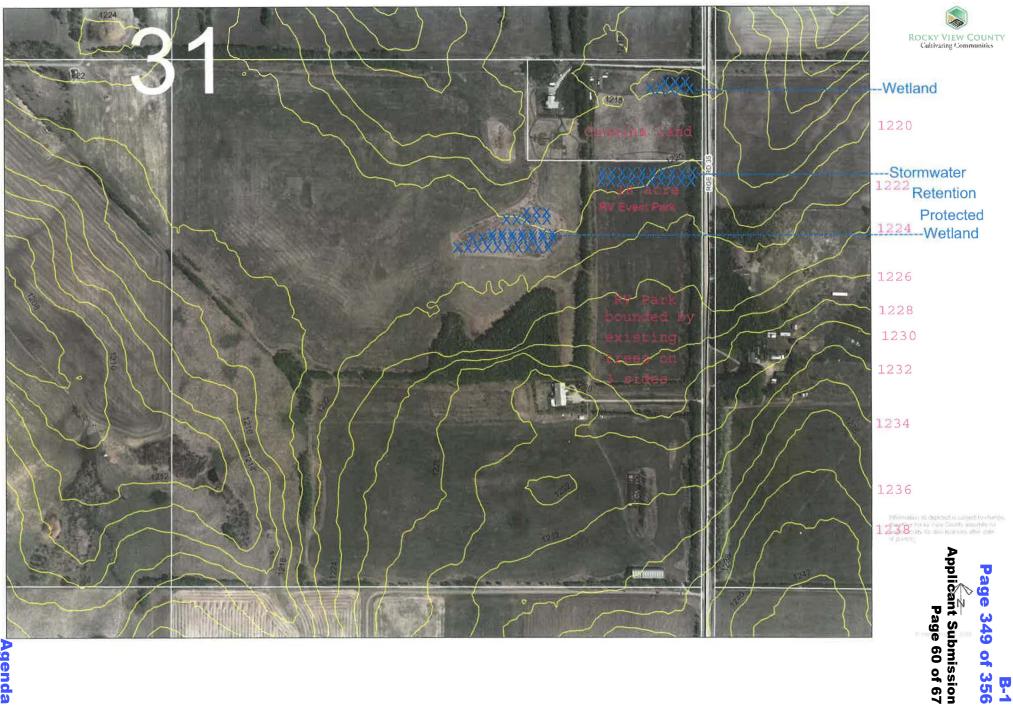
Table 1.2 Field-verified survey of wells within approximately 1.6 km radius

Owner	Well Owner's Name	Legal	Well ID/Reg. No.	Source	Use	Status
ection 1, Twp 29						
	Wilson, FC	SW, S1, T29, R4, W5	415312	Well	Domestic	Registered
lolbrook, Malcolm/Serena	Holbrook, Malcolm	SE, S1, T29, R4, W5	2097503	Well	Unknown	Registered
,	Holbrook, Malcolm	LSD,1, S1, T29, R4, W5	2022563	Well	Domestic	Registered
	Fike, Gordon	51, T29, R4, W%	00161360-00-00	Well	Unknown	Licenced
Section 6, Twp 29						
	Bralorne Rig #1	LSD6, S6, T29, R3, W5	402929	Well	Industrial	Registered
	Bralorne Rig #2	LSD6, S6, T29, R3, W5	402930	Well	Industrial	Registered
Vylie, Al & Pat	Hoffman, W	SE, S6, T29, R4, W5	405924	Well	Livestock	Registered
,	Hoffman, Woodman	SE, S6, T29, R4, W5	402926	Weli	Domestic	Registered
	Maffitt, Walter	SE, S6, T29, R3, W5	402925	Well	Domestic	Registered
	Maffitt, Wally	SE, S6, T29, R3, W5	402927	Well	Domestic & Livestock	Registered
	Maffitt, W.	SE, S6, T29, R3, W5	402928	Well	Domestic	Registered
	Underdale Farm	SE, S6, T29, R3, W5	351583	Well	Livestock	Registered
ection 5, Twp 29	Silver date 1 silii	02,00,125,10,115	001000		2.17 0.00 0.11	, regional co
Robertson, Donald	Robertson, Don	SW, S5, T29, R3, W5	499425	Well	Domestic	Registered
lobel Boll, Dollala	Robertson, Don	SW, S5, T29, R3, W5	402919	Well	Domestic & Livestock	Registered
	Robertson, Donald	S5, T29, R3, W5	Doc. 00172178-00-00	Well	Domestic & Elvestock	Licenced
	Dogpound Transfer Station	S5, T29, R3, W5	Doc. 00074389-00-00			Licenced
	Geekie, Stewart & Donna	S5, T29, R3, W5	Doc. 00161987-00-00			Licenced
	MacKenzie, Ward & Dixi	S5, T29, R3, W5	Doc. 00157138-00-00			Licenced
	Robertson, Loy	SW, S5, T29, R3, W5	402920	Well	Domestic & Livestock	Registered
	and the second s		1130140	Well	Domestic & Livestock	Registered
	Eliuk, Bill and jane	SW, S5, T29, R3, W5		Well	Domestic	
20.7.00	MPB Technology	SW, S5, T29, R3, W5	467213	weii	Domestic	Registered
Sec 36, Twp 28	- 1 - 5	NE 626 T20 D4 1445	207760	Well	1 harata ala	Danistanad
arquaharson, Don	Farquaharson, Don	NE; S36, T28, R4, W5	387769		Livestock	Registered
	Farquaharson, Don	NW, S36, T28, R3, W5	387767	Well	Domestic	Registered
	Ramsey, Tex	LSD15, S36, T28, R4, W5	404740	Well	Domestic	Registered
Sec 31, Twp 28						
Bates	Stone, Barry	NW, S31, T28, R3, W5	392003	Well	Domestic	Registered
loskins, Dan & Barb	Hoskins, Dan	NE, S31, T28, R3, W5	443049	Well	Domestic	Registered
Watson, Robert & Elaine	Warner, Jill	LSD16, S31, T28, R3, W5	404736	Well	Livestock	Registered
	Watson, Elaine	S31, T28, R3, W5	00182772-00-00			Licenced
Davies, Jim (see attached)	Davies, Jim	SW, S31, T28, R3, W5	39200	Well	Domestic & Livestock	Registered
	Davies, Jim	SW, S31, T28, R3, W5	392001	Well	Livestock	Registered
	Davies, Jim & Chris	531, T28, R3, W5	00165668-00-00			Licenced
Carter, Brad & Dawne	Cartwright, Chloe	SE, S31, T28, R3, W5	399551	Well	Domestic	Registered
	Cartwright, Chloe	SE, S31, T28, R3, W5	399552	Well	Domestic	Registered
Cartwright, Chloe	Cartwright, Chloe	SE, S31, T28, R3, W5	2023705	Well	Domestic	Registered
	McNeill, Terry	SE, S31, T28, R3, W5	416470	Well	Domestic & Livestock	Registered
	McNeill, Terry	SE, S31, T28, R3, W5	416469	Well	Domestic & Livestock	Registered
Oriller failed to report	Cartwright, Chloe	SE, S31, T28, R3, W5	Bill Martin	Well	Domestic	flow tested & in process
	Cartwright, Chloe	SE, S31, T28, R3, W5	Wild Rose	Well	Domestic	in process
Sec 32, Twp 28						
Robertson, Ian & Susan	Robertson, Ian & Lila	NW, S32, T28, R3, W5	2022505	Well	Domestic	Registered
	Robertson, Susan	NW, S32, T28, R3, W5	367887	Well	Domestic	Registered
	Robertson, Loy	NW, S32, T28, R3, W5	392007	Well	Domestic & Livestock	Registered
	Robertson, Loy	Nw, 532, T28, R3, W5	392006	Well	Domestic	Registered

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Table 1.2 Field-verified survey of wells within approximately 1.6 km radius

	Registered Registered Registered Registered Registered Registered Registered Registered Licenced Licenced Licenced Unreported Unreported Unreported Unreported
McArthur, Jim & Dorothy	Registered Registered Registered Registered Registered Registered Licenced Licenced Licenced Unreported Unreported Unreported
Phil Pollock Ranches	Registered Registered Registered Registered Licenced Licenced Licenced Unreported Unreported Unreported
Canadian Hunter/Breico 11	Registered Registered Registered Licenced Licenced Licenced Unreported Unreported Unreported
Canadian Hunter/Brelco 11 LSD6, S32, T28, R3, W5 352191 Well Industrial Recommendation Recomme	Registered Registered Licenced Licenced Licenced Unreported Unreported Unreported
Wyatt, G/Ockermueller, H NE, S32, T28, R3, W5 354778 Well Domestic Richard Reviews S32, T28, R3, W5 Doc.00181222-00-00	Registered Licenced Licenced Licenced Unreported Unreported Unreported
Ian & Susan Robertson S32, T28, R3, W5 Doc.00181222-00-00 Li	Licenced Licenced Licenced Unreported Unreported Unreported
McAurthur, James & Dorothy	Licenced Licenced Unreported Unreported Unreported
Havens, Nancie	Licenced Unreported Unreported Unreported
McArthur, Jim & Dorothy Herbert, Barry & Mackie SW, S32, T28, R3, W5 Well Well Up Well Well Up	Unreported Unreported Unreported
Note: Bill Martin reported drilling 4 - 6 wells at the request of respond to requests for informati velocity velo	Unreported Unreported
Note: Bill Martin reported drilling 4 - 6 wells at the request of respond to requests for informati on or allow access.	Unreported
Part	
Sec. 25, Twp. 28 Butler, Bill LSD1, S25, T28, R4, W5 1240167 Well Domestic Resulter, Bill SE, S25, T28, R4, W5 387113 Well Livestock Resulter, Bill SE, S25, T28, R4, W5 387113 Well Livestock Resulter, William S25, T28, R4, W5 Doc. 00035647-00-00 Livestock Resulter, William S25, T28, R4, W5 Doc. 00035647-00-00 Livestock Resulter, William S25, T28, R4, W5 Doc. 00137075-00-00 Livestock Sutler, William S25, T28, R4, W5 Doc. 00137075-00-00 Stock Watering Livestock Sutler, William S25, T28, R4, W5 Doc. 00204651-00-00 Stock Watering Livestock Sutler, William S25, T28, R4, W5 Doc. 00204651-00-00 Stock Watering Livestock Sutler, William S25, T28, R4, W5 Doc. 00204651-00-00 Stock Watering Livestock Sutler, William S25, T28, R3, W5 Doc. 00157175-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00157175-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 00172637-00-00 Livestock Sutler, William S25, T28, R3, W5 Doc. 0	Unreported
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Butler, William S25, T28, R4, W5 Doc. 00035647-00-00 Li Butler, William S25, T28, R4, W5 Doc. 00137075-00-00 Li Butler, William S25, T28, R4, W5 Doc. 00137075-00-00 Stock Watering Li Bun, Ron SW, S25, T28, R4, W5 Doc. 00204651-00-00 Stock Watering Li Sec. 30, Twp 28 Steve Helm LSD4, S30, T28, R3, W5 S30, T28, R3, W5 Doc. 00157175-00-00 Li Bosch, Robert & Betty McAurthur S30, T28, R3, W5 Doc. 00157175-00-00 Li SE, S30, T28, R3, W5 Doc. 00172637-00-00 Li Harnack, Norman Harnack, Norman S30, T28, R3, W5 Doc. 00160733-00-00 Li Sec. 29, Twp 28 Sec. 29, Twp 28 Sw29, T29, R3, W5 Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Doc. 00160733-00-00 Li Sec. 24, Twp 28 Suggested S29, T28, R3, Wf Suggested S29, T28,	Registered
Butler, William	Licenced
Butler, William S25, T28, R4, W5 Doc. 00204651-00-00 Stock Watering Line Bun, Ron SW, S25, T28, R4, W5 Sec. 30, Twp 28 Farquharson Farms Steve Helm LSD4, S30, T28, R3, W5 376846 Well Domestic & Livestock Farquharson Farms S30, T28, R3, W5 Doc. 00157175-00-00 Line SE, S30, T28, R3, W5 Doc. 00172637-00-00 Line SE, S30, T28, R3, W5 S20, T28, R3, W	Licenced
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	Registered
Robertyson, Ray (sp. error) NW, S20, T28, R3, W5 391975 Well Livestock Re	Registered
	Registered
	Registered
Smith, Craig S20, T28, R3, W5 Doc. 00169586-00-00 Li	Licenced
	Registered
	Registered
Pedersen, William & Laurel S20, T28, R3, W5 Doc. 00170738-00-00 Li	, ieBiarai en



Agenda
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JCB Engineering Int Submission (403) 714-579age 61 of 67

jcbarrett@jcbengineering.ca www.jcbengineering.ca

June 24, 2019

Sent via E-mail

Attn: Chloe Cartwright

Re: Transportation Impact Assessment – Chinook Ridge Lodge

Rocky View County, Alberta; PRDP20185188

SDAB Presentation Summary

JCB Engineering Ltd. (JCB) is pleased to present this summary of a presentation for the Subdivision and Development Appeals Board (SDAB) of Rocky View County for the Chinook Ridge Lodge. This summary is for the work conducted by JCB to date for this project with regards to the transportation impact assessment (TIA).

1. Preliminary Study

In March 2019, JCB provided an update to the 2011 TIA conducted for the subject development. The purpose of the update was to determine if there would be significant changes in the impact on the transportation network due to changes in the development concept. The trip generation was updated based on the new development concept and compared to what was calculated in 2011. The volumes on the impacted roadways from the 2011 report were also reviewed and updated to reflect the conditions in 2019. New concerns since 2011 from Rocky View County, Mountain View County and Alberta Transportation were also reviewed for the TIA update.

It was concluded that the recommendations from the 2011 TIA were still valid, with the exception that Range Road 35 had to be reviewed to confirm if there were any elements that were below the standards for a 'Regional Moderate Volume' roadway classification.

A copy of the JCB report was provided in the agenda for the SDAB.

Upon review by Rocky View County, additional information was requested by the County to be included in the JCB report. Since then, *JCB has confirmed an updated scope of work with Rocky View County and Alberta Transportation, and is in the process of revising the 2019 TIA*.

2. Traffic Counts

On June 20, 2019 JCB conducted a traffic count at the intersection of Highway 574 and Range Road 35 to confirm if there had been any significant changes to the volumes at this intersection since 2011; a summary of the peak hour counts is appended to this letter. In 2011, there were a total of 15 vehicles entering that intersection in the AM peak hour, in 2019 a total of 10 vehicles entered. In the 2011 PM peak hour 20 vehicles entered the intersection, and in 2019 only 17 vehicles entered in the same hour. From this information, traffic volumes have decreased at the intersection of Highway 574 and Range Road 35.



JCB Engineering Interpretation (403) 714-5 Page 62 of 67

jcbarrett@jcbengineering.ca www.jcbengineering.ca

In the JCB report from March 2019, it was assumed that traffic volumes would increase by 1.4% per year based on historical traffic count data available from Alberta Transportation. The assumptions made in the JCB report would therefore result in over estimated traffic volumes and thus have more conservative results from the analysis.

This information will be included in the upcoming revision to the JCB report to determine the background traffic volumes to be used in the analysis.

3. Collision Statistics

Data from Alberta Transportation was obtained to determine the frequency and severity of collisions of impacted intersections along Highway 574 at Highway 22, Range Road 35 and Highway 766; all intersections that were reviewed in 2011 and are to be reviewed in the 2019 update. These collision statistics are appended to this letter.

None of these intersections had collision rates or costs greater than the provincial benchmarks for intersections on similar classifications of highways; at the intersections with Range Road 35 and Highway 766 there were no collisions on record in the past 5 years. There was only 1 collision at the intersection of Highway 574 and Highway 766 in the records, it was animal related and had resulted in only property damage; there were no collision on record for the intersection of Highway 574 and Range Road 35. At the intersection of Highway 574 and Highway 22 there were only 4 collisions in the past 5 years, 9 collisions in the past 15 years; and of these only 1 resulted in a minor injury, all of the other collisions were property damage only.

None of these intersections are collision prone locations, and this information will also be included in the upcoming revision to the JCB report.

* * * * *

If you wish to discuss any items within this letter, please feel free to contact the undersigned at jcbarrett@jcbengineering.ca or (403) 714-5798.

Sincerely,

Justin Barrett, P. Eng., PTOE

Justin Barrett

President and Transportation Engineer

JCB Engineering Ltd.

Attachments: Traffic Counts - Highway 574 and Range Road 35

Collision Statistics - Highway 574 at Highway 22, Range Road 35, Highway 766

Intersection Peak Hour

Location:

Rge 35 at Hwy 574, Rocky View County

GPS Coordinates:

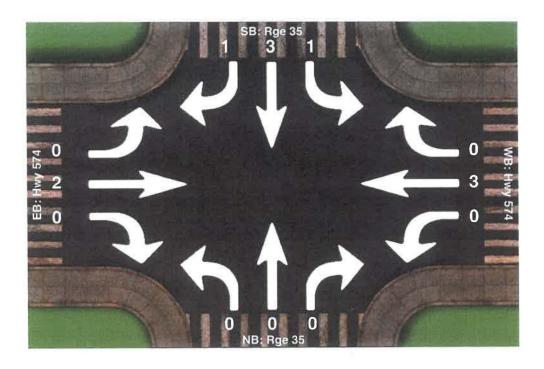
Date: Day of week: 2019-06-20 Thursday

Day of week: Weather:

Raining, 10 C

Analyst:

JCB



Intersection Peak Hour

07:30 - 08:30

	Sc	outhBou	ind	Westbound		Northbound			E	Total			
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	IUIAI
Vehicle Total	1	3	1	0	3	0	0	0	0	0	2	0	10
Factor	0.25	0.38	0.25	0.00	0.38	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.62
pproach Factor		0.42			0.38			0.00			0.50		

Intersection Peak Hour

Location:

Rge 35 at Hwy 574, Rocky View County

GPS Coordinates:

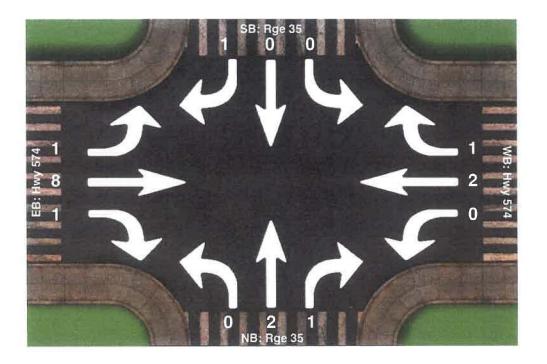
Date: Day of week: 2019-06-20 Thursday

Weather:

Overcast, 10 C

Analyst:

JCB



Intersection Peak Hour

16:00 - 17:00

	S	outhBou	und	Westbound		Northbound			Eastbound			Total	
	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Total
Vehicle Total	D	0	1	0	2	1	0	2	1	1	8	1	17
Factor	0.00	0.00	0.25	0.00	0.50	0.25	0.00	0.50	0.25	0.25	0.50	0.25	0.71
Approach Factor		0.25			0.38	-		0.75			0.62		



TIMS Network Expansion Support System (NESS) **TIMS Geometric Report**

Justin Barrett 2019 Jun 20 09:56

INT # 4297-1

INT type AT GRADE - TYPE UNKNOWN

Region: SOUTHERN REGION

INT Effective Date: 01-Oct-00

Page 31 of 41

Location: HIGHWAY 22:16 AND 574:02

Classification: LV 2 Posted speed: 100

Signalized: N Last paved yr: N Last paved road name: 22 Divided: N TM number:

NESS Safety Calculations (2012 - 2016)

Deltas Total rate: 54.161 63.1 8.9 Non animal rate: 54.161 59.6 5.4 Collision cost (\$ x M): 0.023 0.479 0.456

Total (ani + no	on ani)	Non-animal	2012	2013	2014	2015	2016
# Daytime:	1	Daytime				1	
# Nightime:	2	Nightime		1		1	
		Unknown		1			

Modify Outline	s for N	on Ani	mal Co	llision	
	2012	2013	2014	2015	2016
F and Maj Inj.	0	0	0	0	0
Min. Inj.	0	0	٥	0	0
Non ani	0	0.6	0	2	0

1991

Three Similar Collisions Over Five Yrs Period

(excluding off road and animal collision)

Year.

Prim. evt.:

Collision	Frequency	Over	Last	15	Yrs
-----------	-----------	------	------	----	-----

2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Last 5 yrs
															0
															0
				1											0
		1		1						!	2		2		4
1	0	1	0	2	1 1	0	0	0	0	0	2	0	2	0	4
0	0	1	0	2	0	0	0	0	0	0	2	0	2	0	4
	1 0	1 0 0 0	2002 2003 2004 1 1 0 1 0 0 1	1	1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 1 0 1 0 2 1 0 0	1 1 1 0 1 0 2 1 0 0 0	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1 0 1 0 2 1 0 0 0 0 0	1 1 2 2 1 0 0 0 0 0 2	1 1 2	1 1 2 2	

Collision Summary Last 5 Yrs (2012 - 201)

Non anim	nal collis	ions)			
Month	Freq	Hour Al	M PM	Weekday	Freq
Jan:	1	0:		Mon:	
Feb:	1	1:		Tue:	
Mar.		2:		Wed:	
Арг.		3:		Thu:	1
May:	1	4:		Fri:	2
Jun:		5:	1	Sat	
Jul:		6: 1	.	Sun:	1
Aug:	1	7: 1		unknown:	
Sep:		8:			
Oct:		9:			
Nov:		10:	1		
Dec:		11:			
unknown:	и	nknown:			

INT	polygon	yr.	31-M	ar-2017
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6)	Collision event	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Last 5 yr
	ANIMAL	1					- 1]				Vilorita Victor Bullion	0
	BACKING						i				3300000	<u> </u>					0
	HEAD ON						ĺ				****				,.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		0
LEFT TU	JRN:ACROSS PATH																0
	OFF ROAD LEFT																0
	OFF ROAD RIGHT			1								į.					0
	OTHER											1					0
PA	ASSING:LEFT TURN		en 613 en en 1940			1						i					0
PAS	SSING:RIGHT TURN																0
	PEDESTRIAN											1					0
	REAR END					1	ļ					1					0
Lassenblace	RIGHT ANGLE											1					0
S	DESWIPE:OPP DIR											ř.	1		1		2
SIC	ESWIPE:SAME DIR						1								1		1
	STRUCK OBJECT				22		1					,	1				1
	UNKNOWN																0

^{*}The number of collision in this report are collisions at and near the intersection and is calculated using intersection polygon in TIMS.

^{*}Cost of PDO collision had increased from \$1,000 to \$2,000 in 2011



TIMS Network Expansion Support System (NESS) TIMS Geometric Report

Justin Barrett 2019 Jun 20 09:56

INT # 16757-1

INT type AT GRADE - TYPE UNKNOWN

Region: SOUTHERN REGION

INT Effective Date: 01-Oct-00

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Location: HIGHWAY 574:02 AND RANGE ROAD 35

Classification: LV 3 S
Posted speed: 80 L

Signalized: N Last paved yr:

Lit: N Last paved road name:

Divided: N TM number:

NESS Safety Calculations (2012 - 2016)

	Actual	BM	Deltas
Total rate:	0	400.5	400.5
Non animal rate:	0	393.8	393.8
Collision cost (\$ x M):	0	0.246	0.246

Total (ani + no	on ani)	Non-animal	2012	2013	2014	2015	2016
# Daytime;	0	Daytime				v	
# Nightime:	0	Nightime					
		Unknown					

Modify Outline	15 101 14	OH ATH	mai CC	moion	
	2012	2013	2014	2015	2016
F and Maj Inj.	0	0	0	0	0
Min. Inj.	0	0	0	0	0
Non ani	0	0	0	0	0

Three Similar Collisions Over Five Yrs Period

(excluding off road and animal collision)

Year.

Prim. evt.:

Collision Frequency Over Last 15 Yrs

Severity - non ani.	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Last 5 yrs
						į.					4					
TOTAL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL TOTAL-non ani.	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Collision Summary Last 5 Yrs (2012 - 2016)

(Non animal collisions)

Month	Freq	Hour AM	PM	Weekday	Freq
Jan:		0:		Mon:	
Feb:		1:		Tue:	
Маг		2:		Wed:	
Apr.		3:		Thu:	
May:		4:		Fri:	
Jun:		5:		Sat	
Jul:		6:		Sun:	
Aug:		7:		unknown:	
Sep:		8:			
Oct:		9:			
Nov:		10:			
Dec:		11:			
unknown:	unkn	own:			

INT polygon yr. 31-Mar-2017

^{*}The number of collision in this report are collisions at and near the intersection and is calculated using intersection polygon in TIMS.

^{*}Cost of PDO collision had increased from \$1,000 to \$2,000 in 2011



TIMS Network Expansion Support System (NESS) **TIMS Geometric Report**

Justin Barrett 2019 Jun 20 09:56

INT# 4296-1

INT type AT GRADE - TYPE UNKNOWN

Region: SOUTHERN REGION

INT Effective Date: 01-Oct-00

Page 38 of 41

Location: HIGHWAY 574:02 AND 766:02

Classification: LV 3 Posted speed: 80

Signalized: N Last paved yr: 2005 Last paved road name: 766

Divided: N TM number: 66240

NESS Safety Calculations (2012 - 2016)

	Actual	вм	Deltas
Total rate:	0	233.7	233.7
Non animal rate:	0	227.9	227.9
Collision cost (\$ x M):	0	0.246	0.246

							Modify Outline	rs for N	on Ani	mal Co	llision	
n ani)	Non-animal	2012	2013	2014	2015	2016		2012	2013	2014	2015	2016
0	Daytime						F and Maj Inj.	0	٥	0	0	D
0	Nightime						Min. Inj.	0	0	0	٥	0
	Unknown						Non ani	0	0	0	0	0
	0	0 Daytime 0 Nightime	0 Daytime 0 Nightime	0 Daytime 0 Nightime	O Daytime O Nightime	0 Daytime 0 Nightime	0 Nightime	n ani) Non-animal 2012 2013 2014 2015 2016 0 Daytime Fand Maj Inj. Min. Inj.	n ani) Non-animal 2012 2013 2014 2015 2016 2012	n ani) Non-animal 2012 2013 2014 2015 2016 2012 2013 2014 2015 2016 2012 2013 2014 2015 2016 Fand Maj Inj. 0 0 0 Min. Inj. 0 0	n ani) Non-animal 2012 2013 2014 2015 2016 2012 2013 2014 2015 2016 2012 2013 2014 2015 2016 F and Maj Inj. 0 0 0 0 Min. Inj. 0 0 0 0	0 Daytime F and Maj Inj. 0

Three Similar Collisions Over Five Yrs Period

(excluding off road and animal collision)

Year.

Prim. evt.:

Collision F	requency	Over I	Last 1	5 Yrs
-------------	----------	--------	--------	-------

Severity - non ani. 2	002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Last 5 yrs
FATAL	1200										l					0
MAJOR											4					0
MINOR											7					0
PDO				4			76.6				,					0
TOTAL	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL-non ani.	0	0	0	0	0	0	0	0	0	0	0	D	0	0	0	0
Callisian avent	2002	2002	2004	2005	2006	2007	2008	2000	2010	2011	2012	2013	2014	2015	2016	Lant Exe

Collision Summary Last 5 Yrs (2012 - 2016

Month Fr	req Hour AM	PM	Weekday	Freq
Jan:	0:		Mon:	
Feb:	1:		Tue:	
Mar.	2:		Wed:	
Apr.	3:		Thu:	
May:	4:		Fri:	
Jun:	5:		Sat:	
Jul:	6:		Sun:	
Aug:	7:		unknown:	
Sep:	8:			
Oct:	9:			
Nov:	10:			
Dec:	11:			
inknown:	unknown:	10		

INT po	lygon yr:	31-N	lar-2017
--------	-----------	------	----------

	TOTAL-non ani.	0	0	0	0	0	0	0	0	. 0	. 0	0	D	0	0	0	0
3)	Collision event 2	002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	Last 5 yr
	ANIMAL			1													0
	BACKING						-				and a selection of the second		-				0
	HEAD ON										_,						0
LEFT T	URN:ACROSS PATH										***						0
	OFF ROAD LEFT																0
	OFF ROAD RIGHT				. he does not		1										0
	OTHER											-					0
P	ASSING:LEFT TURN						<u> </u>					1					0
PA	SSING:RIGHT TURN																0
	PEDESTRIAN						1										0
	REAR END						1										0
,	RIGHT ANGLE																0
S	SIDESWIPE:OPP DIR															-1. 1. 30.	0
SII	DESWIPE:SAME DIR						1										0
	STRUCK OBJECT								200							19001100-00	0
	UNKNOWN						i					į					0

^{*}The number of collision in this report are collisions at and near the intersection and is calculated using intersection polygon in TIMS.



PLANNING & DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: August 7, 2019 **DIVISION**: 8

FILE: 05630099 **APPLICATION**: B-2; PRDP20190868

SUBJECT: Stripping and Grading within a wetland

	T						
PROPOSAL : Stripping and Grading, to allow for remediation of the bank of an existing wetland.	GENERAL LOCATION : Located approximately 0.4 km (1/4 mile) north of Hwy 1A and on the east side of Bearspaw Rd.						
APPLICATION DATE: September 12, 2019	DEVELOPMENT AUTHORITY DECISION: Discretionary – Approved						
APPEAL DATE: June 3, 2019	DEVELOPMENT AUTHORITY DECISION DATE: May 14, 2019						
APPELLANT: Gary Jopling	APPLICANT: Quantum Place Developments/Fidelis Management Ltd.						
LEGAL DESCRIPTION : Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M	MUNICIPAL ADDRESS: None						
LAND USE DESIGNATION: Residential Two District (R-2)	GROSS AREA: ± 10.63 acres						
of fill and topsoil may be allowed in any land use district, providing that a Development Permit and/or other County approved mechanism for approval has been issued to verify there is no adverse effect on adjacent lands as a result of any drainage alteration.	DEVELOPMENT VARIANCE AUTHORITY: N/A						
PUBLIC SUBMISSIONS : The application was circulated to 18 adjacent landowners. No letters had been received at the time this report was prepared.	 LAND USE POLICIES AND STATUTORY PLANS: County Plan (C-7280-2013) Bearspaw Area Structure Plan (C-4129-93) Land Use Bylaw (C-4841-97) 						

EXECUTIVE SUMMARY:

The proposal is for stripping and grading, to allow for remediation of the bank of an existing wetland. Fill was placed within the wetland located on the subject lands, as well as along the bank. The application was submitted as a result of enforcement action.



The initial enforcement action was initiated by Alberta Environment & Parks (AEP), concerning the placement of construction material and landscaping detritus within the pond. AEP ordered the landowner to remove the material, and upon further inspection, noted that stripping and grading of the bank had taken place as well. As a result, a stripping and grading permit was required in order to comply with Rocky View County (RVC) requirements.

Stripping and grading is a discretionary use in all land use districts in Rocky View County. Typically, applications of this nature take significant care to ensure that drainage patterns have not been altered in such a manner as to cause off-site impacts. In this case, this consideration was undertaken through the AEP approval. As such, the RVC requirements largely focused on revegetating the site to reflect pre-development conditions. As these matters were appropriate to consider through conditions of a development permit, the application was approved on May 14, 2019.

On June 3, 2019, the Appellant appealed the decision of the Development Authority. The reasons for the appeal are noted in the agenda package.

The appeal was considered at a hearing on June 26, 2019. At this hearing, the Board requested the following:

- Administration to undertake an inspection of the site;
- Further information on Restrictive Covenant 971 352 324;
- AEP Confirmation.

With respect to these items:

- Site Inspection
 - Administration inspected the site on July 23, 2019, and confirmed that no berm exists in the location considered within this permit.
 - o No drainage impact to adjacent properties due to remediation of the bank.
 - The remediated bank should not impede the drainage from adjacent properties, or cause flooding on their lands.
 - All three culverts connecting to the pond on the northwest, northeast and east sides were operational.
- Restrictive Covenant
 - This instrument identifies appropriate building sites within the lands, and limits construction to these areas.
- AEP Confirmation
 - AEP has confirmed that "the waterbody is a licensed waterbody that is regulated by AEP."
 - Note that the Board is not able to compel another regulatory agency to undertake action. Permit PRDP20190868 concerns only the placement of topsoil and vegetation on the bank adjacent to the waterbody. AEP regulatory practices are their own.

PROPERTY HISTORY:

1972	Plan 953 LK is registered, subdividing a 20 acre parcel from the subject quarter section.
1997	Plan 9712356 is registered, resulting in the creation of the subject lands from the previously subdivided 20 acre parcel.



APPEAL:

See attached report and exhibits.

Respectfully submitted,

Sean MacLean

Supervisor, Planning & Development

SK/IIt



DEVELOPMENT PERMIT REPORT

Application Date: September 12, 2019	File: 05630099
Application: PRDP20190868	Applicant/Owner: Quantum Place Developments/Fidelis Management Ltd.
Legal Description: Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M	General Location: Located approximately 0.4 km (1/4 mile) north of Hwy 1A and on the east side of Bearspaw Rd.
Land Use Designation: Residential Two District	Gross Area: ± 10.63 acres
File Manager: Stefan Kunz	Division: 8

PROPOSAL:

The proposal is for Stripping and Grading, to allow for remediation of the bank of an existing wetland.

- Application received as result of enforcement action;
 - o EF File 1957 (201710-1003)
- This application entails the remediation of a bank of the existing pond on-site, in order to correct attempted landscaping of the shore;
- Original enforcement action initiated by AEP owing to construction material and landscaping detritus within the pond, owner ordered to remove;
- Further inspection revealed that stripping and grading of the bank had taken place, and RVC enforcement action was initiated;
- Area in question is approximately 6.0 m (19.69 ft.) by 67.5 m (221.46 ft.), with an area approximately 383.40 sq. m (4,126.88 sq. ft.) in size (calculation varies due to site curvature);
- Approximately 150mm (6 inches) of topsoil was placed in the area;
- Area was reseeded with a drought resistant vegetation mixture.

Land Use Bylaw (C-4841-97) Requirements:

The application has been evaluated in accordance with Section 33 Stripping, Filling, Excavation, and Grading of the Land Use Bylaw.

- Section 33.2 A Development Permit application for site stripping, filling, excavation, grading, and/or re-contouring (including construction of artificial water bodies and dugouts) shall include the following information:
 - a) location and area of the site on which the development is proposed;
 - b) existing land use and vegetation;
 - c) type of excavation, stripping, or grading proposed, showing the dimensions of the operation or the area of the land and depth to which the topsoil is to be removed, and the effect on existing drainage patterns;
 - d) location on the lot where the excavation, stripping, or grading is to be made on the lot; and
 - e) condition in which the excavation, stripping, or grading is to be left when the operation is complete (including submission of Site Grading or Re-contouring Plans if required by the Development Authority), or the use of the area from which the topsoil is removed.



STATUTORY PLANS:

- Land Use Bylaw (C-4841-97);
- Bearspaw Area Structure Plan (Bylaw C-4129-93).

INSPECTOR'S COMMENTS:

- May 28, 2018
 - Related Development Compliance File: 201710-1003 Fill Ponds and Excavation –
 Concern received regarding truckloads of fill material, including boulders, being brought on
 to the subject property without necessary permits. Officer investigated and confirmed that
 this was occurring, and directed property owner to secure necessary permits. Issue was
 also reported to Alberta Environment as work was taking place on/next to a wetland.

CIRCULATION COMMENTS: Circulated April 23, 2019, due May 14, 2019

Alberta Environment (N/A)

No comment provided.

Alberta Transportation (N/A)

No comment provided.

Development Compliance, Rocky View County (N/A)

No comment provided.

Planning & Development, Engineering, Rocky View County (May 3, 2019)

General

 The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.

Geotechnical

Engineering have no requirement at this time.

Transportation

Engineering have no requirement at this time.

Sanitary/Waste Water

Engineering have no requirement at this time.

Water Supply And Waterworks

Engineering have no requirement at this time.

Storm Water Management

Engineering have no requirement at this time.

Environmental

 Based on information provided, land owner was ordered to restore the water body to its predisturbance conditions by removal of materials from the water. In addition, AEP suggested that erosion protection of the pond edge in the form of topsoil and re-establishment of the bank through reseeding with drought tolerant seeds to mitigate further erosion.



- Prior to issuance of DP, applicant is required to demonstrate that all improvements to water body, pond edge and bank are completed to the satisfaction of AEP.
 - o Correspondence in file from AEP advising issues are satisfied

Operations Division, Rocky View County (April 24, 2019)

- Capital Project Management
 - No comment
- Agricultural & Environmental Services
 - The applicant will need to ensure compliance with the Alberta Weed Control Act and be personally prepared, or have a contractor available, for invasive species control.

OPTIONS:

Option #1 (this would allow the stripping and grading to remain)

The appeal against the decision of the Development Authority to issue a Development Permit for stripping and grading, to allow for remediation of the bank of an existing wetland, on Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M be denied, that the decision of the Development Authority be upheld, and that a Development Permit be issued, subject to the following conditions:

Description:

- 1) That single-lot regrading, to allow for remediation of the bank of an existing wetland, 383.40 sq. m (4,126.88 sq. ft.) in size may take place on the subject land, in general accordance with the site plan submitted with the application and conditions of this permit.
- 2) That alteration of the existing on-site wetland may commence in accordance with the Alberta Environment and Parks (AEP) approval.

Permanent:

- 3) That the Applicant/Owner shall not any further disturb any wetland area until Water Act approvals from (AEP) for the loss of the on-site wetlands are issued.
- 4) That for any fill to be imported onto the property, the Applicant/Owner shall contact Rocky View County Road Operations with haul details to determine if a Road Use Agreement is required for use of the County road system for hauling of fill material onto the property.
- 5) That it shall be the responsibility of the Applicant/Owners to ensure the fill has been placed in a safe manner that does not cause slope stability issues, slumping, or any other related safety issues.
- 6) That no topsoil shall be removed from the site.
- 7) That the Applicant/Owners shall ensure no organic material is buried and capped in a manner that will cause methane gas related issues.
- 8) That the fill shall not contain large concrete, rebar, asphalt, building materials, organic materials, or other metal.
- 9) That the Applicant/Owners shall take effective measures to control dust on the parcel so that dust originating therein shall not cause annoyance or become a nuisance to adjoining property owners and others in the vicinity.
- 10) That the proposed graded area shall have a minimum of six (6) inches of topsoil placed on top which shall then be spread and seeded to native vegetation, farm crop, or landscaped to the satisfaction of the County.
- 11) That the Applicant/Owners shall be responsible for rectifying any adverse effect on adjacent lands from drainage alteration.



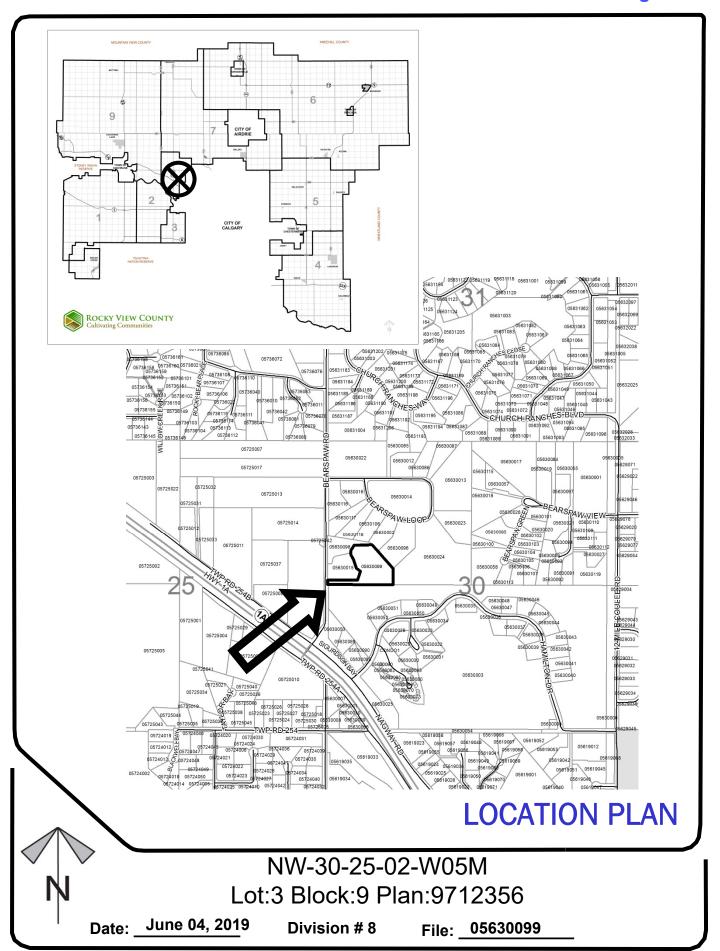
12) That the subject land shall be maintained in a clean and tidy fashion at all times and all waste material shall be deposited and confined in an appropriate enclosure. All waste material shall be regularly removed from the property to prevent any debris from blowing onto adjacent property or roadways. That all garbage and waste shall be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup. That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application or in response to a Prior to Issuance or Occupancy condition shall be implemented and adhered to in perpetuity.

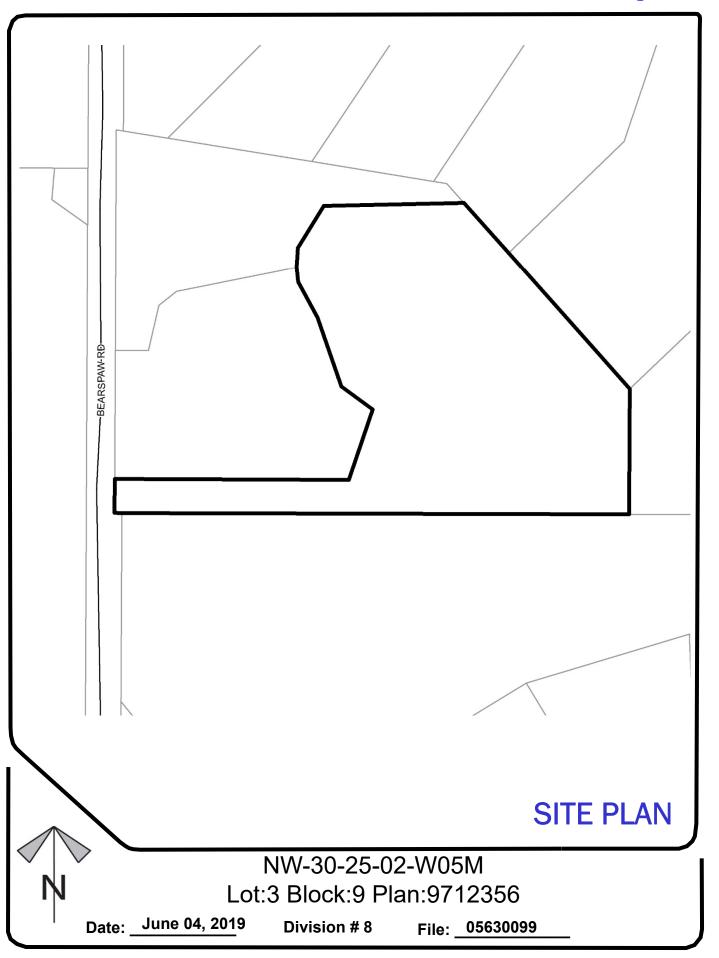
Advisory:

- 13) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
- 14) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant/Owners.
- 15) That if the development authorized by this Development Permit is not completed within six months of the date of issuance, the permit is deemed to be null and void.

Option #2 (this would not allow the stripping and grading to remain)

The appeal against the decision of the Development Authority to issue a Development Permit for stripping and grading, to allow for remediation of the bank of an existing wetland, on Lot 3, Block 9, Plan 9712356, NW-30-25-2-W5M be upheld, and that the decision of the Development Authority be revoked.







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

AIR PHOTO

Spring 2018

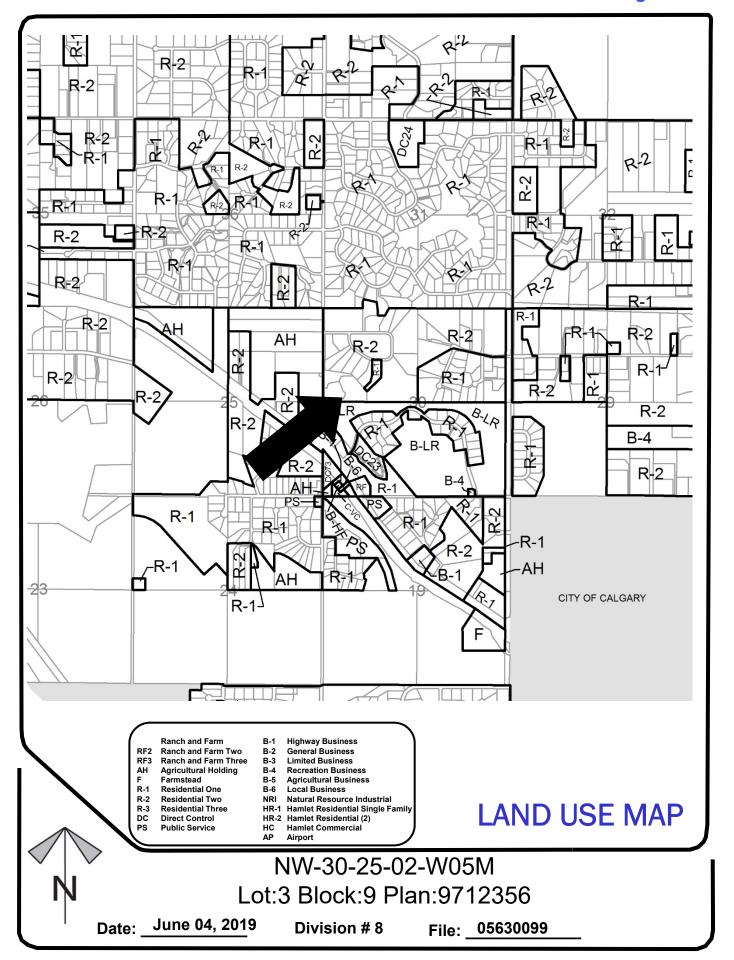
NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: __June 04, 2019

Division #8

File: _ 05630099





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

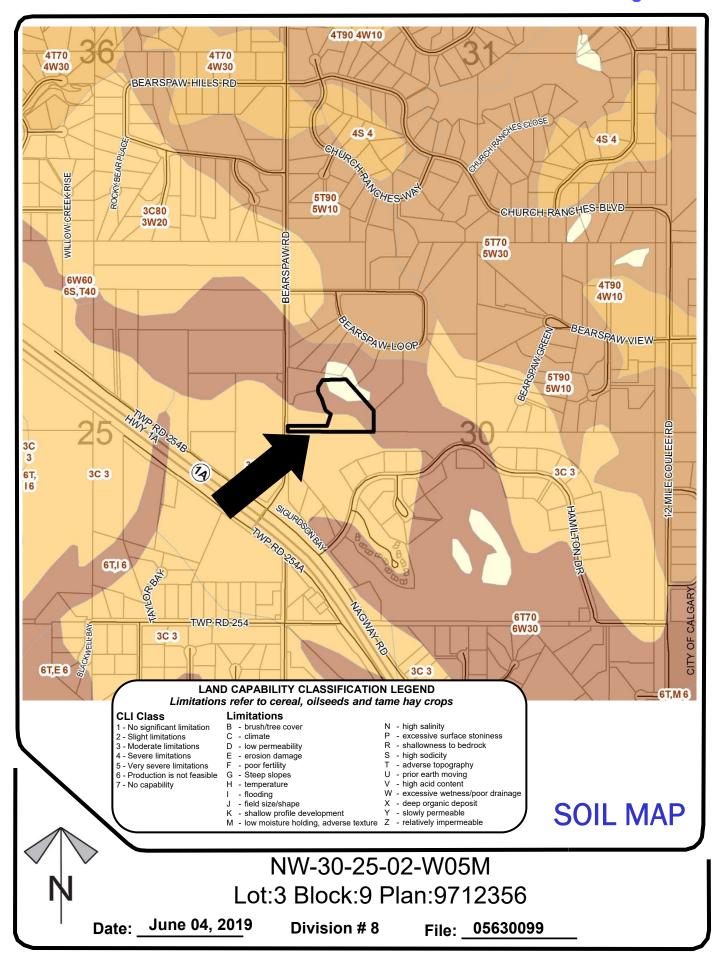
TOPOGRAPHY

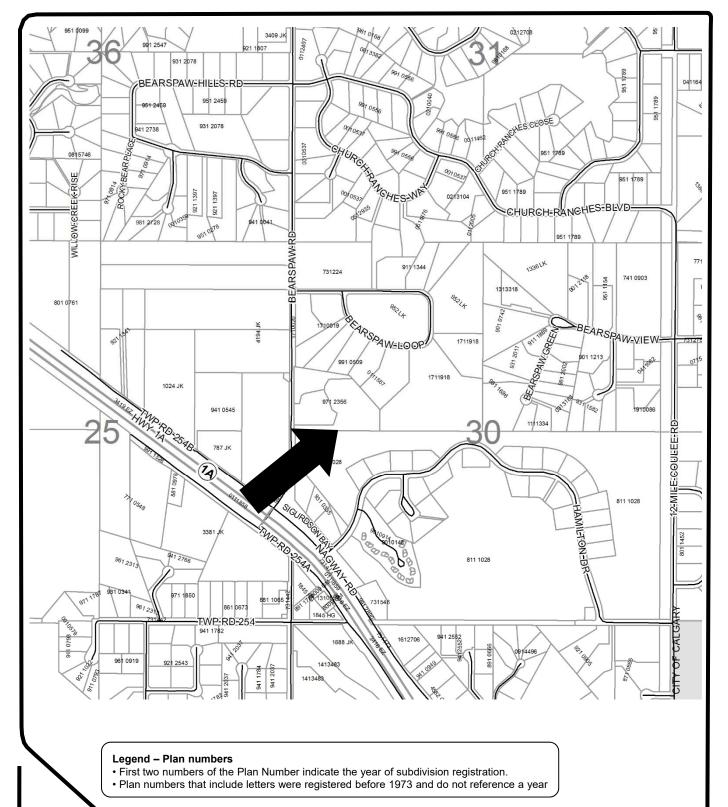
Contour Interval 2 M

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: June 04, 2019 Division #8 File: 05630099

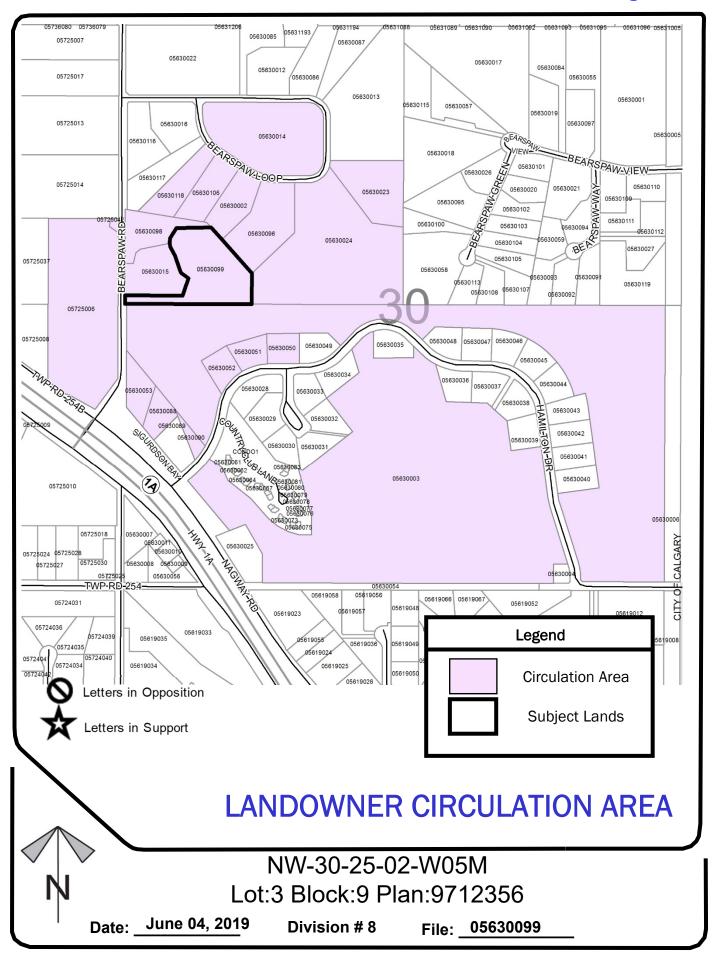




HISTORIC SUBDIVISION MAP

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356





Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information				
Manage of Assert Hambles	JOPENA			
Mailing Address	Municipality	Province	Postal Code	
Site Information	★ 3H			
Municipal Address	Legal Land Description (lot, blo			
	LOT3 BLOCK	+9 PLAN 97/23	356 NW 30-	
Property Roll # 0 56 300 9 9	perty Roll # Development Permit, Subdivision Application, or Enforcement Order # PRDP 20/90868			
I am appealing: (check one box only)				
Development Authority Decision	Subdivision Authority Decision	Decision of Enforce	ement Services	
Approval Conditions of Approval	☐ Approval☐ Conditions of Approval☐	☐ Stop Order ☐ Compliance	Order	
☐ Refusal	Refusal	Compliance	Order	
Reasons for Appeal (attach separate pa	age if required)			
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This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

JUNE 3/2019

Last updated: 2018 November 13

Page 1 of 2

GARY W. and DONNA M. JOPLING 93 BEARSPAW LOOP CALGARY, AB T3R 1K2

May 24, 2019

Rockyview County 262075 Rocky View Drive Balzac, AB T4A 0X2

Dear Sirs:

RE: Appeal – Re: Land Use and Development Application - BEARSPAW LOOP Submitted by: GARY AND DONNA JOPLING

We are appealing this application for several reasons.

- 1. The working of the application: See letter from Reed Davis
- 2. When I went to The Rockyview County office they showed me the proposal (Which has already been completed and there does not appear to be any permits??)
- 3. The natural drainage is from the West and North into Mr. Dick's pond then East thru The Golf Course to ponds next to 12 Mile Coulee Road. The Municipal Land drains thru my property to the pond, thru a culvert (or used to??) until the applicant blocked it off with off informing me.
- The applicant has either blocked or removed entirely, culverts from my neighbours land without consultation or approval and has also built a berm which causes flooding on our land.

Thank you for the opportunity to appeal this application and if you have any further questions, please telephone us at a compared or the compared of the compared or the compa
Yours truly,
Gary W. Jopling
Donna M. Jonling

Gary Jopling

From:

Sent: To: May-23-19 6:15 PM

gwj@aeroplumbers.com

Subject:

Fwd: Fidelis Management Ltd. application

Get Outlook for iOS

----- Forwarded message -----

From: "C K Schaerer"

Date: Thu, May 23, 2019 at 3:01 PM -0600

Subject: Fwd: Fidelis Management Ltd. application

To: "Donna & Gary Jopling"

Hi Donna and Gary,

FYI see below I spoke with Reed David on the phone and he asked me to send him the application in from M. Dicks company. He said to have our appeal letter in by the deadline date as this is our opportunity. He has given me some info to add to the letter, as well as he is investigating further.

Cheryl

PSent from my iPhone

Begin forwarded message:

From: Reed Davis < reed.davis@gov.ab.ca>
Date: May 23, 2019 at 2:52:58 PM MDT
To: C K Schaerer

Subject: RE: Fidelis Management Ltd. application

Hi Cheryl,

Thank you for sending this to me. There is not much information here to comment on, but I am concerned about the line "Application for: Single-lot regrading, to allow for remediation of an existing wetland bank". First, I don't think the water body is a wetland – it's a pond or water body. Second, if it's work that impacts the water body, it'll require an authorization under the Water Act. We have checked and do not have an application in for this area. It is possible that the work isn't going to impact the water body, but without additional information I can't be sure. However, all of this may be outside the scope of Rocky View County's development permitting process. You could certainly bring these items up should you decide to put in a letter. I will be contacting the county to ask them for additional information as well.

Reed

From: C K Schaerer

Sent: Thursday, May 23, 2019 2:01 PM
To: Reed Davis < reed.davis@gov.ab.ca >
Subject: Fidelis Management Ltd. application

GARY W. JOPLING 93 BEARSPAW LOOP CALGARY, AB T3R 1K2

May 24, 2019

Rockyview County 262075 Rocky View Drive Balzac, AB T4A 0X2

Dear Sirs:
RE: Appeal - Re: Land Use and Development Application - BEARSPAW LOOP Submitted by: GARY JOPLING AND ANNE STEWART
We are appealing this application for several reasons.
There is a 22 inch culvert from Mr. Dick's pond across our property into the pond, shared by us and The Golf Course.
The water then goes through the Golf Course and end up in ponds next to 12 Mile Coulee Road.
The applicant has blocked off and/or removed all culverts leading to his pond; therefore one has to assume this must be his plan to divert the natural flow of water.
We thank you for the opportunity to appeal this application and if you have any further questions, please call us at our office
Yours truly
Gary W. Jopling
Anne Stewart

Carole Grenier



59 Rockmont Court NW Calgary, AB T3G 5V8

Legislative Services 403.230.1401 sdab@rockyview.ca

262075 Rocky View Point Rocky View County, AB T4A 0X2

Re: Michael Dyck's Bearspaw development plan

June 2, 2019

To the Subdivision & Development Appeal Board,

I must ask the Subdivision & Development Board not to consider granting a permit for Mr. Michael Dyck's development plan unless it can clearly demonstrate consideration for the adjoining neighbours' properties.

During the subdivision of my family's 9 Bearspaw Loop acreage we were confronted with difficulties, and additional costs, as a result of some of Mr. Dyck's prior developments. My husband, my cousin, myself and our Western Water Engineer witnessed the removal of a culvert from the Dyck property that led to increased ponding on our property.

As the present owner of 59 Bearspaw Loop, I would not agree to any of Mr. Dyck's development plans unless he were to present engineering plans that would prove that there would be no impacts on my property, or that of my other neighbours.

Respectfully, Carole Grenier



Schaerer 63 Bearspaw Loop Calgary AB T3R 1K2

Wednesday, May 29, 2019

Subdivision and Development Appeal Board of Rocky View County 262075 Rocky View Point Rocky View County, AB, T4A 0X2

RE: Repeal of Application Number: PRDP20190868

We are the landowners at 63 Bearspaw Loop adjacent to the proposed development, and are not in support of this request. We feel there is a very real need for removal of soil and debris from these locations, not the addition of more.

The land in question is and has always provided natural drainage for this area.

There have been colossal amounts of unpermitted material, fill, construction material etc. dumped in this area for years. Please review all aerial photos of this body of water going back at least 25 years. The culvert has also been removed. This can be found in an aerial photo (see attachment). If Rocky View would review the file history with this property, you will see that Fidelis Management repeatedly dumps debris in this water without permits until they are shut down. Rocky View County Councillors have been dealing with this over the years. Due to years, even decades passing by and a timeline of different councillors, Fidelis Management Ltd has done work unnoticed by the County. The build up of material has blocked the coulee next to us, causing loss of trees & retention of water. The areas in question have also now been populated with a substantial number of trees that used to be water seemingly with no other intention than to permanently block our view of the coulee and natural waterways we could see every day when we purchased the property.

Being that there has already been so much work performed it is confusing and concerning what more is being proposed?

We also wish to draw your attention to an M.D. of Rocky View, Bearspaw Drainage Assessment, Bearspaw Hills, Bearspaw Summit, and Woodland, prepared by MPE Engineering Ltd. in June 2009 (see attachment). This study addresses these properties in question, raises concerns of continued development of berms, blocking of natural watercourses, and blocking of culverts. We see the work done thus far, the continued trucking of broken concrete, fill and soil to these areas only deepening the concerns raised in this study, and certainly not in support of it's recommendations.

Further to this, we have received communication from Reed Davis an Environmental Protection Officer from Regional Compliance Environment & Parks, indicating that this is a water body, is subject to the water act, and would require Authorization from them as well. This may in fact lie outside the Rocky view Permitting process. They are looking into this request as well.

Thank you for your attention to this matter, we welcome any further communication from you on this issue.

Regards,

Cheryl & Kurt Schaerer

THIS IS THE PRAINACE REPORT BEING REFERENCES 22 of 168 THE FULL REPORT IS NOT ATTACHED, BUTSMOULD BE REVIEWED.

Rocky View

M.D. OF ROCKY VIEW NO. 44

Bearspaw Drainage Assessment Bearspaw Hills, Bearspaw Summit and Woodland

Conceptual Design Report (2285-019-01/02/03)



Prepared by:



June 2009

Bearspaw Drainage Assessment: Bearspaw Hills-Bearspaw Summit-Woodland

Conceptual Design Report

It appears that the property owner may have diverted the downstream drainage course out of the existing drainage easement. A berm and retaining wall along the north boundary of the property appear to divert the flow north into a trap low located in the southwest corner of Lot 9 Bearspaw Loop. Overbank flow will likely flow east, eventually meandering to the pond located east of 254160 Bearspaw Road. The capacity and improvements of this system should be reviewed more closely.

Location No.4 - 105 Bearspaw Loop (Photo No.105)

Two CSP culverts (500 mm and 300 mm) are located on the east side of the existing pond. Only the 500 mm culvert appears to daylight into the outlet channel. The end condition of the 300 mm culvert and the capacity of the two culverts should be reviewed.

Location No.5 - Bearspaw Golf & Country Club

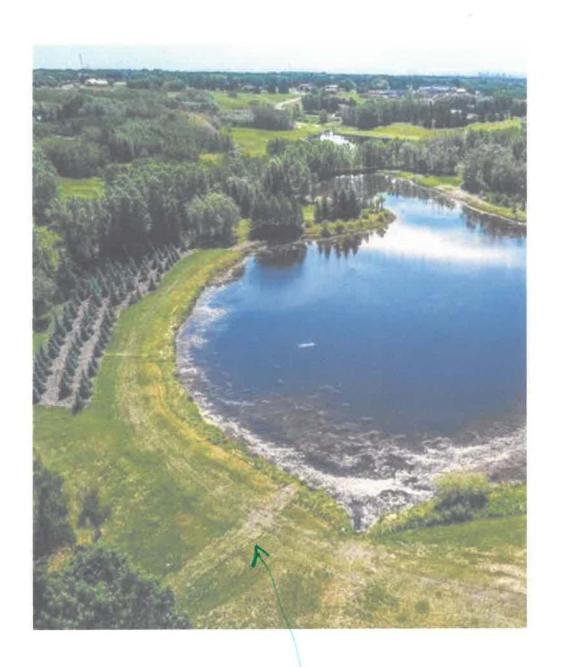
A 150 mm CSP culvert exists across the golf cart access path between the two ponds. The capacity of the culvert and overland spill route should be reviewed, and improvements made as necessary.

Location No.6 - Twp Rd 254 South of Bearspaw Golf & Country Club (Photos No.114 to 119)

A 600 mm CSP culvert outlets from the pond on the 10th hole of the Bearspaw Golf Course down a steep embankment to the Twp Rd 254 undeveloped road allowance. During the June 2008 runoff event, there was overflow on the embankment of the 10th hole pond and the crossing at Twp Rd 254. The capacity of the two locations should be reviewed, and improvements made where necessary.

Location No.7 - 25183 12 Mile Coulee Road (Photos No. 122 & 123)

A 500 mm CSP culvert outlets from the existing pond down a steep embankment. The capacity of the culvert and erosion protection for the outlet channel should be reviewed.



m. OICK PROPERTY BEARSPAN ROAD.

CULVERT REMOVAL AS SHOWN IN THOTO



QUANTUMPLACE DEVELOPMENTS LTD. SUITE 203 1028 18 AVENUE NW

March 21, 2019

Rocky View County, Planning & Development c/o Development Authority 262075 Rocky View Point Rocky View County, AB, T4A 0X2

Re: Rationale for Proposed Development Permit at 254138 Bearspaw Road

The purpose of this letter is to provide additional information pertaining to the attached Development Permit (DP) application for minor landscaping improvements completed in the summer of 2018 at 254138 Bearspaw Road.

After a complaint was filed by a neighbor in the Fall of 2017, the land owner of the subject property, received an inspection from Alberta Environment and Parks (AEP) and officials from the Rocky View County (RVC). Materials (soil, rock, asphalt, concrete, rebar, rubber, grass clippings, metal, and wire), were observed on the shore and in the pond and the land owner was ordered to restore the water body to its pre-disturbance conditions.

The compliance order required removal of all materials from the water. In addition, AEP suggested (see letter attached) that erosion protection of the pond edge in the form of topsoil and reestablishment of the bank through reseeding with drought tolerant seeds would assist and help mitigate further erosion. The land owner undertook these improvements at the suggestion of AEP thinking that would mitigate any future erosion of the pond edge. A RVC Compliance Officer accompanied AEP during all inspections and the land owner was not made aware of a DP requirement to commence or complete the work ordered by AEP.

The work undertaken included removing debris from the waterbody, loaming the shoreline, and seeding the bank of the pond for the purpose of erosion control. This work was undertaken in the area shown on *Map 1*. AEP indicated that they were satisfied with the work and had no further concerns and the issue was considered resolved.

After work was completed another complaint was received by RVC and the land owner was notified of RVC's DP requirement via an RVC compliance notice. It was only at this point that the land owner was made aware that under section 33.1 of the County's Land Use Bylaw that any stripping, filling, excavation, grading, and/or re-contouring requires a DP prior to commencement of any development.

The subject site of the development is a total area of 383.4 m² bordering the pond (Map 1).

The work that was undertaken is as follows:

- The work took place in an area measuring 6.0 m by 62.9 m (383.4 m²) as shown in Map 2.
- Removal of debris from the water's edge was completed by hand in order to minimize disturbance.



QUANTUMPLACE DEVELOPMENTS LTD.

SUITE 203 TO 26 16 AVENUE NW.

 Vegetation cover was reestablished along the top of the bank, where vegetation had been disturbed, 150 mm of topsoil was placed in the affected area and reseeded with a drought tolerant seed mix.

Thank you for your consideration.

Sincerely,

Scott Thompson

Planning & Development Coordinator QuantumPlace Developments Ltd.

e. scott.thompson@quantumplace.ca

p. 1.587.350.5172 ext. 241



T SUBJECT PARCEL



CLIENT
FIDELIS
MANAGEMENT
LTD

DRAWING

MAP I SITE PLAN

SITE INFORMATION

LEGAL DESCRIPTION
PLAN 971 2356
BLOCK 3

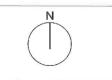
MUNICIPAL ADDRESS 254138 Bearspaw Road

PARCEL AREA

4.30 hectares 10.63 acres 43,018 square meters

NOTES

NOT FOR CONSTRUCTION



DATE: 2019/03/20 PROJECT: QPD19-072 DRAWN BY: S. THOMPSON Page

27

20M 40M 80M

APPLICANT



CLIENT

FIDELIS MANAGEMENT LTD

DRAWING

MAP 2 AREA OF CONSTRUCTION

SITE INFORMATION

LEGAL DESCRIPTION PLAN 971 2356 BLOCK 3

MUNICIPAL ADDRESS 254138 Bearspaw Road

PARCEL AREA

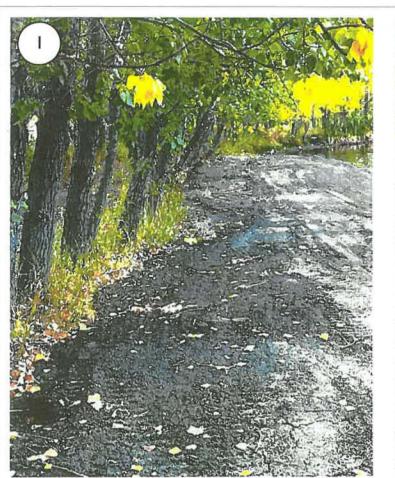
4.30 hectares 10.63 acres 43,018 square meters

NOTES

CONSTRUCTED AREA (371.6M²)



DATE: 2019/03/20 PROJECT: QPD 19-072 DRAWN BY: S. THOMPSON









APPLICANT



CLIENT

FIDELIS MANAGEMENT LTD.

DRAWING

CONSTRUCTION **PHOTOS**

SITE INFORMATION

LEGAL DESCRIPTION PLAN 971 2356 BLOCK 3

MUNICIPAL ADDRESS 254138 Bearspaw Road

PARCEL AREA

4.30 hectares 10.63 acres 43,018 square meters

NOTES

- I. Looking southeast on the parcel, shows area of clay that top soil was added to.
- 2. Photo of work done looking east on the parcel
 3. Pond Shorline looking south with
- the added top soil.

 4. Shoreline looking west, showing top soil and seeding placed on top of the clay.



DATE: 2019/03/19 PROJECT: QPD 19-072 DRAWN BY: S. THOMPSON



APPLICANT



CLIENT

FIDELIS MANAGEMENT LTD.

DRAWING

MAP 3.
PRE- CONSTRUCTION
CONDITIONS
2017/08/21

SITE INFORMATION

LEGAL DESCRIPTION
PLAN 971 2356
BLOCK 3

MUNICIPAL ADDRESS 254138 Bearspaw Road

PARCEL AREA

4.30 hectares 10.63 acres 43,018 square meters

NOTES

NOT FOR CONSTRUCTION



DATE: 2019/03/19 PROJECT: QPD19-072 DRAWN BY: S. THOMPSON





403-230-1401 questions@rockyview.ca www.rockyview.ca

July 24, 2019

Re: PRDP20190868 Site Inspection

As requested by Subdivision & Development Appeal Board, an inspection of the wetland at 254138 Bearspaw Road was conducted on July 23, 2019. The purpose of the inspection was to determine if there are any drainage impacts to adjacent properties by the constructed bank on the north east side of the wetland and to check the functionality of culverts draining to the wetland.

The following are findings of the inspection:

- At the time of inspection, no water pondings/drainage impacts were obseved to adjacent properties due to construction of the bank.
- Based on obsevered topography at the time of inspection, the constructed bank doesn't appear to impede the drainage from adjacent properties.
- At the time of inspection, all three culverts connecting to the wetland on the north west, north east and east sides were noted to be operational.

Based on observed on-site conditions during site inspection, no further stormwater study is warranted at this time for wetland on 254138 Bearspaw Road.

If you have any questions or require clarification with regards to the information above, please do not hesitate to contact the undersigned.

Regards,

Milan Patel, P.Eng Planning & Engineering Services



403-230-1401 questions@rockyview.ca www.rockyview.ca



Photo 1: Culvert # 1 draining to wetland on the north side



Photo 2: Culvert # 2 draining from 93 Bearspaw Loop to wetland

Rocky View County, AB, T4A 0X2



403-230-1401 questions@rockyview.ca www.rockyview.ca



Photo 3: Culvert # 2 – Looking inside



Photo 4: Culvert # 3 connects to the Golf Course on the east side





403-230-1401 questions@rockyview.ca www.rockyview.ca



Property Line Fence

Gravel Road

Photo 6: 93 Bearspaw Loop, Property Line Fence, Gravel Road and Constructed Bank

ALBERTA GOVERNMENT SERVICES LAND TITLES OFFICE

IMAGE OF DOCUMENT REGISTERED AS:

971352324

ORDER NUMBER: 37459394

ADVISORY

This electronic image is a reproduction of the original document registered at the Land Titles Office. Please compare the registration number on this coversheet with that on the attached document to ensure that you have received the correct document. Note that Land Titles Staff are not permitted to interpret the contents of this document.

Please contact the Land Titles Office at (780) 422-7874 if the image of the document is not legible.

RESTRICTIVE COVENANT

WHEREAS FIDELIS MANAGEMENT LTD. is the registered owner as to an undivided 80% interest and Shirley Dick is the registered owner as to an undivided 20% interest of the following lands:

Plan 9712356 Block 9 Lots 1, 2 and 3

Excepting thereout all mines and minerals.

(hereinafter referred to as the "said lands")

AND WHEREAS it is desirable that the said lands should be deemed a building scheme and that certain land use, building restrictions and other conditions should be placed on the said lands;

AND WHEREAS FIDELIS MANAGEMENT LTD. has carried out the subdivision of said lands;

NOW THEREFORE THIS DEED WITNESSETH that in consideration of the foregoing, FIDELIS MANAGEMENT LTD. does hereby for itself and assigns and successors in title, covenant as follows:

1. No building shall be erected on the said lands unless the location of such building is located on that part of each lot on the said lands as is determined by the Municipal District of Rocky View No. 44 as being eligible for construction of a building, as identified on Plan 971 2358

1

IN WITNESS WHEREOF FIDELIS MANAGEMENT LTD. has caused its corporate seal to be hereunto affixed and these presents to be assigned by its proper officer thereunto authorized, and Shirley Dick of Calgary, Alberta has sent here hands and seal in this behalf, at Calgary this 19 day of 1997

FIDELIS MANAGEMENT LYD.

FR.

_c/s

SHIRLEY DICK

WITNESS

AFFIDAVIT OF EXECUTION

CANADA

PROVINCE OF ALBERTA

TO WIT:

MAKE OATH AND SAY:

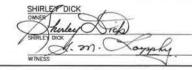
- THAT I was personally present and did see Shirley Dick named in the within instrument, who is 1. personally known to me to be the person named therein, du'y sign and execute the same for the purpose named therein.
- THAT the same was executed at the City of Calgary, in the Province of Alberta, and that I am the 2 subscribing witness thereto.
- THAT I know the said Shirley Dick., and she is in my belief of the full age of eighteen years. 3.

SWORN before me at the City of Calgary, in the Province of Alberta, Canada, this 19 day of august 1997.

Exp. Sept. 8,97

971352324 RECUSTREED 1997 11 26 PREM RECUSTAR COVERNAMI DOC 5 ON 5 OFFIE MUSSAY ADRIMEBAPIER

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AKrandin. A.D.REGISTRAR

FIDELIS MANAGEMENT LTD.

Alberta Environment & Parks (AEP)

Page 1 of 13

- Separate approval process for development within a waterbody
- AEP permit required for fill to remain within pond

Rocky View County (RVC)

- Placement of fill, stripping & grading are discretionary uses, require a development permit
- PRDP20190868 to ensure that topsoil and vegetation are in place to reduce erosion and sedimentation
- RVC approval does not imply AEP approval

AER & ROCKY VIEW APPROVALS

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: __June 13, 2019

Division #8

File: 05630099

Agenda

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Development Authority Submission



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

AER WATERBODY

Spring 2018

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: June 13, 2019

Division #8

File: 05630099

Agenda <u>Page 400 of 580</u>

Development Authority Submission



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

AER WATERBODY

Spring 2018

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: __June 13, 2019

Division #8

File: 05630099

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SITE PLAN

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: June 13, 2019

Division #8

File: <u>05630099</u>

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SITE PLAN

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: _June 13, 2019

Division #8

File: 05630099

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SITE PLAN

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356 Date: _June 13, 2019

Division #8

Agenda File: 05630099 404 of 580

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SITE PLAN

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: _June 13, 2019 File: <u>05630099</u> Division #8

Agenda

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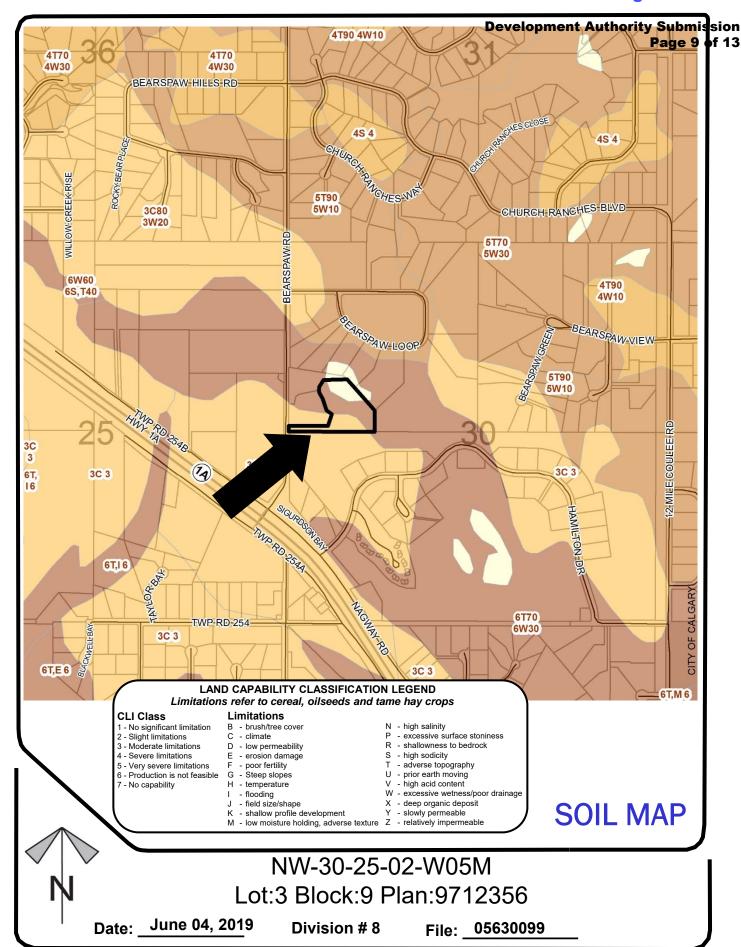
Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

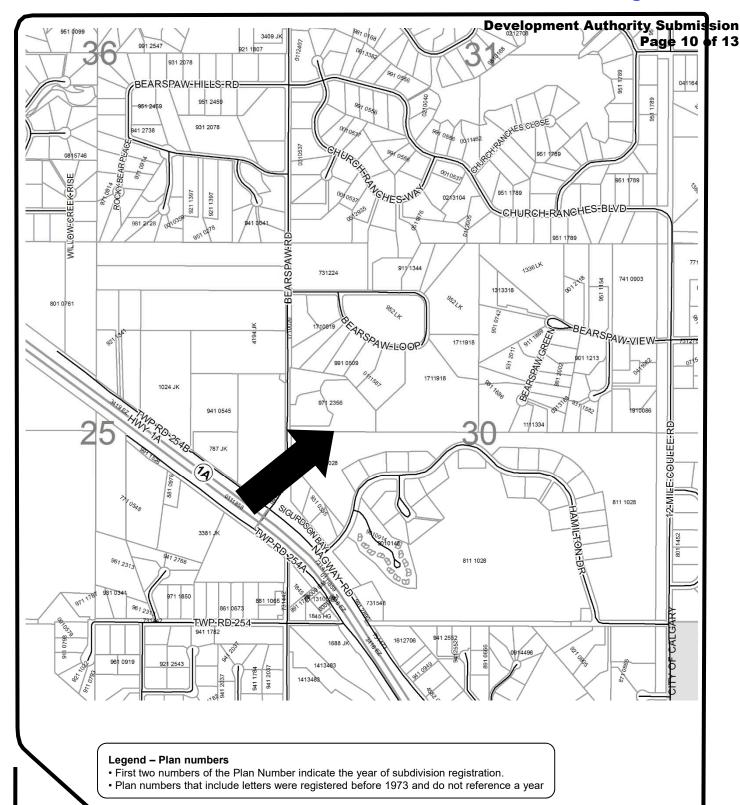
TOPOGRAPHY

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NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356



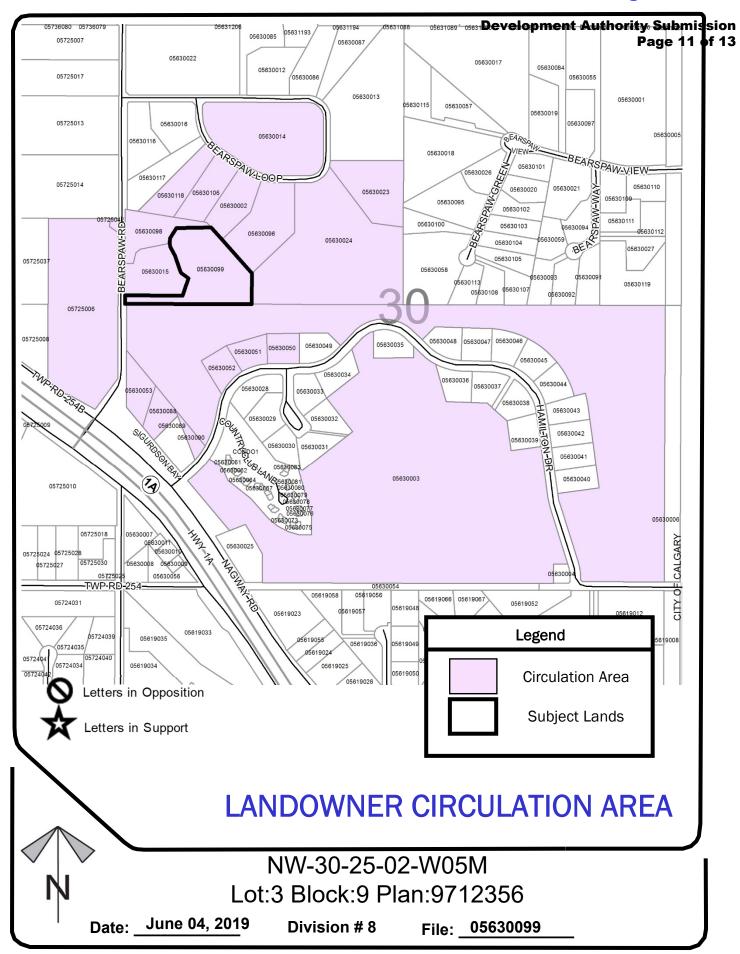


HISTORIC SUBDIVISION MAP

NW-30-25-02-W05M

Lot:3 Block:9 Plan:9712356

Date: June 04, 2019 Division # 8 File: 05630099





CLIENT

FIDELIS MANAGEMENT LTD

DRAWING

MAP 2 AREA OF CONSTRUCTION

SITE INFORMATION

LEGAL DESCRIPTION PLAN 971 2356 BLOCK 3

MUNICIPAL ADDRESS 254138 Bearspaw Road

PARCEL AREA

4.30 hectares 10.63 acres 43,018 square meters

NOTES

CONSTRUCTED AREA (371.6M²)

DATE: 2019/03/20
PROJECT: QPD19-072
DRAWN BY: S. THOMPSON 13

B-2 Page 52 of 168

APPLICANT



CLIENT

FIDELIS MANAGEMENT LTD.

DRAWING

MAP 3. PRE- CONSTRUCTION CONDITIONS 2017/08/21

SITE INFORMATION

LEGAL DESCRIPTION PLAN 971 2356 BLOCK 3

MUNICIPAL ADDRESS 254138 Bearspaw Road

PARCEL AREA

4.30 hectares 10.63 acres 43,018 square meters

NOTES

NOT FOR CONSTRUCTION



DATE: 2019/03/19
PROJECT: QPD19-072
DRAWN BY: S. THOMPSON 13

Schaerer Letter of Support Page 1 of 72 Schaerer

63 Bearspaw Loop Calgary AB T3R 1K2

Monday, June 24, 2019

Subdivision and Development Appeal Board of Rocky View County 262075 Rocky View Point Rocky View County, AB, T4A 0X2

RE: Repeal of Application Number: PRDP20190868

We are the landowners at 63 Bearspaw Loop adjacent to the proposed development, and are not in support of this request. We feel there is a very real need for removal of soil and debris from these locations, not the addition of more.

The land in question is and has always provided natural drainage for this area.

There have been colossal amounts of unpermitted material, fill, construction material etc. dumped in this area for years. Please review all aerial photos of this body of water going back at least 25 years. We have provided aerial photos so council can grasp the vast decrease in size of the water body in question. The owner M. Dick and/ or Fidelis Management Ltd removed a culvert from the property that his daughter was occupying. This can be found in an aerial photo (see attachment). When Rocky View reviews all their file history with the three titles of property of M. Dick and/ or Fidelis Management Ltd. you will see that Fidelis Management repeatedly dumps debris in the body of water without permits until they are shut down. Rocky View County Councillors have been dealing with this over the years. Due to years, even decades passing by and a timeline of different councillors, Fidelis Management Ltd has done work unnoticed by the County. The build up of material has blocked the coulee next to us, causing loss of trees & retention of water. The areas in question have also now been populated with a substantial number of trees that used to be water seemingly with no other intention than to permanently block our view of the coulee and natural waterways we could see every day when we purchased the property.

Being that there has already been so much work performed it is confusing and concerning what more is being proposed?

We also wish to draw your attention to an M.D. of Rocky View, Bearspaw Drainage Assessment, Bearspaw Hills, Bearspaw Summit, and Woodland, prepared by MPE Engineering Ltd. in June 2009 (see attachment). This study addresses these properties in question, raises concerns of continued development of berms, blocking of natural watercourses, and blocking of culverts. We see the work done thus far, the continued trucking of broken concrete, fill and soil to these areas only deepening the concerns raised in this study, and certainly not in support of it's recommendations.

Further to this, we have received communication from Reed Davis an Environmental Protection Officer from Regional Compliance Environment & Parks, indicating that this is a water body, is subject to the water act, and would require Authorization from them as well. This may in fact lie outside the Rocky view Permitting process. They are looking into this request as well. As of June 24, 2019 Regional Compliance Environment & Parks has attempted several times to contact Stephan Kunz by telephone prior to this June 26th hearing. We telephone Stephan Kunz June 24th and left a voice message.

This permit cannot be issued and closed until it is indeed inspected by both Alberta Environment and Rocky View County. Not until authorized to do so.

Regards,

Cheryl & Kurt Schaerer



M.D. OF ROCKY VIEW NO. 44

Bearspaw Drainage Assessment Bearspaw Hills, Bearspaw Summit and Woodland

Conceptual Design Report (2285-019-01/02/03)



Prepared by:



June 2009

Schaerer Letter of Support Page 3 of 72

June 10, 2009

Suite 260, East Atrium, 2635 - 37 Ave NE

Calgary, AB T1Y 5Z6 Phone: 403-250-1362 1-800-351-0929 Fax: 403-250-1518



File::\22\85\019\01\L02-1.0

Municipal District of Rocky View No. 44

911 - 32 Avenue N.E.

Calgary, AB T2E 6X6

Attention: Mr. Jorie McKenzie, C.E.T.

Project Technologist

Dear Mr. McKenzie:

Re: DRAFT Bearspaw Drainage Assessment

Bearspaw Hills, Bearspaw Summit and Woodland

We are pleased to submit a three (3) copies of the Bearspaw Drainage Assessment – Bearspaw Hills, Bearspaw Summit and Woodland for your records.

Should you have any questions pertaining to the above please do not hesitate to contact the undersigned.

Yours truly,

MPE ENGINEERING LTD.

Ron Kitagawa, P.Eng.

Pa Kty >

Project Manager

RK:mw

Enclosure

EXECUTIVE SUMMARY

MPE Engineering Ltd. (MPE) was retained in August 2008 by the Municipal District of Rocky View No. 44 (MD) to complete a drainage assessment in the Bearspaw area, northwest of the City of Calgary. The study area encompasses lands within Bearspaw Hills (SE36 25-3-W5M), Bearspaw Summit (NE36 25-3-W5M) and Woodland (NW36 25-3-W5M).

The MD has undertaken this study as part of a long-term solution to resolve flooding and drainage issues. Two main goals are to establish a conceptual drainage plan that identifies enhanced drainage routes that will discharge runoff from the study area, and to provide probable costs for planning purposes.

Flooding Problem

Road and acreage development has reduced natural storage, as ponds and natural channels are filled in over time. Some building sites have been constructed below natural spill elevations. Isolated trap lows, natural / man-made swales, and ponds in the study area are not adequately connected to each other. Conveyance routes are poorly defined to the area outlet.

Flooding concerns in the study area have been a reoccurring problem that culminated during the June 2005 record rainfall event. In order to alleviate the flooding concerns, a more defined drainage route system must be established. Stormwater from the study area ultimately drains to the intersection of 12 Mile Coulee Road and Highway 1A as identified in the Bearspaw Master Drainage Plan (MDP) (MPE 2007). From here stormwater flows into the City of Calgary, south of Highway 1A and though the Tuscany Stormwater Trunk System before discharging into the Bow River.

Willow Creek Pond

The Willow Creek subdivision by Encore Prime Development is currently under construction adjacent to the study area in the SW36 25-3-W5M. A Master Drainage Plan was completed by UMA-AECOM in March 2008, which included an oversized 'regional' storm pond to allow for some contributing land within the current study area.

The Willow Creek Pond (Wet Pond No. 10) will have 133,832 m³ of active storage and a restricted release rate to reduce downstream flooding (as recommended in the Bearspaw MDP). While this pond will accommodate some of the storage requirements within the study area, additional storage is needed both in the study area and outside the study area (upstream of the Willow Creek pond on the west side of Woodland Road).



Two additional storm ponds are required west of Willow Creek. The Willow Creek pond and outlet system must be designed to 'flow-through' both the interim and ultimate runoff flows from these two areas.

Site Information

Personnel from MPE and MD conducted site visits to gain familiarity with the study area, to confirm potential drainage routes and to evaluate problem areas in greater detail. Local topographical surveys and informal discussions with landowners along the route were also carried out.

Land Use Density

This is a forward-looking plan with the required storage volumes based upon land use eventually intensifying to the density adopted in the Bearspaw Master Drainage Plan of 64 lots per quarter section. The Willow Creek MDP assumed current land use within the study area, which is less.

Catchment Areas & Conveyance

The study area is divided into four major drainage Catchments (A, B, C, and D) and the most feasible conveyance routes through each are identified. All drainage eventually flows eastward across Bearspaw Road, through the Bearspaw Golf & Country Club, and across private acreage properties into the City of Calgary.

Proposed conveyance routes are located along existing natural drainage paths that can be enhanced or reestablished to protect existing properties. Most are across private land, so easements and cooperation from local residents is essential. Along the identified drainage routes, conveyance is proposed via swales, roadside ditches, pipes, Corrugated Steel Pipe (CSP) culverts and either Spill Ponds or active Storage Ponds. Most of the ponds are existing natural ponds that will be improved.

Spill & Storage Ponds

Spill Ponds are simply conveyance ponds. The levels will fluctuate very little during storm events as runoff simply passes through without being stored. To maintain a constant water level, a spill outlet and channel will be established. In general, Spill Ponds are smaller or in less strategic locations along the drainage route.

Storage Ponds will be at strategic locations along the drainage route. Each will include some 'active storage' volume, allowing a water level rise following a storm event. Each will have an outlet structure to allow controlled release in the order of 0.485 l/s/ha and 656 m³/ha of active storage, allowing draw down typically within 16 days. The intent is to limit water level fluctuation to less than one meter, minimizing the long-term impacts on adjacent tree stands.

The establishment of adequate large-scale Storage Ponds is limited by the severely undulating terrain and significant acreage development. Most existing ponds are relatively small and located on private property, so not all the storage and flow targets recommended in the MDP can be met. Fortunately, the proposed Willow Creek pond reduces the storage requirements in the study area, such that the main emphasis can be on the proper development of adequate spill and conveyance routes.

A number of critical locations are reviewed. A solution is presented to address flooding within the large Municipal Reserve (MR) lot at the southwest corner of Bearspaw Road and Bearspaw Hills Road. A receiving pond is also proposed within the MR lot at the southwest corner of Bearspaw Road and Burma Road. This may allow trucked water to be deposited locally after storm events.

Design Storage Volumes

The basic goal of equitable stormwater management policy is to require major catchment areas to 'take care of their own runoff'. This is achieved by constructing storage ponds and conveyance channels within each development area, rather than passing on flooding issues downstream.

Given the presence of the Willow Creek pond, the target storage volumes in the study area are:

TOTAL STORAGE TARGET IN STUDY AREA	67.619 m ³
Target Storage Volume Required Within Catchment D	$65,377 \text{ m}^3$
Minimum Storage Required Within Catchments A, B & C	$2,242 \text{ m}^3$

Due to topographical constraints, more than the target storage volume can be developed in Catchments A, B & C, while less than the target can be developed in Catchment D. Construction of future downstream storage facilities outside the study area can offset the shortfall within Catchment D.

West of the Willow Creek development, two pond facilities must be developed in future:

 SE35 25-3-W5M (BR-500: 35C&35F)
 56,265 m³

 SW35 25-3-W5M (BR-600)
 70,192 m³

 TOTAL STORAGE REQUIRED (Upstream of Willow Ck. Pond)
 128,699 m³

Although the minimum storage required in the study area Catchments A, B & C is only 2,242 m³, any additional storage that can be developed will reduce the future storage requirement in the S1/2 25-3-W5M.

Design Peak Flows

From a peak flow perspective, the following 100-year return period unit flow rates are estimated:

Controlled Pond Release Target (Bearspaw MDP)

Existing Conditions (Willow Creek MDP)

Ultimate Developed (64 units/quarter; 20% Impervious; 1-hr storm)

60.6 l/s/ha

Conveyance & Spill Route Capacity

The ultimate release rates at the various outlet points are shown on Map Nos.2 & 3 for Option 1 and Option 2 respectively.

Within each catchment, conveyance routes between facilities should be sized, as a minimum, to accommodate the ultimate 'uncontrolled' overland unit flow rate (60.6 l/s/ha) plus a reasonable freeboard.

In case of plugging or failure of the emergency spill capacity should be constructed into each pond outlet. For facilities where emergency spill cannot be achieved by gravity, then back-up (duplex) pumps can be considered. The MD should note these facilities in the Flood Response Plan as portable back-up pumping plans may have to be implemented.

Options

The low unit release rate recommended in the Bearspaw MDP requires controlled releases in the order of 1 l/s to 15 l/s in small upstream catchments. This low flow can be difficult to control using gravity control devices such as orifice and weir plates. Openings would be small and prone to frequent plugging

with debris; posing a maintenance problem. Achieving such low release rates may require pumps, or alternatively a relaxation of the release rates in the smaller upper catchments.

Given the Willow Creek pond will provide some storage in the study area, and other large storage facilities are planned downstream, two options are developed to address the situation:

- Option 1 Small Pumps (Limited Release)
- Option 2 Gravity Release and Pumps

Option 1 (Small Pumps) targets the MDP recommended release rate of 0.485 l/s/ha by utilizing small pumps at each pond. This option provides significantly more storage volume in the system, but results in a higher overall capital and operational cost.

Option 2 (Gravity Release) utilizes structures with a minimum opening of 50 mm to reduce the potential of plugging, and associated maintenance costs. It also reduces the capital cost of implementing pumps and power to all sites. The disadvantages are that this option reduces the available active storage and increases peak flows out of the study area. The reduced storage and higher peak flows out of the catchment have the advantage of reducing detention times in the local ponds, but means more storage will have to be developed in other areas outside the study area to compensate.

For Catchments A, B & C, both options provide effective storage in excess of the minimum 2,242 m³ target. Option 1 provides 32,745 m³ while Option 2 provides 5,227 m³.

A brief summary and the concept-level cost estimate for the proposed drainage routes for the two options are summarized in the following tables:

Summary of Drainage Routes Option 1 – Small Pumps (Limited Release)

	Catchment A	Catchment B	Catchment C	Catchment D	Total
Catchment Area (ha)	32.9	39.6	23.6	99.7	195.8
Approximate Length ¹ (km)	2.0	2.0	2.0	4.0	10.0
Range of Water Level Rise in Storage Ponds ² (m)	0.4 - 0.9	0.5 - 0.8	0.5	0.3 - 1.0	
Release Time ³ (days)	16 - 28	3 - 20	10 ³	13 -47	
Active Storage Volume Provided and Used (m³)	16,945	13,840	1,960	41,185	73,930
Bearspaw MDP Target Active Volume ³ (m ³)	21,582 ⁴	25,978 ⁴	15,482 ⁴	65,403	128,445 ⁴
Pond Area (ha) ⁵	18.5	3.8	13.0	8.7	44.0
Channel & Pipeline Easement Area(ha) ⁶	6.1	0.4	1.4	2.9	10.8
Estimate of Probable Cost ⁷	\$785,000	\$840,000	\$255,000	\$1,690,000	\$3,750,000

Notes:

- 1. Length of drainage routes includes other secondary swales / roadside ditches that connect to the main drainage route.
- 2. Target level rise is 1.0 m or less.
- 3. Estimated using unit storage volume (656 m³/ha) for the June 2005 storm event with recommended release rate of 0.485 l/s/ha (Bearspaw MDP) for eventual density of 64 lots per quarter section (20% impervious). Maximum release from Catchment C is based on the capacity of the existing 600 mm CSP crossing Bearspaw Hills Road at full flow condition without any surcharge (274 l/s).
- For Catchments A, B & C the Willow Creek pond reduces the Active Storage Volume requirement for the three catchments down to 2,242 m³ and the total for all catchments down to 67,645 m³.
- 5. Pond area includes approximate footprints of storage ponds and spill ponds as shown on Map 2.
- 6. Channel area has been estimated based on approximate depths of cut required within various segments and required easement along the main and lateral drainage routes. Pipeline easement area has been estimated assuming 10 m wide easement.
- 7. Cost of land for the storage ponds and the easements for the drainage channels and pipelines are not included.

Summary of Drainage Routes Option 2 – Gravity Release and Pumps

	Catchment A	Catchment B	Catchment C	Catchment D	Total
Catchment Area (ha)	32.9	39.6	23.6	99.7	195.8
Approximate Length ¹ (km)	2.0	2.0	2.0	4.0	10.0
Range of Water Level Rise in Storage Ponds ² (m)	0.4 - 0.9	0.5 - 0.8	0.5	0.3 - 1.0	
Detention Time ³ (days)	0.5 - 2.3	0.2 - 4.2	10 ³	1 – 8.3	
Active Storage Volume Provided and Used (m³)	1,354	1,913	1,960	13,580	18,810
Bearspaw MDP Target Active Volume ⁴ (m ³)	21,582 ⁵	25,978 ⁵	15,482 ⁵	65,403	128,445 ⁵
Pond Area (ha) ⁶	18.5	3.8	13.0	8.7	44.0
Channel & Pipeline Easement Area(ha) ⁷	6.1	0.4	1.4	2.9	10.8
Estimate of Probable Cost ⁸	\$635,000	\$700,000	\$255,000	\$1,550,000	\$3,140,000

Notes:

- 1. Length of drainage routes includes other secondary swales / roadside ditches that connect to the main drainage route.
- 2. Target level rise is 1.0 m or less.
- 3. Based on higher pond unit release rates (1 to 5.3 l/s/ha) to convey flows from upstream Catchments A, B and D. Maximum release from Catchment C is based on the capacity of the existing 600 mm CSP crossing Bearspaw Hills Road at full flow condition without any surcharge (274 l./s).
- 4. Estimated using unit storage volume (656 m³/ha) for the June 2005 storm event with recommended release rate of 0.485 l/s/ha (Bearspaw MDP) for eventual density of 64 lots per quarter section (20% impervious).
- 5. For Catchments A, B & C the Willow Creek pond reduces the Active Storage Volume requirement for the three catchments down to 2,242 m³ and the total for all catchments down to 67,645 m³.
- 6. Pond area includes approximate footprints of storage ponds and spill ponds as shown on Map 2.
- 7. Channel area has been estimated based on approximate depths of cut required within various segments and required easement along the main and lateral drainage routes. Pipeline easement area has been estimated assuming 10 m wide easement.
- 8. Cost of land for the storage ponds and the easements for the drainage channels and pipelines and pipelines are not included.

A systematic and prioritized program can solve the problems. Co-operation and buy-in from existing landowners will be crucial, as easements and pond dedications on private property will be required. Solution will need the commitment of both the local community and municipality to be successful.

Recommendations

- 1. Option 2 (Gravity Release and Pumps) should be adopted as the basic design approach to optimize pond release time, minimize annual operational costs, and lower capital cost. Implementation of Option 2 should be accompanied by:
 - Detailed design including a closer review of pumps versus gravity outlets at each pond location.
 - Planning for the eventual development of additional storage facilities on the west side of Woodland Road.
 - Planning for the eventual development of additional storage facilities south of Catchment D, just west of Bearspaw Road.
- 2. Consultation with Alberta Public Lands should be carried out to determine the criteria and confirm approval to utilize local ponds and trap lows as stormwater facilities.
- 3. Area residents should be consulted during the development of the drainage plan; to inform, to obtain feedback and to secure easements.
- 4. City of Calgary and downstream residents on the drainage course to the Bow River should be notified of the proposed improvements.
- 5. Detailed surveys should be completed along the proposed drainage routes, spill ponds and storage ponds as part of the future detailed design of the drainage systems.
- 6. Alberta Environment (AENV) should be consulted to clarify any approval requirements under the *Water Act* and *Environmental Protection and Enhancement Act (EPEA)*.
- 7. Consideration should be given to completing the drainage plan in prioritized phases.



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3	Catchment A: Option 1 – Estimate of Probable Cost
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9	Catchment D: Option 1– Estimate of Probable Cost
10	Catchment A: Option 2 – Pond Summary
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16	Summary of Drainage Routes: Option 1 – Small Pumps
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APPENDICES

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- 1 Study Area
- 2 Bearspaw Master Drainage Plan Catchments

Benefits and Challenges: Option 1 Versus Option 2

Conceptual Drainage Plan: Benefits and Challenges

- 3 Catchment Areas
- 4 Downstream Drainage Course to City of Calgary's Stormwater Drain System
- 5 Typical Storage Pond Concept
- 6 Typical Outlet Control Structure

<u>Maps</u>

- 1 Study Area, June 2003
- 2 Conceptual Drainage Routes: Option 1 (Small Pumps) Site Plan
- 3 Conceptual Drainage Routes: Option 2 (Gravity Release and Pumps) Site Plan

Photographs

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1.0 INTRODUCTION

MPE Engineering Ltd. (MPE) was retained in August 2008 by the Municipal District of Rocky View No. 44 (MD) to complete a drainage study in the Bearspaw area, northwest of the City of Calgary. The study area encompasses lands within Bearspaw Hills (SE36 25-3-W5M), Bearspaw Summit (NE36 25-3-W5M) and Woodland (NW36 25-3-W5M)(see Figure 1). The entire study area is within the Bow River Catchment I as identified in the Bearspaw Master Drainage Plan (MDP)(MPE 2007).

For reference, all Figure, Maps and Photos referenced are in the Appendix at the back of the report.

The scope of the drainage study is to establish a conceptual plan and probable costs to manage and properly discharge stormwater from the study area. The work has been carried out adopting the general intent of the Bearspaw MDP.

Drainage channels, pipes, pumps and control structures are proposed to interconnect existing ponds (both man-made and natural), trap lows and swales/road side ditches for the conveyance of stormwater through the study area to a few drainage outlets at the downstream location. As part of the overall drainage plan, the report proposes Storage Ponds and Spill Ponds.

Preliminary elevations are proposed for Permanent Water Level (PWL) and High Water Level (HWL) within Storage Ponds; PWL and spill elevations for Spill Ponds; and locations of drainage channels, PVC pipes, corrugated steel pipe (CSP) culverts and control structures. These design elements are considered preliminary at this stage, to be further refined in a future detailed design.

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2.0 EXISTING DRAINAGE CONDITION

Development in the study area has led to reduced natural storage and some building sites that have been constructed below natural spill elevations. For reference, the 2003 air photo of the study area is provided on Map No. 1. The catchment boundaries and the proposed drainage routes have been provided for information. Following the June 2005 record rainfall event, many of the ponds shown on the air photo are now significantly larger.

Although natural drainage routes exist, the trap lows and ponds are not adequately connected within the study area and the natural surface drainage system is inadequate to protect a number of properties. Flooding has been a reoccurring problem that culminated during the June 2005 event. A defined overland drainage route to the City of Calgary Rocky Ridge Westland development is investigated to alleviate the flooding concerns.

One particular problem area is the Municipal Reserve (MR) Lot at the southwest corner of Bearspaw Road and Bearspaw Hills Road (see Map No.2). The pond level has risen significantly since June 2005 due to accumulated rainfall events and occasional pumping of runoff from residents of Church Ranches into the east ditch of Bearspaw Road, which empties into the pond via an existing cross culvert. Since the recent widening of Bearspaw Road, the cross-culvert remains blocked at the west end by construction fill.

As the pond has no defined outlet, the water level has risen, flooding a local ball-diamond and spilling onto adjacent private lots. A few residents have constructed berms along their property boundaries to limit flooding, though sometimes to the detriment of the overall drainage in the area.

Other examples of general drainage problems in the broader study area include:

- House construction and buildings set below pond spill elevations (Photo Nos.58 & 71).
- Landscaping reducing existing available pond sizes (Photo Nos.17, 50 & 79).
- Retaining walls/berms constructed along property boundaries (Photo Nos. 41, 58, 59 & 70).

Such modifications interfere with drainage routes and storage capabilities, in some cases seriously threatening homes and properties.

Local residents have identified removal of stormwater after significant events as a major drainage issue. Without properly developed pumping or overland routes, removal has frequently been by temporary rental pumps and trucks, at a significant cost to the MD.

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2.1 Site Visits

To better understand the extent and nature of the drainage issues, and to field-proof the potential routes, MPE and MD staff conducted a site tour throughout the study area and along the downstream drainage course. Photographs have been included in the Appendix.

Informal discussions with a few property owners also provided details of the localized flooding issues. These assisted in the development of conceptual drainage routes, determination of potential spill elevations, and setting of target fluctuations in pond water levels.

The MD also provided 'spot' survey elevations of selected culvert inverts, road top elevations, existing swale/drainage course elevations, existing pond water levels and high water elevations. This information is used to confirm the proposed pond spill elevations, proposed high water levels and the alignment of the drainage routes.

2.2 Contour Information & Catchment Areas

Survey and contour information is used to identify the most feasible drainage routes. The MD provided the legal base plan and topographic map (0.5 m contour interval). This drainage analysis references the Bearspaw MDP and Burma Road Drainage Assessment reports (MPE 2007 and MPE 2008).

The major catchment areas surrounding the study area as identified in the Bearspaw Master Drainage Plan (MDP) are shown on Figure 2. For this study, four major drainage Catchments A, B, C, and D are identified as shown on Figure 3.

Catchments A, B, and C discharge into the Willow Creek subdivision currently being developed by Encore Prime Developments. Catchment D discharges south of Bearspaw Hills Road into the NE25 25-3-W5M. Each catchment is summarized as follows, with outlet locations detailed on Maps No. 2 & 3:

- Catchment A is located in the western half of the NW36 25-3-W5M. It discharges into the Willow Creek Development in the SW36 25-3-W5M at the south boundary of 61 Woodland Lane (Outlet A).
- Catchment B is located in the eastern half of the NW36 25-3-W5M and a portion of the western half of the NE36 25-3-W5M. It discharges into the Willow Creek Development in the SW36 25-3-W5M at the south boundary of 65 Woodland Lane (Outlet B1) and 16 Woodland Place (Outlet B2).



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- Catchment C is located in the southern half of the NE36 25-3-W5M and a portion on the northwest of the SE36 25-3-W5M. It discharges into the Willow Creek Development in the SW36 25-3-W5M at the west boundary of 137 and 131 Bearspaw Hills Road (Outlet C).
- Catchment D is located in the east half of the NE36 25-3-W5, the remaining area of the SE36 25-3W-5M and a portion of the eastern half of the SW31 25-2-W5M. It discharges into an existing trap low pond at the back of 61 Bearspaw Hills Road and 18 Bearspaw Vista Place, eventually spilling into the NE25 25-3-W5M at the south boundary of 18 Bearspaw Vista Place (Outlet D1) and 61 Bearspaw Hills Road (Outlet D2).

Runoff from all four catchments eventually combines into a natural drainage course just west of Bearspaw Road, and continues east through a cross-culvert across Bearspaw Road, through the Bearspaw Golf & Country Club, across a number of private properties and into the City of Calgary via a 2300 mm CSP culvert at the intersection of 12 Mile Coulee Road and Highway 1A. Further details of this outfall route are presented in Section 3.0, while individual drainage routes within each catchment are discussed in Sections 4.0 and 5.0.

2.3 Encore Prime Development Area

The Encore Prime Development Area (Willow Creek Development) is located in SW36 25-3-W5M. UMA-AECOM completed the Willow Creek Master Drainage Plan (MDP) in March 2008 (UMA, 2008).

Both the subdivision and a proposed storm pond, referred to as Wet Pond No.10 in the Willow Creek MDP, are under construction at the time of writing this report. The storm pond is designated a 'regional stormwater management facility' since it is to accommodate runoff beyond the Willow Creek development, including Catchments A, B & C in this study area.

The Willow Creek Development includes the southern portion of Catchment BR-510 and the most of Sub-Catchment 36D (see Figure 2) as identified in the Bearspaw MDP. Catchments BR-600, BR-510 and BR-500 all drain through the proposed Willow Creek storm pond. In the Willow Creek MDP, Catchment BR-600 is not considered part of the offsite drainage, and the storage requirements of Catchment BR-500 are assumed to be accommodated within a future storm pond west of Woodland Road.

From the Willow Creek MDP, the total 282 hectares (ha) contributing area into the Willow Creek pond is:

- 61 ha (22%) from the actual on-site development,
- 119 ha (42%) from existing off-site acreage development to the north, and



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• 102 ha (36%) from a future pond to be constructed within an existing off-site acreage development immediately west of Woodland Road.

The local pond catchment area containing the pond itself and the immediate surrounding drainage area is about 15 ha, and is not included in the total above.

The Willow Creek pond (Wet Pond No.10) will have 133,832 m³ of active storage and a restricted release rate of 118 l/s to reduce downstream flooding. The pond and outlet system must be designed to 'flow-through' both the interim and ultimate runoff flows from the upstream areas. This can be accommodated through a typical overland spill facility above the HWL elevation, as will be discussed later in this report.

The pond design accommodates only the on-site development and the north off-site area, plus the local pond catchment for a total of 195 ha.

Table 1 compares the active storage volumes and release rates in the Willow Creek MDP to those of the Bearspaw MDP.

Table 1

Bearspaw MDP and Willow Creek MDP Comparison of Storage and Release Rates

BP MDP Catchments	BP MDP Catchment Area (ha)	BP MDP Release Rate (l/s) ¹	Active Storage ² (m ³)
BR-600	107.0	52	70,192
BR-500	119.3	58	78,261
BR-510	173.9	84	114,078
Total	400.2	194	262,531
Proposed Willow Creek Pond	179.0 ³	118	133,832
(Deficit) or Surplus	(118.2)	(76)	(128,699)

Notes:

- 1. Based on Bearspaw MDP recommended release rate of 0.485 l/s/ha.
- Estimated unit storage volume (656 m³/ha) for the June 2005 storm event with recommended release rate for eventual density of 64 lots per quarter section.
- 3. Total Willow Creek Study Area of 282 ha Less 103 ha west of Woodland Road not assumed to be accommodated in the Willow Creek Wet Pond No. 10 nets 179 ha. Area west of Woodland Road to construct independent pond.

It is important to note that the Willow Creek MDP assumed existing conditions for the catchments surrounding the proposed development, while the Bearspaw MDP assumes ultimate development of 64 units per quarter. Still, within both MDPs, a pond is required immediately west of Woodland Road in the S1/2 25-3-W5M.

The Willow Creek MDP requires a future 57,867 m3 pond be constructed by others immediately west of Woodland Road in the S1/2 25-3-W5M. This is similar to the 56,265 m³ pond size calculated using the Bearspaw MDP rationale for the remainder of BR-500 as outlined in the next section. The 107 ha catchment (BR-600 in the Bearspaw MDP) further to the west is not addressed within the Willow Creek analysis, but based on the Bearspaw MDP would require an additional 70,200 m³ pond.

The storage deficit of 128,699 m³ in Table 1 must be met by the future construction of these two ponds, in addition to construction of the Willow Creek pond.

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2.4 Required Storage Volumes Within Study Area

The basic goal of equitable stormwater management policy is to require major catchment areas to 'take care of their own runoff'. This is achieved by constructing storage ponds and conveyance channels within each development area, rather than passing on flooding issues downstream.

As acreage development occurred over the past 30 years, such facilities were not properly developed and housing was sometimes situated too close to trap low ponds and conveyance channels.

To establish preliminary design storage volumes and target flow rates for areas within the study area, the unit storage volumes and the unit release rate established in the Bearspaw MDP are both adopted. These have been generated by a SWMHYMO model for the June 2005 rainfall event.

The study area's three western-most catchment areas (A, B, and C) represent 96.1 ha of land (Figure 3). All three are, for the most part, within the larger catchment area BR-510 (173.9 ha) and sub-catchment 36D (33.53 ha) that total 207.43 ha flowing into the Willow Creek pond from the north (Figure 2).

Given a 656 m³/ha ultimate storage requirement outlined in the Bearspaw MDP, and crediting the storage to be provided by the Willow Creek pond, the overall 'active' storage requirement upstream of the Willow Creek pond within Catchments A, B, and C, and the areas to the west (outside the study area) is:

Total Active Storage Calculation for Areas Contributing to Willow Creek Pond:

Total Storage Required (BR-510 & 36D: 207.43 ha x 656 m ³ /ha)	$136,074 \text{ m}^3$
Total Storage Proposed in Willow Creek Pond	$(133,832 \text{ m}^3)$
MINIMUM STORAGE REQUIRED IN CATCHMENTS A, B & C	$2,242 \text{ m}^3$
Add Areas to West (Outside Study Area):	
Future Storage Required to West (BR-500: 35C&35F: 85.77 ha x 656 m ³ /ha)	$56,265 \text{ m}^3$
Future Storage Required to West (BR-600: 107 ha x 656 m³/ha)	$70,192 \text{ m}^3$
TOTAL STORAGE REQUIRED (Upstream of Willow Ck. Pond)	128,699 m ³

Although the minimum storage required in the study area Catchments A, B & C is only 2,242 m³, any additional storage that can be developed within these catchments will reduce the future storage requirement to the west (outside study area).

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Based upon the Bearspaw MDP target, the storage volume required within Catchment D (Figure 3) on the eastern-most edge of the study area is as follows:

<u>Total Active Storage Calculation for Area Contributing to NE25-25-3W5:</u>

Total Storage Required (Catchment D: 99.66 ha x 656 m³/ha)

65,377 m³

When comparing to the Bearspaw MDP, it should be noted that some relatively small catchment areas have been incorporated into Catchment D as part of this study (Figure 2):

- Area 1: Parts of Bearspaw Summit Mews, Bearspaw Summit Rise, the MR Lot (southwest of the Bearspaw Road and Burma Road intersection), and the Church Ranches west of Cheyenne Meadows Way. This area has been transferred into the study area catchments for two reasons. First, to reduce the flow east along Burma Road to the Rocky View Water Co-op entrance, where past flooding has inundated both the Co-op entrance and Burma Road. Second, to take advantage of the municipal-owned MR Lot, upon which a pond could be constructed and used as a local receiving site for trucked storm water.
- Area 2: Part of Church Ranches west of Church Ranches Boulevard. Based upon discussions
 with Municipal staff, the acreage lots in this area have localized flooding problems. Using
 portable pumps, residents direct runoff into the Bearspaw Road ditch, which then flows west into
 the study area.

Together these represent a relatively small total area transfer into Catchment D, and a practical opportunity to solve some local problems outside the boundaries of the study area.

2.5 Design Peak Flows

From a peak flow perspective, the following 100-year return period unit flow rates have been estimated:

Controlled Pond Release Target (Bearspaw MDP)

Existing Conditions (Willow Creek MDP)

9.3 l/s/ha

Ultimate Developed (64 units/quarter; 20% Impervious)

60.6 l/s/ha

The ultimate developed flow rate is based upon a 1-hour duration Chicago Storm event.

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2.6 Conveyance & Spill Route Capacity

The two upstream areas west of the Willow Creek pond will require the following 100-year return period release rates when constructed:

Future Storage Required to West (BR-500: 35C&35F: 85.77 ha x 0.485 l/s/ha)	42 l/s
Future Storage Required to West (BR-600: 107 ha x 0.485 1/s/ha)	52 1/s

The Willow Creek pond will have a restricted release rate of 118 l/s to mobilize storage and reduce downstream flooding. As mentioned in a previous section, the pond and outlet system must be designed to 'flow-through' both the interim and ultimate runoff flows from the upstream areas. This can be accommodated through a typical overland spill facility above the HWL elevation. Normally these spills are designed to accommodate a flow of 1 to 2 m³/s.

Given approximately 193 ha of contributing land from the west, the 'flow-through' could peak in the order of 1.8 m³/s assuming an estimated unit flow rate of 9.3 l/s/ha from the Willow Creek MDP. An emergency spill capacity of at least 2.0 m³/s seems appropriate for the Willow Creek pond in the interim. Given the large amount of depressional storage in BR-600, the likelihood of this peak flow being encountered is very low.

As per the Willow Creek MDP, discharge from the Willow Creek pond will flow through an improved grassed ditch/swale with a proposed design capacity of 0.5 m³/s and a 600 mm diameter CSP culvert at the end of the conveyance ditch/swale.

The Willow Creek MDP identified the existing natural drainage route from the proposed pond to flow across private lands in the NW25 25-3-W5M, downstream through a culvert and across the properties of Lots 30144 and 30142 on Township Road 254B.

A review of the downstream drainage route was conducted by MPE and MD personnel through the properties in the NW25 25-3-W5M to the intersection of 12 Mile Coulee Road and Highway 1A. The proposed drainage route and condition of the drainage course is documented in Section 3.0 of this report.

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3.0 REVIEW OF DOWNSTREAM DRAINAGE SYSTEM

The study area drains to the Bow River via a natural drainage course, ultimately discharging into the City of Calgary Tuscany Stormwater Trunk System. The drainage way flows across a number of private properties and the Bearspaw Golf and Country Club (BGCC). Few if any drainage easements have been obtained along the route.

Personnel from MPE and the MD conducted a site tour to review the existing condition of this drainage course. The site tour was conducted from the existing pond south of Bearspaw Hills Road in the NE25 25-3-W5M to the intersection of 12 Mile Coulee Road and Highway 1A. A site plan and information obtained from the site tour is included in Figure 4. Photographs are included in the Appendix.

There are numerous natural ponds and swales along the route. Given road, acreage, and golf course development over the past few decades, there are also a number of man-made improvements including ponds, CSP culverts, channels, control structures, berms, retaining walls, driveways, and pathways along the route.

In general, the drainage course appears functional for the conveyance of stormwater, with the exception of a few specific locations where the existing capacity should be reviewed more closely. These locations have been identified on the site plan (Figure 4) and specific details are as follows:

<u>Location No.1 – NE25 25-3-W5M (Photos No.89 & 90)</u>

The discharge of stormwater into the pond along the north boundary of the NE25 25-3-W5M is a trap low. The spill elevation and an outlet channel should be established to properly discharge water to the pond located on Lot 254207 Bearspaw Road.

Location No.2 – 254207 Bearspaw Road (Photos No.91 & 92)

A farm access road is located along the north boundary of the property. A CSP culvert is required to provide a suitable crossing for the discharge of stormwater into the pond from the NE25 25-3-W5M. Erosion protection and the outlet channel characteristics should be reviewed, and improvements made as necessary.

Location No.3 – 254160 Bearspaw Road (Photos No.98 to 103)

The outlet of the existing 900mm CSP culvert has been extended through the constructed berm along the east road allowance of Bearspaw Road. The capacity of the outlet channel and the erosion protection should be reviewed, and improvements made as necessary.

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It appears that the property owner may have diverted the downstream drainage course out of the existing drainage easement. A berm and retaining wall along the north boundary of the property appear to divert the flow north into a trap low located in the southwest corner of Lot 9 Bearspaw Loop. Overbank flow will likely flow east, eventually meandering to the pond located east of 254160 Bearspaw Road. The capacity and improvements of this system should be reviewed more closely.

Location No.4 – 105 Bearspaw Loop (Photo No.105)

Two CSP culverts (500 mm and 300 mm) are located on the east side of the existing pond. Only the 500 mm culvert appears to daylight into the outlet channel. The end condition of the 300 mm culvert and the capacity of the two culverts should be reviewed.

Location No.5 – Bearspaw Golf & Country Club

A 150 mm CSP culvert exists across the golf cart access path between the two ponds. The capacity of the culvert and overland spill route should be reviewed, and improvements made as necessary.

Location No.6 – Twp Rd 254 South of Bearspaw Golf & Country Club (Photos No.114 to 119)

A 600 mm CSP culvert outlets from the pond on the 10th hole of the Bearspaw Golf Course down a steep embankment to the Twp Rd 254 undeveloped road allowance. During the June 2008 runoff event, there was overflow on the embankment of the 10th hole pond and the crossing at Twp Rd 254. The capacity of the two locations should be reviewed, and improvements made where necessary.

Location No.7 – 25183 12 Mile Coulee Road (Photos No. 122 & 123)

A 500 mm CSP culvert outlets from the existing pond down a steep embankment. The capacity of the culvert and erosion protection for the outlet channel should be reviewed.

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4.0 DRAINAGE ANALYSIS & DESIGN ELEMENTS

To accommodate future intensification in the study area, the development density and design standards are assumed to be country residential with a build-out density of approximately 64 lots per quarter section. This assumes a typical parcel size in the order of 0.8 ha (2 acres) and an average impervious percentage of approximately 20%, including roads and storm ponds. This is the same as adopted in the Bearspaw MDP.

Drainage channels, pipes, pump and control structures are proposed to interconnect the existing ponds to convey stormwater to the defined drainage outlets.

To help control flooding, existing ponds are proposed as either Storage Ponds or Spill Ponds. Each Storage Pond and Spill Pond will normally maintain a permanent volume of water. In extremely dry multi-year cycles, some ponds may be reduced in size or dry up altogether, much as the existing natural ponds do now.

Stormwater Modeling

The SYMHYMO model used in the Bearspaw MDP generated a June 2005 flood runoff unit area volume of 656 m³/ha. Any cumulative overflow volume in excess of June 2005 runoff volume from upstream ponds is assumed to be spilled to the immediate downstream pond if the upstream ponds do not have required storage volume.

Storage Ponds

Storage Ponds will be at strategic locations along the drainage route where stormwater is required to be temporarily impounded and then released at a pre-determined flow rate by a constructed control structure. Each will include some 'active storage' volume, allowing a water level rise following a storm event. Each will have an outlet structure to allow controlled release in the order of 0.485 l/s/ha, with 656 m³/ha of active storage, and 16 days to draw down. These targets are per the Bearspaw MDP.

The intent is to limit water level fluctuation to less than one meter, allowing the pond level to recede back to normal within a few weeks after a major storm. This will minimize the long-term impacts on adjacent tree stands and reduce downstream flooding. Since the June 2005 event, many ponds in the area still remain at high levels. The release time is defined as the approximate number of continuous "dry" days

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required for the pond to drain from the HWL to the PWL after a major rain event. In some cases due to local conditions, these parameters may not be achieved but remain a guideline for design.

Throughout most of the study area, existing ponds can be converted to Storage Ponds to accommodate flood events. The number and location of Storage Ponds have been selected to minimize the number of control structures, thus reducing costs and future maintenance.

The retrofitting of adequate large-scale Storage Ponds is limited by the severely undulating terrain and significant acreage development already in the study area. Most existing ponds are relatively small and located on private property, so not all the storage and flow targets recommended in the MDP can be met. Fortunately, the presence of the Willow Creek pond reduces the storage requirements in the study area, such that the main emphasis can be on the proper development of adequate spill and conveyance routes.

A typical storage pond is illustrated on Figure 5 and the outlet structure is illustrated on Figure 6.

In case of plugging or failure of the structure spill, an overland emergency spill should be constructed into each pond, sized to accommodate the 'uncontrolled' overland unit flow rate (60.6 l/s/ha) plus a reasonable freeboard. Generally overland spills are sized for a minimum 1.0 m³/s, though within small catchments this may be reasonably reduced.

For facilities where emergency spill cannot be achieved by gravity, then back-up (duplex) pumps can be considered. The MD should note these facilities in their *Flood Response Plan* as portable back-up pumping plans may have to be implemented.

An all-weather access road will be required to all of the structures and facilities for operation and maintenance requirements. Access to each of the structures may be the same used for construction but will have to be negotiated individually with each of the landowners. An allowance has been included in the conceptual cost estimate for the provisions for a three meter wide gravelled access (driveway standard).

Spill Ponds

In general, Spill Ponds are smaller or in less critical locations within the catchment area. Spill Ponds are assumed to provide no active storage, acting simply as conveyance ponds. Water levels will fluctuate very little during storm events as runoff simply passes through without being stored. To maintain a constant water level, a spill outlet and channel will be constructed. In general, Spill Ponds are smaller ponds or in less strategic locations along the drainage route.

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Conveyance Channels

Within each catchment, conveyance routes between facilities should be sized, as a minimum, to accommodate the ultimate 'uncontrolled' overland unit flow rate (60.6 l/s/ha) plus a reasonable freeboard as discussed previously in Sections 2.5 and 2.6. A major emphasis is to minimize disturbance to existing properties when establishing flow routes and to follow existing drainage courses as much as possible. Subsequently, most of the drainage routes have been identified along the back of properties and fewer are along the existing roads.

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5.0 DRAINAGE OPTIONS

The unit rate of 0.485 l/s/ha as recommended in the Bearspaw MDP results in extremely low pond release rates (between 1 and 15 l/s), particularly in the upstream catchments. These low release rates make typical gravity release methods (i.e. orifice and weir control) particularly impractical, with orifice sizes often less than 25 mm. Frequent plugging and high maintenance costs prompted a look at other options.

Two primary options consider using either small electric pumps or larger openings on gravity outlets. Small pumps can achieve the low release rates, but have inherent operational issues (power, high capital costs, etc.). Larger openings on gravity outlets can reduce the maintenance issues, but will result in higher unit release rates for small catchments, reducing the effective storage and requiring additional storage development downstream. Neither option is perfect, but both can be implemented to achieve a reasonable solution.

Options

Given the Willow Creek pond will provide some storage for the area, and other large storage areas are already planned downstream, two basic options are developed and illustrated on Map Nos.2 & 3:

Option 1 – Small Pumps (Limited Release; See Map No.2)

- Provide recommended release rate of 0.485 l/s/ha,
- Use small pumps to limit discharge,
- Higher capital costs,
- Require pond release times up to 47 days, and
- Higher annual operational cost for the pumps.

Option 2 – Gravity Release and Pumps (See Map. No.3)

- Provide unit release rates between 1 and 5.3 l/s/ha in the smaller upper catchments using concrete weirs or orifices with a minimum opening of 50 mm,
- Discharge stormwater from the study area within a few days (10 days or less),
- Lower annual operational costs, and
- Reduced effective storage mobilized.

Details of each option are presented on a catchment-by-catchment basis in the following sections, including a summary of the pond design parameters and the associated probable costs.

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Both options propose the conveyance of stormwater via a series of channels, control weirs, pipe and pump stations. Release rates and detention times in the Storage Ponds vary based on the most practicable control measures, such as weirs and small flow pumps.

Storage Ponds adopt a low unit release rate of 0.485 l/s/ha in Option 1, or a variable unit release rate (1 to 15.4 l/s/ha) in Option 2. Active storage volumes are 'de-rated' accordingly for high release rates. For instance, in Option 2, a pond with a unit release rate twice that of the recommended 0.485 l/s/ha unit rate is only given credit for half of the actual storage capacity contained within the pond.

Outlets and Conveyance Routes

The 'ultimate' release rates at the various outlet points are shown on Map Nos.1 & 2 for both options. These are calculated based upon the proposed release rates from upper ponds plus the ultimate 'uncontrolled' overland unit flow (60.6 l/s/ha) applied to the downstream portions of each catchment area.

These 'ultimate' flows are higher than the existing uncontrolled flows from the entire catchment, so these higher values should be used for preliminary sizing of downstream conveyance channels. As Catchments A, B & C intensify over time, additional short duration storage ('local trap lows') may be required to limit peak flows through the Willow Creek development to the actual capacity of the conveyance channels within the development.

A number of critical locations are addressed. A solution is presented to address the flooding within the large Municipal Reserve (MR) lot at the southwest corner of Bearspaw Road and Bearspaw Hills Road. A receiving pond is also proposed within the MR lot at the southwest corner of Bearspaw Road and Burma Road. This may allow trucked water to be deposited locally after storm events.

Catchment C

Of particular note is Catchment C. In both options, most of Catchment C (Bearspaw Hills) is assumed to release without restriction. This was a primary assumption of the Willow Creek MDP. Although some flow restriction could potentially be developed along the Bearspaw Hills Road system to allow active storage in the existing ponds, for the purpose of this assessment the ponds are considered 'Spill Ponds' with no active storage. A high capacity outlet via the existing 600 mm steel pipe culvert crossing Bearspaw Hills Road is assumed to convey stormwater from the catchment at full flow condition without any surcharge. This will be discussed further under Option 1, and the same assumptions are adopted for Option 2.

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6.0 OPTION 1 – SMALL PUMPS (LIMITED RELEASE)

Option 1 is illustrated on Map No.2.

6.1 Catchment A Drainage Route

The total drainage area of Catchment A is 32.9 ha. This includes approximately 20 properties. The drainage route is approximately two kilometers in length. Stormwater discharges into the Willow Creek Development from the south property boundary of 61 Woodland Lane (Outlet A). The following provides a brief summary of the improvements required:

- One 450 mm culvert crossing at Woodland Lane.
- Installation of small pumps in CSP Manholes at Ponds 35D, 36U-1, 36U-2, 36U-3, and 36U-4.
- 200mm PVC pipe across a private driveway downstream of Pond 36U-4.
- Approximately 800 meters of channels and drainage swales.

Five Storage Ponds and three Spill Ponds are included. Table 2 summarizes the proposed PWL, HWL, approximate active storage, release rate and estimated release time for each of the ponds.

The estimate of probable cost for Catchment A for Option 1 is \$785,000 as summarized in Table 3.

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Table 2 Catchment A Option 1 – Pond Summary

Pond ID	Location	PWL (m)	HWL (m)	Active Storage (m³)	Release Time (days)	Release Rate (I/s)
Storage Po	onds					
35D	31011 Woodland Close / 255225 Woodland Road / 255222 Woodland Road	1306.4	1307.0	4160	16	3.1
36U-3	30 Woodland Lane / 34 Woodland Glen / 38 Woodland Glen / 26 Woodland Glen	1304.0	1304.7	4015	16	3.0
36U-1	38 Woodland Glen / 42 Woodland Glen / 68 Woodland Lane	1304.1	1305.0	3020	16	2.2
36U-2	68 Woodland Lane / 34 Woodland Glen / 58 Woodland Glen / 42 Woodland Glen / 46 Woodland Glen	1304.2	1304.6	2120	27	3.6
36U-4	46 Woodland Glen / 68 Woodland Lane	1303.2	1303.8	3630	28	12.6
Spill Pond	S					
36T	30231 Burma Road / Lot 3 Block 2 (Plan 0714210) Burma Road / 30 Woodland Glen	1305.5	-	-	-	-
360-1	61 Woodland Lane	1298.5	-	-	-	-
360-2	61 Woodland Lane	1294.5	-	-	-	-

- 1. Pond elevations are approximate only and based upon topographical maps at a contour interval of 0.5 metres. Elevations must be field confirmed in a detailed design phase.
- 2. PWL is permanent or 'normal' water level. HWL is high water level after major storm event.
- 3. The release time is defined as the approximate number of continuous "dry" days required for the pond to drain from the HWL back to the PWL after a major rain event.

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Table 3 Catchment A Option 1 – Estimate of Probable Cost

Description	Units	Quantity	Unit Price (\$)	Cost (\$)		
General Requirements	L.S.	1	75,000	75,000		
450 mm CSP Crossings						
- Woodland Lane @ 35U-4	ea	1	50,000	50,000		
Control Structures						
- CSP Pump Structure	ea	5	50,000	250,000		
- Gravelled Access Allowance	ea	1	5,000	5,000		
200 mm PVC Pipe (driveway crossing)	m	50	300.00	15,000		
Earthworks						
- Swale/ditch	m^3	10,000	10.00	100,000		
Utility Crossing / Relocation Allowance	L.S.	1	50,000	50,000		
Sub-Total				545,000		
Contingency Allowance @25%				135,000		
Sub-Total	680,000					
Engineering Allowance @15%	105,000					
Estimate of Probable Cost	· ·					

Notes:

- Earthwork cut and fill volumes for ponds, swales and berms are based on topographical maps at a contour interval of 0.5 metres.
- 2. Unit prices based on 2008 rates.
- 3. A CSP Pump Structure is assumed to be a 1200 mm diameter CSP manhole with a 160 USGPM pump (10 l/s).
- The cost of land and easements for the required for the proposed Storage Ponds and drainage channels are not included.

6.2 Catchment B Drainage Route

The total drainage area for Catchment B is 39.6 ha. This includes approximately 35 private properties. The drainage route is approximately two kilometers in length. Stormwater discharges into the Willow Creek Development from the south property boundary of 65 Woodland Lane (Outlet B1) and 16 Woodland Place (Outlet B2). The following provides a brief summary of the improvements required:

- Two 450 mm culvert crossings at the private driveway crossings.
- 200mm PVC pipe to connect Pond 36V.
- Small pumps in CSP Manholes at Ponds 36Z, 36V, 36AB-1, and 36Y-1.
- 200mm PVC pipe across Woodland Place from Pond 36Y-1 to a swale on 91 Woodland Lane.
- Earthworks at Pond 36Y-1 to deepen pond.
- Approximately 1,000 meters of channels and drainage swales.

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Four Storage Ponds and two Spill Ponds are included in the proposed Catchment B drainage route. Table 4 summarizes the proposed PWL, HWL, approximate active storage, release rate and estimated detention time for each of the ponds.

The estimate of probable cost for Catchment B for Option 1 is \$840,000 as summarized in Table 5.

Table 4 Catchment B Option 1 – Pond Summary

Pond ID	Location	PWL (m)	HWL (m)	Active Storage (m³)	Release Time (days	Release Rate (I/s)
Storage Po	nds					
36Z	75 Bearspaw Summit	1305.0	1305.7	2880	16	2.1
36V	68 Woodland Lane / 109 Woodland Lane / 111 Woodland Lane / Block R-1 (Plan 0731435) Woodland Lane	1304.2	1304.7	6440	16	4.8
36AB-1	75 Bearspaw Summit	1304.5	1305.0	400	3	1.7
36Y-1	107 Woodland Lane 28 Woodland Place	1302.5	1303.3	4120	20	11.7
Spill Ponds	5					
36Y-2	16 Bearspaw Summit Place	1304.0	-	-	-	-
36M	16 Woodland Place	1293.0	-	-	-	-

- 1. Pond elevations are approximate only and based upon topographical maps at a contour interval of 0.5 metres. Elevations must be field confirmed in a detailed design phase.
- 2. PWL is permanent or 'normal' water level. HWL is high water level after major storm event.
- 3. The release time is defined as the approximate number of continuous "dry" days required for the pond to drain from the HWL back to the PWL after a major rain event.

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Table 5 Catchment B Option 1 – Estimate of Probable Cost

Description	Units	Quantity	Unit Price (\$)	Cost (\$)
General Requirements	L.S.	1	75,000	75,000
450 mm CSP Crossings				
- Driveway @ 111 Woodlands Place	ea	1	15,000	15,000
- Driveway @ 107 – 109 Woodlands Place	ea	1	15,000	15,000
200 mm PVC Pipe to connect Pond 36V	m	50	200.00	10,000
Control Structures				
- CSP Pump Structure	ea	4	50,000	200,000
- Gravelled Access Allowance	ea	4	5,000	20,000
200 mm PVC Pipe (Woodlands Place)	ea	1	50,000	50,000
Earthworks				
- Excavation @ Pond 36Y-1	m^3	8,000	5.00	40,000
- Swale/ditch	m^3	10,000	10.00	100,000
Utility Crossing / Relocation Allowance	L.S	1	50,000	50,000
Downstream Protection / Riprap	L.S	1	10,000	10,000
Sub-Total				585,000
Contingency Allowance @25%				145,000
Sub-Total				730,000
Engineering Allowance @15%				110,000
Estimate of Probable Cost				\$840,000

Notes:

- 1. Earthwork cut and fill volumes for ponds, swales and berms are based on topographical maps at a contour interval of 0.5 metres.
- 2. Unit prices based on 2008 rates.
- 3. A CSP Pump structure is assumed to be a 1200 mm diameter CSP manhole with a 160 USGPM pump (10 l/s).
- 4. The cost of land and easements for the required for the proposed Storage Ponds and drainage channels are not included.

6.3 Catchment C Drainage Route

The total drainage area of the Catchment C Drainage Route is 23.6 ha. This includes 31 private properties. The drainage route is approximately two kilometers in length. As discussed in Section 5.0, this catchment will primarily remain as a spill route with little active storage. The main outlet control is via the 600 mm CSP crossing at 162 and 137 Bearspaw Hills Road. The full flow capacity of the CSP at full flow conditions without any surcharge is 274 l/s and can pass the proposed design flow for the Catchment. Stormwater from this drainage route will discharge into the Willow Creek Development from the west property boundary of 131 Bearspaw Hills Road.

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The following provides a brief summary of the improvements required:

- Small pump in CSP Manhole at Pond 36N
- 200mm PVC pipe from Pond 36N to the swale.
- Approximately 500 meters of channels and drainage swales.

There are three Spill Ponds and one Storage Pond included in the Catchment C Drainage Route. Among all the Spill Ponds, Pond 30J is an interconnected pond joined by driveway crossing culverts and CSPs across Bearspaw Hills Road. Table 6 summarizes the proposed PWL/spill elevation for each of the ponds.

The estimate of probable cost for Catchment C for Option 1 is \$255,000 as summarized in Table 7.

Table 6 Catchment C Option 1 - Pond Summary

Pond ID	Location	PWL (m)	HWL (m)	Active Storage (m³)	Release Time (days)	Release Rate (I/s)
Storage Po	nds					
36N	45 Bearspaw Summit Place / 51 Bearspaw Summit Place	1297.5	1298.0	1960	3	10
Spill Ponds						
36I-1	21 Bearspaw Summit Place / 39 Bearspaw Summit	1304.5	-	,	1	-
361-2	39 Bearspaw Summit	1304.0	-	-	-	-
36J	187 Bearspaw Hills Road / 173 Bearspaw Hills Road / 165 Bearspaw Hills Road / 153 Bearspaw Hills Road / 149 Bearspaw Hills Road / 145 Bearspaw Hills Road / 137 Bearspaw Hills Road / 131 Bearspaw Hills Road / 162 Bearspaw Hills Road / 126 Bearspaw Hills Road	1293.5	-	-	-	-

- 1. Pond elevations are approximate only based upon topographical maps at a contour interval of 0.5 meters. Elevations must be field confirmed in a detailed design phase.
- 2. PWL is permanent or 'normal' water level. HWL is high water level after major storm event.
- 3. The release time is defined as the approximate number of continuous "dry" days required for the pond to drain from the HWL back to the PWL after a major rain event



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Table 7 Catchment C Option 1 – Estimate of Probable Cost

Description	Units	Quantity	Unit Price (\$)	Cost (\$)
General Requirements	L.S.	1	25,000	25,000
200 mm PVC Pipe – Pond 36N Outlet to				
Swale	m	50	200.00	10,000
Control Structure				
- CSP Pump	ea	1	50,000	50,000
- Gravelled Access Allowance	ea	3	5,000	15,000
Earthworks				
- Swale/ditch	m^3	5,000	10.00	50,000
Utility Crossing / Relocation Allowance	L.S	1	25,000	25,000
Sub-Total				175,000
Contingency Allowance @25%				45,000
Sub-Total	220,000			
Engineering Allowance @15%	35,000			
Estimate of Probable Cost				\$255,000

Notes:

- Earthwork cut and fill volumes for ponds, swales and berms are based on topographical maps at a contour interval of 0.5 meters.
- 2. Unit prices based on 2008 rates.
- 3. A CSP Pump structure is assumed to be a 1200 mm diameter CSP manhole with a 160 USGPM pump (10 l/s).
- The cost of land and easements for the required for the proposed Storage Ponds and drainage channels are not included.

6.4 Catchment D Drainage Route

The total drainage area for Catchment D is 99.66 ha. This includes approximately 83 private properties and two Municipal Reserve (MR) lots. The drainage route is approximately four kilometers in length. Stormwater discharges into the NE25 25-3-W5M from the south property boundary of 18 Bearspaw Vista Place (Outlet D1) and 61 Bearspaw Hills Road (Outlet D2). The following provides a brief summary of the improvements required:

- One 600 mm culvert crossing at Bearspaw Hills Road.
- One 450 mm culvert crossing across driveway at Pond 36H-1.
- Small pumps in CSP Manholes at Ponds 36AC-1, 36AC-3, 36AD-2, 36AD-1, 36H-1, 36H-2, 36G, and 36F.
- 200 mm PVC pipes from Ponds 36AC-1, 36AC-3, 36AD-1, 36AD-2 and along 43 Bearspaw
- 200 mm PVC pipes across Bearspaw Summit and Bearspaw Hills Road.



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- Earthworks at Pond 36AD-1.
- Storage Pond berms.
- Downstream outlet protection at Ponds 36H-2 and 36B.
- Approximately 1,000 meters of channels and drainage swales.

There are eight Storage Ponds and five Spill Ponds included in the proposed Catchment D Drainage Route. Table 8 summarizes the proposed PWL, HWL, approximate active storage, release rate and estimated detention time for each of the ponds.

The estimate of probable cost for Catchment D for Option 1 is \$1,690,000 as summarized in Table 9. The cost estimate includes a downstream impact allowance of \$100,000 to contribute to the development of a storage pond in the NE25 25-3-W5M.

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Table 8 Catchment D Option 1 – Pond Summary

Pond ID	Location	PWL (m)	HWL (m)	Active Storage (m³)	Release Time (days)	Release Rate (I/s)
Storage Po	nds					
36AC-1	64 Bearspaw Summit / 66 Bearspaw Summit / 68 Bearspaw Summit	1306.5	1306.8	1585	17	1.1
36AC-3	11 Bearspaw Summit Rise	1303.5	1304.1	995	17	3.2
36AD-2	MR Lot	1301.0	1302.0	3200	2	2.8
36AD-1	MR Lot / 19 Bearspaw Summit Rise / 15 Bearspaw Summit Rise	1303.8	1304.6	4480	21	9.4
36H-1	25 Bearspaw Summit / 39 Bearspaw Summit / 41 Bearspaw Summit / 45 Bearspaw Summit / 15 Bearspaw Summit / 255159 Bearspaw Road / 255161 Bearspaw Road / 255167 Bearspaw Road /	1305.0	1305.5	6495	25	16.1
36H-2	39 Bearspaw Summit / 255149 Bearspaw Road / 235 Bearspaw Hills Road / 211 Bearspaw Hills Road / 217 Bearspaw Hills Road	1300.0	1300.6	4705	34	19.1
36G	214 Bearspaw Hills Road / 228 Bearspaw Hills Road / 30 Bearspaw Hills Road / MR Lot	1294.0	1294.5	11735	37	27.8
36F	178 Bearspaw Hills Road / 30 Bearspaw Hills Road	1292.9	1293.5	7990	47	32.3
Spill Ponds						
36AC-2	19 Bearspaw Summit Mews / 17 Bearspaw Summit Rise	1304.0	-	-		-
36A-1	43 Bearspaw Hills Road	1292.5	-	-		-
36A-2	41 Bearspaw Hills Road / 43 Bearspaw Hills Road	1281.0	-	-		-
36C	22 Rocky Bear Place	1288.5	-	-		-
36B	14 Bearspaw Vista Place / 18 Bearspaw Hills Road	1281.0	-	-		-

- 1. Pond elevations are approximate only and based upon topographical maps at a contour interval of 0.5 metres. Elevations must be field confirmed in a detailed design phase.
- 2. PWL is permanent or 'normal' water level. HWL is high water level after major storm event.
- 3. The release time is defined as the approximate number of continuous "dry" days required for the pond to drain from the HWL back to the PWL after a major rain event.



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Table 9 Catchment D Option 1 – Estimate of Probable Cost

Description	Units	Quantity	Unit Price (\$)	Cost (\$)
General Requirements	L.S.	1	150,000	150,000
600 mm CSP Crossings				
- Bearspaw Road @ Pond 36AD-2	ea	1	50,000	50,000
450 mm CSP Crossings				
- Driveway @ 39 Bearspaw Summit	ea	1	15,000	15,000
Control Structures				
- CSP Pump Structure	ea	7	50,000	350,000
- Gravelled Access Allowance	ea	7	5,000	35,000
200 mm PVC Outflow Pipe	m	500	200.00	100,000
- 36AC-1 Outlet to Swale				
- 36AC-3 Outlet to Swale				
- 36AD-2 Outlet to 36AD-1				
- 36AD-1 Outlet to Bearspaw Hills Rd				
- 43 Bearspaw Hills Rd		_		
200 mm PVC Pipe (underground) across	ea	2	50,000	100,000
- Bearspaw Summit				
- Bearspaw Hills Road				
Earthworks (40 Observation)	13	5000	40.00	50.000
- Berm Construction (16 Chamberlain	m ³	5000	10.00	50,000
Place, 15 and 19 Bearspaw Summit Rise)				
- Excavation @ Pond 36AD-1	m ³	10,000	5.00	50,000
- Swale/ditch	m ³	10,000	10.00	100,000
Utility Crossing / Relocation Allowance	L.S.	1	50,000	50,000
Downstream Outlet Protection/Rip-Rap	L.S.	1	25,000	25,000
Downstream Impact Allowance	L.S.	1	100,000	100,000
Sub-Total	L.O.	ı	100,000	1,175,000
Contingency Allowance @25%				295,000
Sub-Total				
				1,470,000
Engineering Allowance @15%				220,000
Estimate of Probable Cost				\$1,690,000

- 1. Earthwork cut and fill volumes for ponds, swales and berms are based on topographical maps at a contour interval of 0.5 metres.
- 2. Unit prices based on 2008 rates.
- 3. A CSP Pump structure is assumed to be a 1200 mm diameter CSP manhole with a 160 USGPM pump (10 l/s).
- 4. The cost of land and easements for the required for the proposed Storage Ponds and drainage channels are not included.

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7.0 OPTION 2 – GRAVITY RELEASE & PUMPS

Option 2 is illustrated on Map No. 3.

7.1 Catchment A Drainage Route

The following provides a brief summary of the improvements required:

- A 450 mm culvert crossing at Woodland Lane.
- Concrete weirs at Ponds 35D, 36U-1, 36U-2, 36U-3 and 36U-4.
- 200mm PVC pipe crossing at a private driveway downstream of Pond 36U-4 outlet.
- Approximately 1,000 meters of channels and drainage swales.

There are five short-term Storage Ponds and three Spill Ponds included in the Catchment A Drainage Route. Table 10 provides summary of the proposed PWL, HWL, approximate 'equivalent' (de-rated) active storage, release rate and estimated detention time for each of the ponds.

The estimate of probable cost for Catchment A for Option 2 is \$635,000 as summarized in Table 11.

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Table 10 Catchment A Option 2 – Pond Summary

Pond ID	Location	PWL (m)	HWL (m)	Available Storage (m³)	Effective Storage (m³)	Release Time (days)	Release Rate (I/s)	
Storage Ponds								
35D	255222 Woodland Road / 255225 Woodland Road / 31011 Woodland Close	1306.4	1307.0	4,160	609	3	2.3	
36U-3	30 Woodland Lane / 34 Woodland Glen / 38 Woodland Glen / 26 Woodland Glen	1304.0	1304.7	4,015	253	1	1.0	
36U-1	38 Woodland Glen / 42 Woodland Glen / 68 Woodland Lane	1304.1	1305.0	3,020	95	1	0.5	
36U-2	68 Woodland Lane / 34 Woodland Glen / 58 Woodland Glen / 42 Woodland Glen / 46 Woodland Glen	1304.2	1304.6	2,120	69	1	0.9	
36U-4	46 Woodland Glen / 68 Woodland Lane	1303.2	1303.8	3,630	304	3	2.3	
Total				16,945	1,330			
Spill Ponds	3							
36T	30231 Burma Road / Lot 3 Block 2 (Plan 0714210) Burma Road / 30 Woodland Glen	1305.5	-	-	-		-	
360-1	61 Woodland Lane	1298.5	-	-	-		-	
360-2	61 Woodland Lane	1294.5	-	-	-		-	

- 1. Proposed release rate is based on high release rate (3.2-15.4 l/s/ha) to convey flows from upstream catchments.
- 2. Pond elevations are approximate only based upon topographical maps at a contour interval of 0.5 metres. Elevations must be field confirmed in a detailed design phase.
- 3. PWL is permanent or 'normal' water level. HWL is high water level after major storm event.
- 4. The release time is defined as the approximate number of continuous "dry" days required for the pond to drain from the HWL back to the PWL after a major rain event.
- 5. Effective storage is the approximate quantity of stormwater detained in the storage ponds. The effective storage has been estimated based on the product of the ratio of "release time under the high release option to release time under the low release option" and the available storage in the storage pond.

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Table 11 Catchment A Option 2 – Estimate of Probable Cost

Description	Units	Quantity	Unit Price (\$)	Cost (\$)			
General Requirements	L.S.	1	75,000	75,000			
450 mm CSP Crossings							
- Woodland Lane @ 35U-4	ea	1	50,000	50,000			
Control Structures							
- Concrete Weir	ea	5	25,000	125,000			
- Gravelled Access Allowance	ea	5	5,000	25,000			
200 mm PVC Pipe (underground across	m	50	300.00	15,000			
driveway)							
Earthworks							
- Swale/ditch	m^3	10,000	10.00	100,000			
Utility Crossing / Relocation Allowance	L.S.	1	50,000	50,000			
Sub-Total				440,000			
Contingency Allowance @25%				110,000			
Sub-Total							
Engineering Allowance @15%	85,000						
Estimate of Probable Cost				\$635,000			

Notes:

- Earthwork cut and fill volumes for ponds, swales and berms are based on topographical maps at a contour interval of 0.5 metres.
- 2. Unit prices based on 2008 rates.
- 3. A minimum crest length of the concrete weir will be 50 mm (2 inch).
- 4. The cost of land and easements for the required for the proposed Storage Ponds and drainage channels are not included.

7.2 Catchment B Drainage Route

The following provides a brief summary of the improvements required:

- Two 450 mm culvert crossings at the private driveways.
- 200mm PVC pipe to connect Pond 36V.
- Concrete weirs at Ponds 36Z, 36V, 36AB-1 and 36Y-1.
- 200mm PVC pipe from Pond 36Y-1 across Woodland Place.
- Earthworks at Pond 36Y-1.
- Excavation of approximately 1,000 meters of channels and drainage swales.

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There are four short-term Storage Ponds and two Spill Ponds included in the Catchment B Drainage Route. Table 12 summarizes the proposed PWL, HWL, approximate 'equivalent' (de-rated) active storage, release rate and estimated detention time for each of the ponds.

The estimate of probable cost for Catchment B for Option 2 is \$700,000 as summarized in Table 13.

Table 12 Catchment B Option 2-Pond Summary

Location	PWL (m)	HWL (m)	Available Storage (m³)	Effective Storage (m³)	Release Time (days)	Release Rate (I/s)			
Storage Ponds									
75 Bearspaw Summit	1305.0	1305.7	2,880	127	1	48.0			
68 Woodland Lane / 109 Woodland Lane / 111 Woodland Lane / Unnamed lot bounded by 68 and 111 Woodland Lane	1304.2	1304.7	6,440	1,044	3	29.0			
75 Bearspaw Summit	1304.5	1305.0	400	21	1	29.0			
107 Woodland Lane 28 Woodland Place	1302.5	1303.3	4,120	551	3	105.0			
			13,840	1,743					
s									
16 Bearspaw Summit Place	1304.0	-	-	-		-			
16 Woodland Place	1293.0	-	-	-		-			
	75 Bearspaw Summit 68 Woodland Lane / 109 Woodland Lane / 111 Woodland Lane / Unnamed lot bounded by 68 and 111 Woodland Lane 75 Bearspaw Summit 107 Woodland Lane 28 Woodland Place s 16 Bearspaw Summit Place	Totalion (m) Inds 75 Bearspaw Summit 68 Woodland Lane / 109 Woodland Lane / 111 Woodland Lane / Unnamed lot bounded by 68 and 111 Woodland Lane 75 Bearspaw Summit 1304.5 107 Woodland Lane 28 Woodland Place 1302.5	Total Company Total Company Total Company	No. No.	Cocation	Cocation			

- 1. Proposed release rate is based on high release rate (2.9-10.8 l/s/ha) to convey flows from upstream catchments.
- 2. Pond elevations are approximate only based upon topographical maps at a contour interval of 0.5 metres. Elevations must be field confirmed in a detailed design phase.
- 3. PWL is permanent or 'normal' water level. HWL is high water level after major storm event.
- 4. The release time is defined as the approximate number of continuous "dry" days required for the pond to drain from the HWL back to the PWL after a major rain event.
- 5. Effective storage is the approximate quantity of stormwater detained in the storage ponds. The effective storage has been estimated based on the product of the ratio of "release time under the high release option to release time under the low release option" and the available storage in the storage pond.



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Table 13 Catchment B Option 2 – Estimate of Probable Cost

Description	Units	Quantity	Unit Price (\$)	Cost (\$)
General Requirements	L.S.	1	75,000	75,000
450 mm CSP Crossings				
- Driveway @ 111 Woodland Place	ea	1	15,000	15,000
- Driveway @ 107-109 Woodland Place	ea	1	15,000	15,000
200 mm PVC Pipe to connect Pond 36V	m	50	200.00	10,000
Control Structures				
- Concrete Weir	ea	4	25,000	100,000
- Gravelled Access Allowance	ea	4	5,000	20,000
200 mm PVC Pipe (Woodland Place	ea	1	50,000	50,000
Earthworks				
- Excavation @ Pond 36Y-1	m^3	8,000	5.00	40,000
- Swale/ditch	m^3	10,000	10.00	100,000
Utility Crossing / Relocation Allowance	L.S.	1	50,000	50,000
Downstream Outlet Protection/Rip-Rap	L.S.	1	10,000	10,000
Sub-Total				485,000
Contingency Allowance @25%	125,000			
Sub-Total	610,000			
Engineering Allowance @15%	90,000			
Total Cost Estimate				\$700,000

Notes:

- 1. Earthwork cut and fill volumes for ponds, swales and berms are based on topographical maps at a contour interval of 0.5 metres.
- 2. Unit prices based on 2008 rates.
- 3. A minimum crest length of the concrete weir will be 50 mm (2 inch).
- The cost of land and easements for the required for the proposed Storage Ponds and drainage channels are not included.

7.3 Catchment C Drainage Route

The Catchment C Drainage Route and improvements are as outlined previously in Section 6.3.

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7.4 Catchment D Drainage Route

The following provides a brief summary of the improvements required:

- A 600 mm culvert crossing at Bearspaw Hills Road.
- One 450 mm culvert crossing across driveway at Pond 36H-1.
- Small pumps in CSP Manholes at Pond 36AD-2 and 36AD-1.
- Concrete weirs at Ponds 36AC-1, 36AC-3, 36H-1, 36H-2, 36G, and 36F.
- 200 mm PVC pipes from Ponds 36AC-1, 36AC-3, 36AD-1, 36AD-2 and along 43 Bearspaw Hills Road.
- 200 mm PVC pipe across Bearspaw Summit and Bearspaw Hills Road.
- Earthworks at Pond 36AD-1 to make it deep.
- Numerous berms.
- Downstream outlet protection at Ponds 36H-2 and 36A-1.
- Approximately 1,000 meters of channels and drainage swales.

There are eight short-term Storage Ponds and five Spill Ponds included in the proposed Site D Drainage Route System. Table 14 summarizes the proposed PWL, HWL, approximate 'equivalent' (de-rated) active storage, release rate and estimated detention time for each of the ponds.

The estimate of probable cost for Catchment D for Option 2 is \$1,550,000 as summarized in Table 15. The cost estimate includes a downstream impact allowance of \$100,000 to contribute to the development of a storage pond in the NE25 25-3-W5M.

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Table 14 Catchment D Option 2 – Pond Summary

Pond ID	Location	PWL (m)	HWL (m)	Available Storage (m³)	Effective Storage (m³)	Release Time (days)	Release Rate (I/s)
Storage Pon	Storage Ponds						
36AC-1	64 Bearspaw Summit / 66 Bearspaw Summit / 68 Bearspaw Summit	1306.5	1306.8	1,585	134	2	13
36AC-3	11 Bearspaw Summit Rise	1303.5	1304.1	995	84	2	38
36AD-2	MR Lot Burma Road	1301.0	1302.0	3,200	691	3	13
36AD-1	MR Lot Burma Road / 19 Bearspaw Summit Rise / 15 Bearspaw Summit Rise	1303.8	1304.6	4,480	636	3	64
36H-1	25 Bearspaw Summit / 39 Bearspaw Summit / 41 Bearspaw Summit / 45 Bearspaw Summit / 15 Bearspaw Summit / 255159 Bearspaw Road / 255161 Bearspaw Road / 255167 Bearspaw Road	1305.0	1305.5	6,495	798	3	65
36H-2	39 Bearspaw Summit / 255149 Bearspaw Road / 235 Bearspaw Hills Road / 211 Bearspaw Hills Road / 217 Bearspaw Hills Road	1300.0	1300.6	4,705	914	7	68
36G	214 Bearspaw Hills Road / 228 Bearspaw Hills Road / 30 Bearspaw Hills Road / MR Lot Bearspaw Road	1294.0	1294.5	11,735	2073	7	68
36F	178 Bearspaw Hills Road / 30 Bearspaw Hills Road	1292.9	1293.5	7,990	1122	7	68
Total				41,185	6,452		
Spill Ponds						•	
36AC-2	19 Bearspaw Summit Mews / 17 Bearspaw Summit Rise	1304.0	-	-			-
36A-1	43 Bearspaw Hills Road	1292.5	-	-			-
36A-2	41 Bearspaw Hills Road / 43 Bearspaw Hills Road	1281.0	-	-			-
36C	22 Rocky Bear Place	1288.5	-	=			-
36B	14 Bearspaw Vista Place / 18 Bearspaw Hills Road	1281.0	-				-

- 1. Proposed release rate is based on high release rate (1-5.8 l/s/ha) to convey flows from upstream catchments.
- 2. Pond elevations are approximate only based upon topographical maps at a contour interval of 0.5 metres. Elevations must be field confirmed in a detailed design phase.
- 3. PWL is permanent or 'normal' water level. HWL is high water level after major storm event.
- 4. The release time is defined as the approximate number of continuous "dry" days required for the pond to drain from the HWL back to the PWL after a major rain event.
- 5. Effective storage is the approximate quantity of stormwater detained in the storage ponds. The effective storage has been estimated based on the product of the ratio of "release time under the high release option to release time under the low release option" and the available storage in the storage pond.

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Table 15 Catchment D Option 2 - Estimate of Probable Cost

Description	Units	Quantity	Unit Price (\$)	Cost (\$)		
General Requirements	L.S.	1	150,000	150,000		
600 mm CSP Crossings						
- Bearspaw Road @ Pond 36AD-2	ea	1	50,000	50,000		
450 mm CSP Crossings						
- Driveway @ 39 Bearspaw Summit	ea	1	15,000	15,000		
Control Structures						
- CSP Pump Structure	ea	2	50,000	100,000		
- Concrete Weir	ea	6	25,000	150,000		
- Gravelled Access Allowance	ea	8	5,000	40,000		
 200 mm PVC Outflow Pipe 36AC-1 Outlet to Swale 36AC-3 Outlet to Swale 36AD-2 Outlet to 36AD-1 36AD-1 Outlet to Bearspaw Hills Rd Along 43 Bearspaw Hills Rd 	m	500	200.00	100,000		
200 mm PVC Pipe (underground) acrossBearspaw SummitBearspaw Hills Road	ea	2	50,000	100,000		
	Earthwork					
Berm Construction - Berm Construction (16 Chamberlain Place, 15 and 19 Bearspaw Summit Rise)	m ³	5000	10.00	50,000		
- Excavation @ Pond 36AD-1	m^3	10,000	5.00	50,000		
- Swale/ditch	m^3	10,000	10.00	100,000		
Utility Crossing / Relocation Allowance	L.S.	1	50,000	50,000		
Downstream Outlet Protection/Rip-Rap	L.S.	1	25,000	25,000		
Downstream Impact Allowance	100,000					
Sub-Total	1,080,000					
Contingency Allowance @25%	270,000					
Sub-Total	1,350,000					
Engineering Allowance @15%	200,000					
Estimate of Probable Cost				\$1,550,000		

- 1. Earthwork cut and fill volumes for ponds, swales and berms are based on topographical maps at a contour interval of 0.5 metres.
- 2. Unit prices based on 2008 rates.
- 3. A CSP Pump structure is assumed to be a 1200 mm diameter CSP manhole with a 160 USGPM pump (10 l/s).
- 4. A minimum crest length of the concrete weir will be 50 mm (2 inch).
- 5. The cost of land and easements are not included.

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8.0 COST & OPTION SUMMARY

- 1. The overall drainage plan is based on improving the interconnection of existing ponds and trap lows within the study area along existing natural surface drainage routes.
- 2. The proposed drainage routes are determined considering minimal disturbance to existing infrastructure, property and natural conditions.
- 3. Stormwater release will be limited to 0.485 l/s/ha as per Bearspaw MDP recommendations for the Option 1. However, Option 2 will allow a higher release rate for the upstream drainage areas to allow more practical outlet structure designs.
- 4. The estimated probable cost for Option 1 (Small Pumps) is higher than Option 2 (Gravity Release and Pumps).
- 5. The target maximum water level fluctuation in the Storage Ponds is one metre with a target maximum detention time of 16 days or less to minimize impacts on surrounding vegetation. Reduced detention times are provided by the higher unit release rates associated with Option 2, but any active storage must be de-rated accordingly.
- 6. For Catchments A, B & C, both options provide effective storage in excess of the minimum 2,242 m³. Option 1 provides 32,745 m³ and Option 2 provides 5,227 m³. Additional storage must be developed outside the study area, west of Woodland Road.
- 7. Catchment D improvements can provide disposal sites for trucked stormwater on the MR lots while reducing the flooding through the effective development of dedicated outfall routes. The improvements also benefit flooding areas east of the study area along Burma Road, and accommodate local drainage issues on the west edge of Church Ranches. Additional storage must be developed south of Catchment D.

A summary of the characteristics and the concept-level cost estimates for all the four Drainage Route Systems are summarized in Table 16 and 17 for low release and high release options respectively.

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Conceptual Design Report
Schaerer Letter of Support

Table 16 Summary of Drainage Routes Option 1 – Small Pumps (Limited Release)

	Catchment A	Catchment B	Catchment C	Catchment D	Total
Catchment Area (ha)	32.9	39.6	23.6	99.7	195.8
Approximate Length ¹ (km)	2.0	2.0	2.0	4.0	10.0
Range of Water Level Rise in Storage Ponds ² (m)	0.4 - 0.9	0.5 - 0.8	0.5	0.3 - 1.0	
Release Time ³ (days)	16 - 28	3 - 20	3 ³	2 -47	
Active Storage Volume Provided and Used (m³)	16,945	13,840	1,960	41,185	73,930
Bearspaw MDP Target Active Volume ³ (m ³)	21,582 ⁴	25,978 ⁴	15,482 ⁴	65,403	128,445 ⁴
Pond Area (ha) ⁵	18.5	3.8	13.0	8.7	44.0
Channel & Pipeline Easement Area(ha) ⁶	6.1	0.4	1.4	2.9	10.8
Estimate of Probable Cost ⁷	\$785,000	\$840,000	\$255,000	\$1,690,000	\$3,750,000

- 1. Length of drainage routes includes other secondary swales / roadside ditches that connect to the main drainage route.
- Target level rise is 1.0 m or less.
- 3. Estimated using unit storage volume (656 m³/ha) for the June 2005 storm event with recommended release rate of 0.485 l/s/ha (Bearspaw MDP) for eventual density of 64 lots per quarter section (20% impervious). Maximum release from Catchment C is based on the capacity of the existing 600 mm CSP crossing Bearspaw Hills Road at full flow condition without any surcharge (274 l/s).
- For Catchments A, B & C the Willow Creek pond reduces the Active Storage Volume requirement for the three catchments down to 2,242 m³ and the total for all catchments down to 67,645 m³.
- 5. Pond area includes approximate footprints of storage ponds and spill ponds as shown on Map 2.
- 6. Channel area has been estimated based on approximate depths of cut required within various segments and required easement along the main and lateral drainage routes. Pipeline easement area has been estimated assuming 10 m wide easement
- 7. Cost of land for the storage ponds and the easements for the drainage channels and pipelines are not included.

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Table 17 Summary of Drainage Routes Option 2 – Gravity Release and Pumps

	Catchment A	Catchment B	Catchment C	Catchment D	Total
Catchment Area (ha)	32.9	39.6	23.6	99.7	195.8
Approximate Length ¹ (km)	2.0	2.0	2.0	4.0	10.0
Range of Water Level Rise in Storage Ponds ² (m)	0.4 - 0.9	0.5 - 0.8	0.5	0.3 - 1.0	
Detention Time ³ (days)	1 - 3	1 – 3	33	2 – 7	
Active Storage Volume Provided and Used (m³)	1,354	1,913	1,960	13,580	18,810
Bearspaw MDP Target Active Volume ⁴ (m ³)	21,582 ⁵	25,978 ⁵	15,482 ⁵	65,403	128,445 ⁵
Pond Area (ha) ⁶	18.5	3.8	13.0	8.7	44.0
Channel & Pipeline Easement Area(ha) ⁷	6.1	0.4	1.4	2.9	10.8
Estimate of Probable Cost ⁸	\$635,000	\$700,000	\$255,000	\$1,550,000	\$3,140,000

- 1. Length of drainage routes includes other secondary swales / roadside ditches that connect to the main drainage route.
- 2. Target level rise is 1.0 m or less.
- 3. Based on higher pond unit release rates (1 to 5.3 l/s/ha) to convey flows from upstream Catchments A, B and D. Maximum release from Catchment C is based on the capacity of the existing 600 mm CSP crossing Bearspaw Hills Road at full flow condition without any surcharge (274 l./s).
- 4. Estimated using unit storage volume (656 m³/ha) for the June 2005 storm event with recommended release rate of 0.485 l/s/ha (Bearspaw MDP) for eventual density of 64 lots per quarter section (20% impervious).
- For Catchments A, B & C the Willow Creek pond reduces the Active Storage Volume requirement for the three catchments down to 2,242 m³ and the total for all catchments down to 67,645 m³.
- 6. Pond area includes approximate footprints of storage ponds and spill ponds as shown on Map 2.
- 7. Channel area has been estimated based on approximate depths of cut required within various segments and required easement along the main and lateral drainage routes. Pipeline easement area has been estimated assuming 10 m wide
- 8. Cost of land for the storage ponds and the easements for the drainage channels and pipelines and pipelines are not included.

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A summary of the benefits and challenges between Option 1 and Option 2 are provided in Table 18.

Table 18 **Benefits and Challenges Option 1 Versus Option 2**

Option 1 – Small Pumps	Option 2 – Gravity Release and Pumps
<u>Benefits</u>	<u>Benefits</u>
- Provides Bearspaw recommended unit release	- Lower overall capital cost.
rate of 0.485 l/s/ha.	- Discharges stormwater from the study area
- Provides more active storage in Study Area,	in less than 10 days.
reducing volume of ponds that must be	- Lower operational cost.
developed outside of the Study Area.	
	Challenges
Challenges	- Provides higher release rate than the
- Higher overall capital cost.	Bearspaw recommended rate using
 Requires small pumps to limit release rates. 	concrete weirs with a minimum opening of
 Lower release rates (up to 47 day release). 	50 mm.
- Higher operational and maintenance costs.	- Requires additional storage to be
	developed outside of the Study Area.

A summary of the benefits and challenges of the general drainage plan concept is provided in Table 19.

Table 19 **Conceptual Drainage Plan Benefits and Challenges**

Benefits	Challenges
 Dedicated conveyance routes and stormwater facilities will alleviate long term drainage and stormwater issues in the study area. Drainage routes minimize the impacts to property owners. Drainage routes maximize gravity outlets under high release options. Solutions will protect private and public property from flooding. Work can be staged based on highest priority areas being done first. 	 Drainage easements required for drainage channels, pipes and ponds. Requires access through private property to complete construction. Construction cost is relatively higher than a similar work due to limited site access. Alberta Public Lands may have to approve the use of existing natural ponds and trap lows as Storage Ponds. Works may need approvals from Alberta Environment under the EPEA and Water Act. Operation and maintenance requirements will require additional ongoing resources from the MD.

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9.0 RECOMMENDATIONS

The following recommendations are made:

- 1. Option 2 (Gravity Release and Pumps) should be adopted as the basic design approach to reduce pond detention time, lower annual operational costs, and lower capital cost. Implementation of Option 2 should be accompanied by:
 - Detailed design including a closer review of pumps versus gravity outlets at each pond location
 - Planning for the eventual development of additional storage facilities on the west side of Woodland Road.
 - Planning for the eventual development of additional storage facilities south of Catchment D, just west of Bearspaw Road.
- 2. Consultation with Alberta Public Lands should be carried out to determine the criteria and confirm approval to utilize local ponds and trap lows as stormwater facilities.
- 3. Area residents should be consulted during the development of the drainage plan; to inform, to obtain feedback and to secure easements.
- 4. City of Calgary and downstream residents on the drainage course to the Bow River should be notified of the proposed improvements.
- 5. Detailed surveys should be completed along the proposed drainage routes, spill ponds and storage ponds as part of the future detailed design of the drainage systems.
- 6. Alberta Environment (AENV) should be consulted to clarify any approval requirements under the *Water Act* and *Environmental Protection and Enhancement Act* (EPEA).
- 7. Consideration should be given to completing the drainage plan in prioritized phases.

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10.0 REFERENCES

MPE 2007; *Bearspaw Master Drainage Plan*; Prepared for Municipal District of Rocky View No. 44; MPE Engineering Ltd., October 2007.

MPE 2008; Bearspaw Drainage Assessment – Burma Road; Prepared for M.D of Rocky View No. 44, MPE Engineering Ltd., July 2008.

UMA-AECOM 2008; Encore Prime *Master Drainage Plan*; SW 36-25-03 W5M, Prepared for Encore Prime Developments, UMA-AECOM Engineering Ltd., March 2008..

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APPENDICES

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APPENDIX A

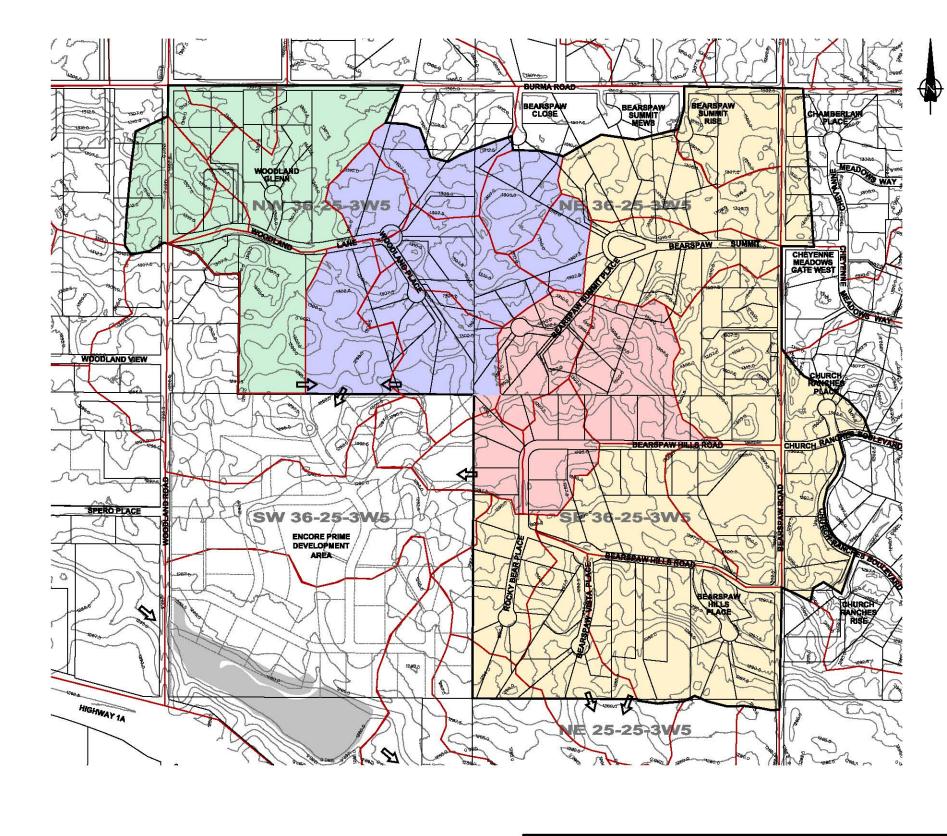
Figures

SCALE: 1:15 000

DATE: MAY 2009

JOB: 2285-019-01/02/03

FIGURE: 2





CATCHMENT A



CATCHMENT B



CATCHMENT C



CATCHMENT D



PRIMARY OUTFLOW POINTS FROM STUDY AREA





DATE: MAY 2009

SCALE: 1:10 000

BEARSPAW DRAINAGE ASSESSMENT

CATCHMENT AREAS JOB: 2285-019-01/02/03

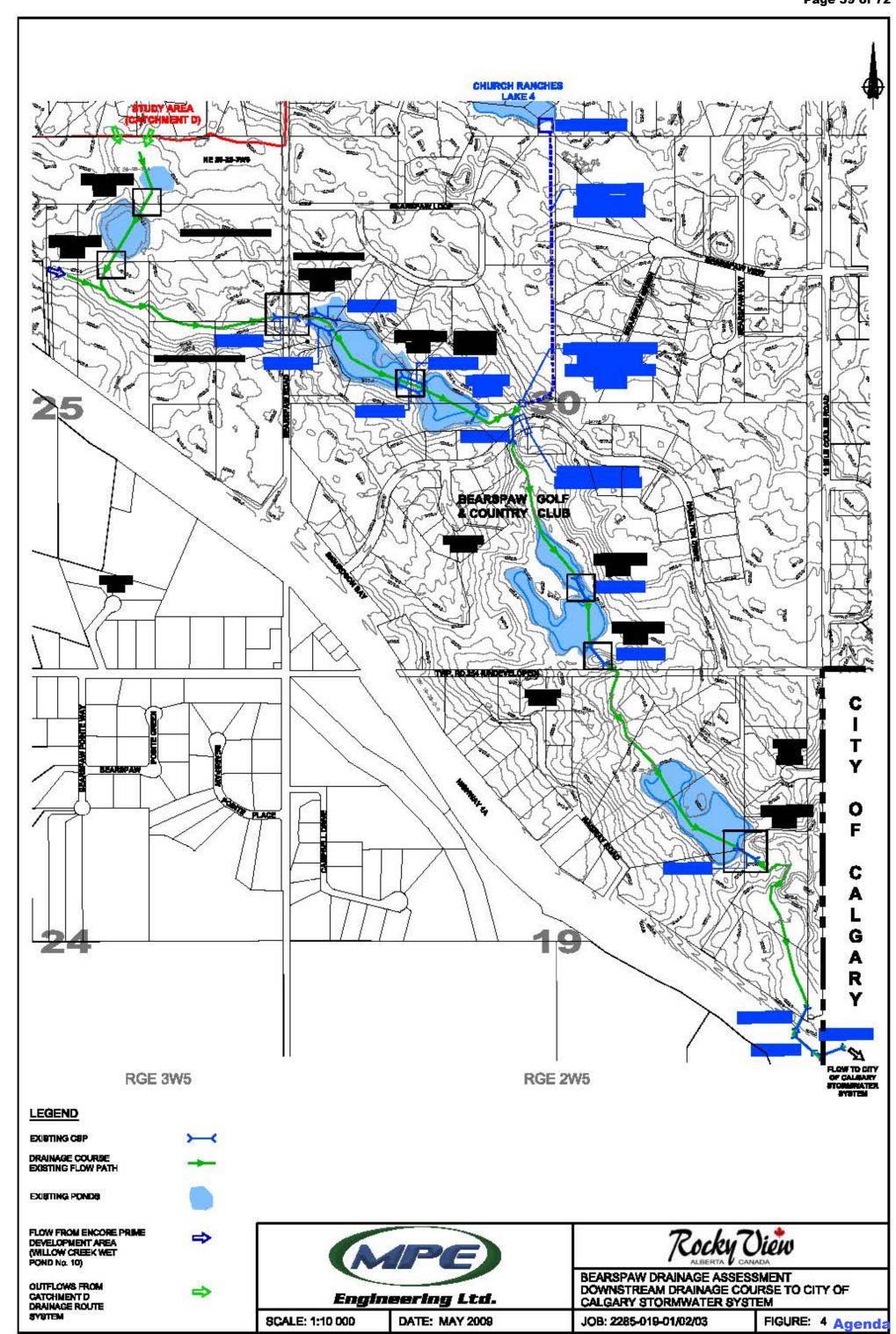
FIGURE: 3

NOTES:

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GROUND-PROOFING AND PROPOSED DRAINAGE IMPROVEMENTS.

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SCALE: N.T.S.

DATE: MAY 2009

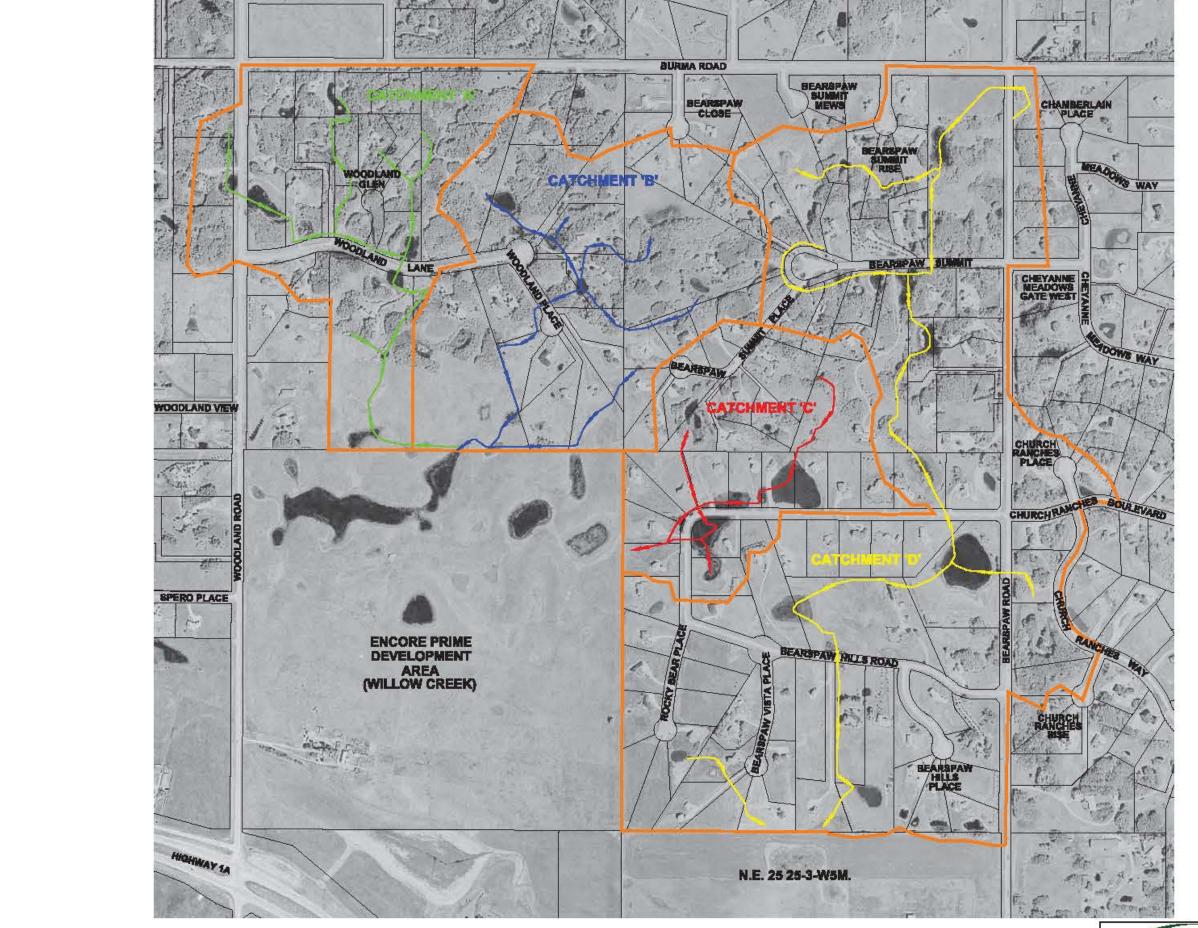
FIGURE: 6

JOB: 2285-019-01/02/03

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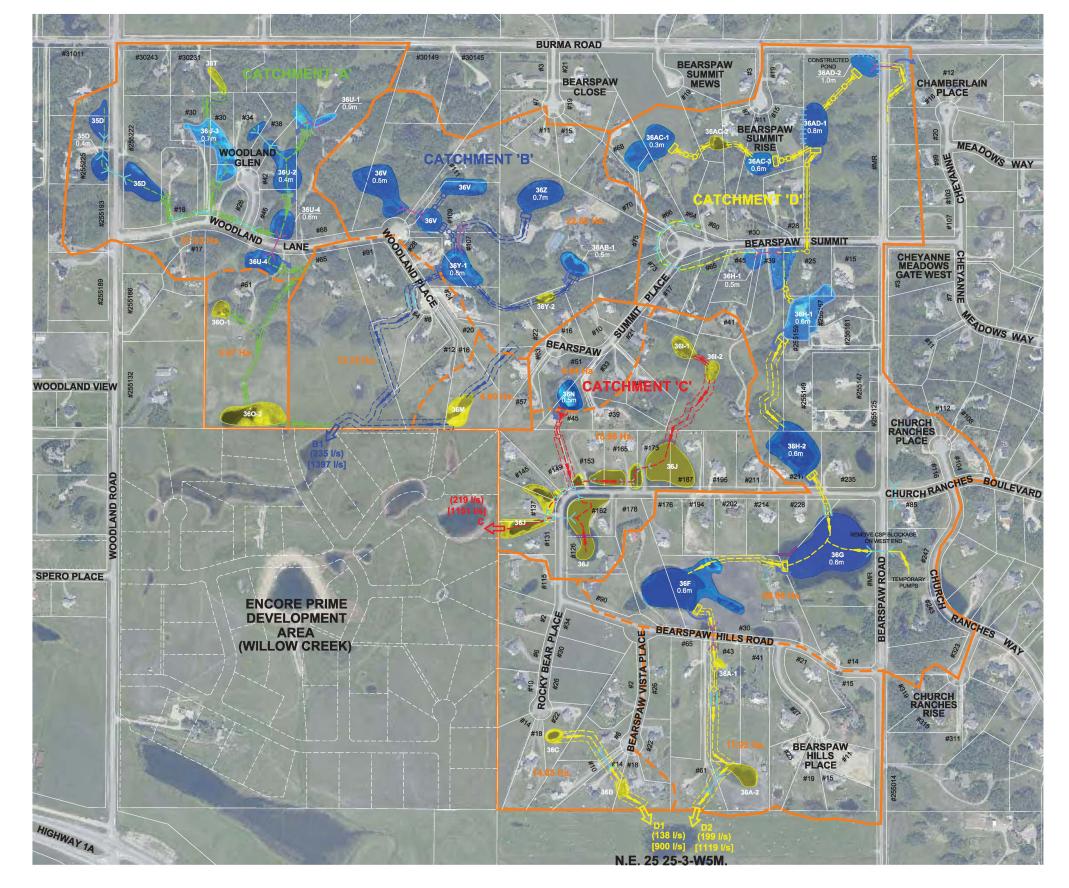
APPENDIX B

Maps





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LEGEND

CATCHMENT A DRAINAGE ROUTE SWALE / CHANNEL AND EASEMENT LINES

CATCHMENT B DRAINAGE ROUTE SWALE / CHANNEL AND EASEMENT LINES CATCHMENT C DRAINAGE ROUTE SWALE / CHANNEL AND EASEMENT LINES

CATCHMENT D DRAINAGE ROUTE SWALE / CHANNEL AND EASEMENT LINES

MAJOR CATCHMENT BOUNDARY
UNCONTROLLED DOWNSTREAM
CATCHMENT BOUNDARY

SPILL POND

STORAGE POND/ REGIONAL STORM POND

EXISTING TRAP LOWS

APPROXIMATE 'ACTIVE' RISE IN WATER LEVEL IN STORAGE POND (BASED ON JUNE 2005 EVENT) MUNICIPAL ADDRESS/LOT NUMBER

PUMP STRUCTURE

PIPELINE

DOWNSTREAM OUTLET PROTECTION/ RIPRAP

EXISTING PROTECTION BERM

PROPOSED BERM

EXISTING CULVERT (CSP)
PROPOSED CULVERT (CSP)

DRAINAGE ROUTE OUTLET POINT

EMERGENCY SPILL ROUTE

EXISTING RELEASE AT OUTLET POINT @ 9.3 l/s/ha

ULTIMATE RELEASE AT OUTLET
POINT AFTER PONDS CONSTRUCTED AND
INTENSIFICATION PONDS @ 0.485 /s/ha
OVERLAND @ 60.6 /s/ha

9 [369 l/s]

0.9m

#255091

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250

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(68 l/s)

TOTAL CATCHMENT AREAS	
CATCHMENT	AREA (ha)
A	32.90
В	39.60
С	23.60
D	99.66
TOTAL	195.76

POND AND EASEMENT LOCATIONS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE.

OPTION 1:

TOTAL EFFECTIVE STORAGE PROVIDED = 73,930m³

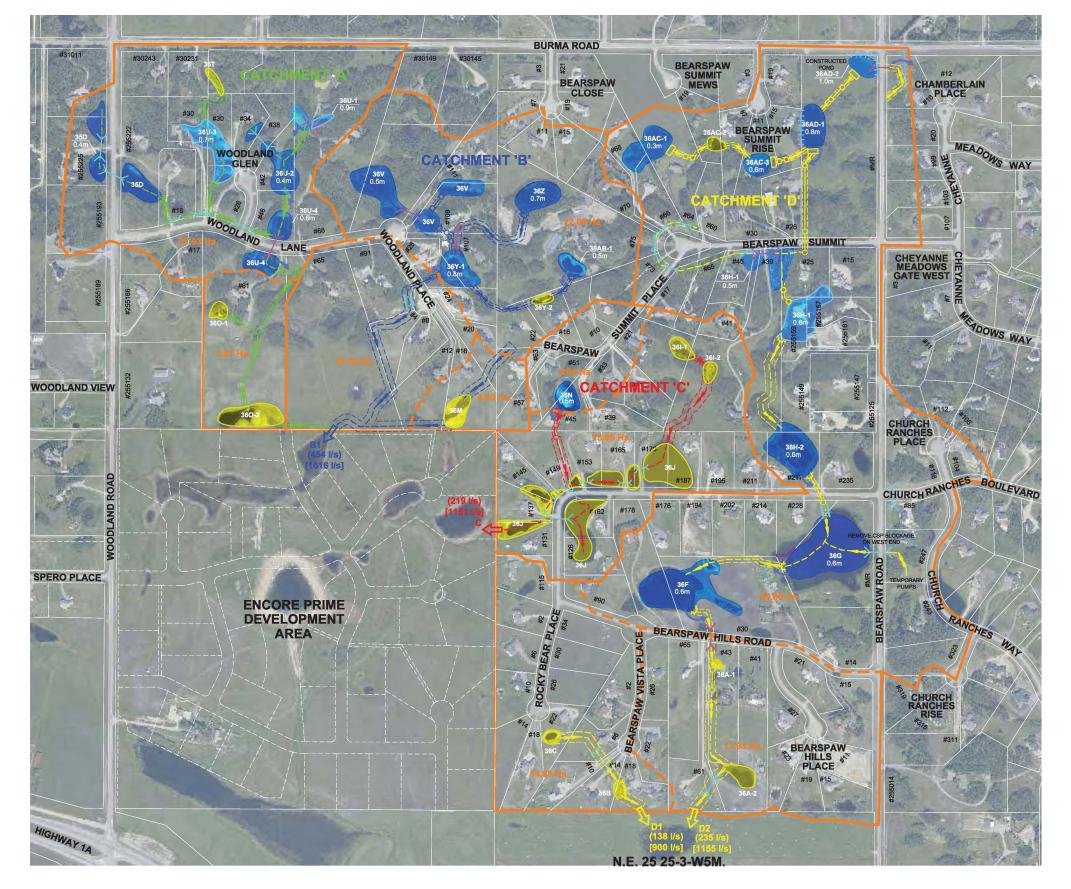
PROVIDED = 7.3,930III

NOTE: TOTAL EFFECTIVE STORAGE VALUE BASED ON
EQUIVALENT STORAGE AT 0.485 l/s/ha RELEASE RATO
POND VOLUMES PROPOSED WITH HIGHER RELEASE
RATES HAVE BEEN DERATED.



DATE: MAY 2009

SCALE: 1:4000





LEGEND

CATCHMENT A DRAINAGE ROUTE SWALE / CHANNEL AND EASEMENT LINES CATCHMENT B DRAINAGE ROUTE SWALE / CHANNEL AND EASEMENT LINES CATCHMENT C DRAINAGE ROUT SWALE / CHANNEL AND EASEMENT LINES CATCHMENT D DRAINAGE ROUTE SWALE / CHANNEL AND EASEMENT LINES MAJOR CATCHMENT BOUNDARY UNCONTROLLED DOWNSTREAM CATCHMENT BOUNDARY SPILL POND STORAGE POND/ REGIONAL STORM POND EXISTING TRAP LOWS APPROXIMATE 'ACTIVE' RISE IN WATER LEVEL IN STORAGE POND (BASED ON JUNE 2005 EVENT) 0.9m MUNICIPAL ADDRESS/LOT NUMBER #255091 PUMP STRUCTURE CONCRETE WEIR (CONTROL STRUCTURE) SWALE/CHANNEL PIPELINE \sim DOWNSTREAM OUTLET PROTECTION/ RIPRAP 120 EXISTING PROTECTION BERM нннн PROPOSED BERM EXISTING CULVERT (CSP) PROPOSED CULVERT (CSP) \Rightarrow DRAINAGE ROUTE OUTLET POINT EMERGENCY SPILL ROUTE EXISTING RELEASE AT OUTLET POINT @ 9.3 l/s/ha (206 l/s)

TOTAL CATCHMENT AREAS	
AREA (ha)	
32.90	
39.60	
23.60	
99.66	
195.76	

ULTIMATE RELEASE AT OUTLET
POINT AFTER PONDS CONSTRUCTED AND
INTENSIFICATION PONDS @ 0.485 l/s/ha
OVERLAND @ 60.6 l/s/ha

[494 l/s]

POND AND EASEMENT LOCATIONS ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE.

OPTION 2:

TOTAL EFFECTIVE STORAGE PROVIDED = 11,485m³

PROVIDED = 11,485m*

NOTE: TOTAL EFFECTIVE STORAGE VALUE BASED ON EQUIVALENT STORAGE AT 0.485 l/s/ha RELEASE RATE. POND VOLUMES PROPOSED WITH HIGHER RELEASE RATES HAVE BEEN DERATED. ACTUAL RELEASE RATES FOR THIS OPTION ARE TYPICALLY 1.0 TO 5 446/ham.



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APPENDIX C

Photographs















QUANTUM PLACE

254138 BEARSPAW ROAD

PRDP20190848

SUBDIVISION AND DEVELOPMENT APPEAL BOARD PRESENTATION

JUNE 26, 20 9

PRESENTATION OUTLINE

Part I

ADMINISTRATION REPORT CLARIFICATION

AFFECTED PARTY AS DEFINED IN THE MGA

Part II

NO IMPACT ON NEIGHBOURS

AEP COMPLIANCE

RESPONSETO RESIDENTS APPEAL

ADMINISTRATION REPORT CLARIFICATION

WETLAND

Alberta Parks and Environment (AEP) has classified the subject pond as waterbody, not a wetland.

See letter from Alberta Agriculture, Food and Rural Development – Public Lands (May 9, 1994)

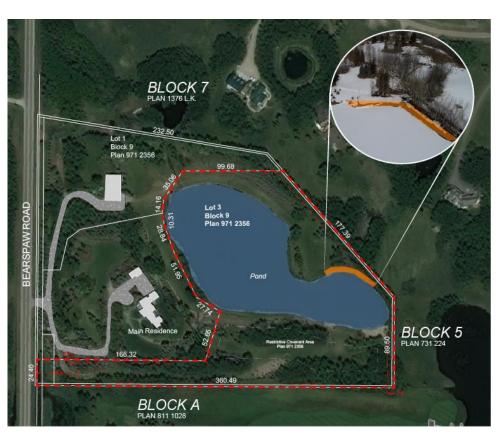
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ADMINISTRATION REPORT CLARIFICATION

SCOPE OF WORK

The Development Permit approval contained no alterations to the shoreline. It did include establish erosion protection of the pond edge by doing the following work:

- Debris removed from waterbody
- 150 mm of topsoil put down
 - Affected area reseeded with drought tolerant seed mix



pplicant Submission

AFFECTED PARTY UNDER THE MGA

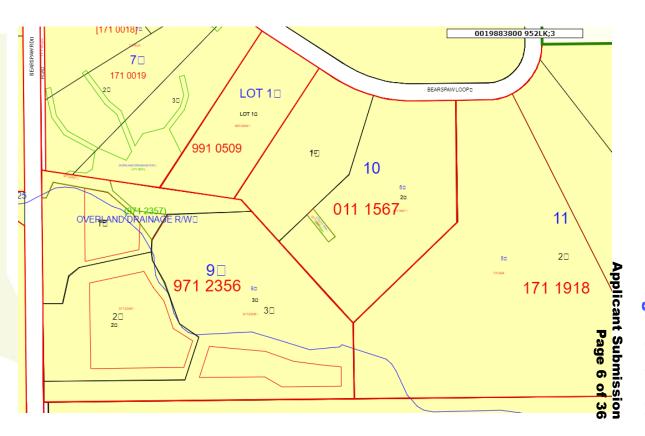
Under grounds of appeal in the MGA,

685(I) If a development authority

- (a) fails or refuses to issue a development permit to a person,
- (b) issues a development permit subject to conditions, or
- (c) issues an order under section 645, the person applying for the permit or affected by the order under section 645 may appeal to the subdivision and development appeal board.
- (2) In addition to an appl<mark>icant under subsection (I), any person affected by an order, decision or development permit made or issued by a development authority may appeal to the subdivision and development appeal board.</mark>
- (3) Despite subsections (1) and (2), no appeal lies in respect of the issuance of a development permit for a permitted use unless the provisions of the land use bylaw were relaxed, varied or misinterpreted or the application for the development permit was deemed to be refused under section 683.1(8).
- (4) Despite subsections (1), (2) and (3), if a decision with respect to a development permit application in respect of a direct control district
 - (a) is made by a council, there is no appeal to the subdivision and development appeal board, or
 - **(b)** is made by a development authority, the appeal is limited to whether the development authority followed the directions of council, and if the subdivision and development appeal board finds that the development authority did not follow the directions it may, in accordance with the directions, substitute its decision for the development authority's decision.

AFFECTED PARTY UNDER THE MGA

OVERLAND
DRAINAGE
EASEMENTS OR
RIGHT-OF-WAYS

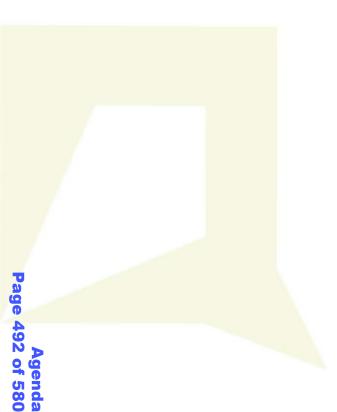


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- The Development Permit is fully contained on the Applicants Property
- The Appellants reasons for appeal are not the subject matter of the Development Permit approval
- Furthermore there are no overland drainage easements on title to allow for overland drainage on to another property.
- All work occurred at the lowest point of the property and could not have affected any drainage patterns

- Most importantly, this work was ordered to be completed by Alberta Environment & Protection and the land owner was completing this work under their direction.
- Overturning the decision of the Development Authority would negate the order from the Province.
- To conclude, we have email correspondence from the Province dated September 10, 2018 that states the work was completed as directed.

Part II



NO IMPACT TO SURROUNDING NEIGHBOURS

Adjacent development must contain its own stormwater wholly within their own lands.

- This policy is supported by:
 - Rocky View County Plan
 - Rocky View County Engineering Servicing Standards
 - ROCKY VIEW COUNTY POLICY #431 STORM WATER SYSTEM MANAGEMENT
- Waterbody is anthropogenic / man-made and is not a storm water facility that may be used by the neighbours
- No overland drainage right-of-way exists from the neighbours property into the subject property
- Development Permit was approved for minor landscaping and erosion protection of the pond edge.

 The property is located downhill from the Appellants properties
- The property is located downhill from the Appellants properties.

NO IMPACT TO SURROUNDING NEIGHBOURS



Erene topographic photography depicting the elevation at which the work was completed and the generation of the surrounding properties.

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NO IMPACT TO SURROUNDING NEIGHBOURS

ROCKYVIEW COUNTY PLAN SECTION 17 UTILITY SERVICES

GOALS

- Support existing communities and growth areas by providing for effective and fiscally sustainable utility systems.
- Ensure private and public utility systems are developed and operated in a safe and reliable manner.
- · Provide for a long-term, safe, and reliable potable water supply.
- Ensure wastewater disposal practices protect watersheds, surface water, and groundwater quality.
- Provide for stormwater management systems that are safe, effective, and do not adversely impact other lands.

POLICY

General

- 17.1 New development shall, in accordance with master plans:
 - a. make use of, extend, and enhance existing utility infrastructure where feasible;
 - b. provide water, wastewater, and shallow utility services; and
 - c. provide stormwater systems where necessary.
- 17.2 Allow a variety of water, wastewater, and stormwater treatment systems, in accordance with provincial/federal regulations and County Policy.
- 17.3 Where required, prepare master plans for existing and future water servicing, wastewater collection and treatment, and stormwater management systems, in existing and proposed growth areas.
 - Water, wastewater, and stormwater development shall adhere to the relevant master plan.

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NO IMPACT TO SURROUNDING NEIGHBOURS

Engineering Serving Standards, Section 100

"The Developer shall not divert water onto adjacent properties..."

SECTION 100

The Developer, at no expense to the County, shall maintain each of the various Improvements until the issuance of the FAC.

The Developer shall ensure that stormwater entering into the Development, within the Development and from the Development, is managed in accordance with a stormwater management plan that has been examined by Engineering Services and any AENV approvals required. The creation of trapped lows or ponding on or adjacent to road right-of-way or areas that have not been designated as stormwater management facilities will not be permitted.

The Developer shall not divert water onto adjacent properties nor create a situation that may cause flooding of other lands. Should flooding occur as a result of the Developer's activities it shall be the responsibility of the Developer to rectify the situation and compensate those sustaining flood damage.

LEGEND

BLUE

Culverts located off the subject property

GREEN

 Culverts located on the subject property & subject to an overland drainage easement



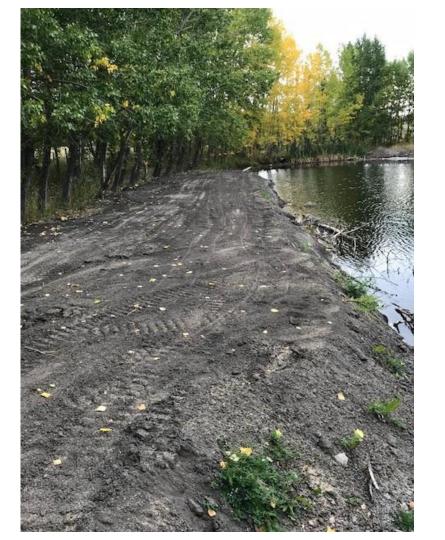
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REQUEST OF ALBERTA ENVIRONMENT & PARKS JUNE 2018

- Client received compliance notice in June 2018
- Work was undertaken from July to August 2018, under AEP direction approval
- Work was completed in September 2018, AEP Environmental Compliance Officer, Mr. Reed Davis was satisfied with the work completed

POST CONSTRUCTION PHOTOS FROM SEPTEMBER 10, 2018



Applicant Submission

Agenda **Agenda 499 of 580**

POST CONSTRUCTION
PHOTOS FROM SEPTEMBER 10,
2018



POST CONSTRUCTION PHOTOS FROM SEPTEMBER 10, 2018

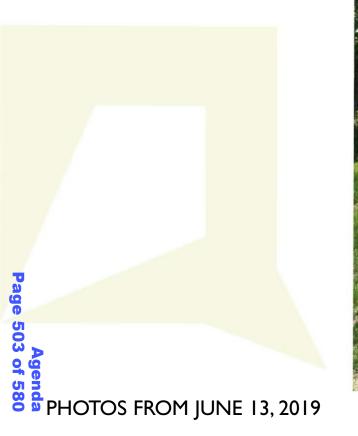


Applicant Submission

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RESPONSE TO RESIDENTS APPEAL

MR. JOPLING

2. The proposal has already been completed without any permits

The Development Permit is a post-construction development permit. The land owner acted on AEPs order not knowing a municipal Development Permit was required.

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RESPONSE TO RESIDENTS APPEAL

MR. JOPLING

- 3. The Municipal lands drain through my property into the pond and blocked a culvert
- There are no municipal lands. There are no overland drainage easements allowing formal drainage onto the subject property.
- The neighbour's culverts are not subject to this Development Permit. The neighbours culverts are wholly within the neighbours property and are not a matter for the Boards consideration as they are not a matter considered within the Development Permit.
- There were no culverts blocked as part of this work outlined within this Development Permit. Work that was carried out for this Development Permit was laying of loam and seeding of be pond's shoreline to provide erosion protection.

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RESPONSE TO RESIDENTS APPEAL

MR. JOPLING

4. The applicant has either blocked or removed entirely, culverts from my neighbours land without consultation or approval and has also been built a berm which causes flooding on our land.

Construction of a berm is not a part of this Development Permit application, nor has any
drainage culverts been blocked off with the work that has been completed.

RESPONSE TO RESIDENTS APPEAL

MS. GRENIER

"I must ask the Subdivision & Development (Appeal) Board not consider granting a permit for Mr. Michael Dyck's development plan unless it can clearly demonstrate consideration for the adjoining neighbours' properties."

The Development Permit in question does not affect adjacent neighbours. It is simply for laying down loam and grass seed to establish erosion protection of the ponds edge. There is no "development plan" outside of this work has been permitted or applied for.





Public Lands Main Floor, 703 - 6 AVE. S.W., CALGARY, AB, T2P 0T9 (297-6426) File No.

NW 30-25-2-w5

May 9, 1994

Loeppky, Mathyssen & Associates 4103 Centre Street N. Calgary, Alberta T2E 2Y6

Attention: J.J. Mathyssen

Dear Sir:

RE: Ownership of Waterbody

NW 30-25-2-W5, Block 9, Plan 953 LK Your letter dated April 18, 1994

The ownership review of a waterbody located on the above parcel has been completed by the Technical Services Branch of Environmental Protection. The original grants and current titles do not mention any bodies of water, therefore the crown must rely on the provisions of Section 3 of the Public Lands Act to claim ownership to any bed and shore within the subject area.

A dam constructed in the early 1940's would appear to have created the waterbody which exists today. A review of historical air photos (1926), the official township plan, and the original field notes did not show that a permanent body of water existed prior to the construction of the dam. Thus the waterbody does not have a crown owned bed and shore, and is not claimable under Section 3 of the Public Lands Act.

Yours truly,

Greg McAndrews, P. Ag.

Land Resource Agrologist

c.c. Carmen Jarrah, Manager
Water Body Enquiry Section
Land Administration Division
Edmonton

Dry manshews.

c.c. Brian Lajeunesse Fish & Wildlife Division Red Deer

c.c. Jenny Hoops
Water Resources Administration Division
Calgary

Rules of Law

Title to beds and shores, etc.

- 3(1) Subject to subsection (2) but notwithstanding any other law, the title to the beds and shores of
 - (a) all permanent and naturally occurring bodies of water, and
 - (b) all naturally occurring rivers, streams, watercourses and lakes,

is vested in the Crown in right of Alberta and a grant or certificate of title made or issued before or after the commencement of section 3 of the *Public Lands Amendment Act, 1984* does not convey title to those beds or shores.

- (2) Subsection (1) does not operate
 - (a) to affect a grant referred to in subsection (1) that specifically conveys by express description a bed or shore referred to in subsection (1) or a certificate of title founded on that grant,
 - (b) to affect the rights of a grantee from the Crown or of a person claiming under him, when those rights have been determined by a court before June 18, 1931, or
 - (c) to affect the title to land belonging to the Crown in right of Canada.
- (3) For the purposes of subsection (1), a river, stream or watercourse does not cease to be naturally occurring by reason only that its water is diverted by human act.

RSA 1980 cP-30 s3; 1984 c34 s3

Acquisition by prescription 4 No person may acquire by prescription an estate or interest in public land or, as against the Crown, in any other land.

RSA 1980 cP-30 s4

Surveys

- 22(1) If for any reason the Minister considers it necessary or advisable to have a survey or re-survey made of the land contained in a disposition to determine its exact position, or in order to settle any dispute that may arise respecting it, he may direct that the survey or re-survey be made by an Alberta land surveyor.
- (2) The Minister may require payment in advance of the costs of the survey or re-survey to be made by the holder of the disposition concerned in whole or in part, or the Minister may require such portion of the payment of the costs as seems to him just.
- (3) If the holder fails to make the required payment in advance, when required to do so by the Minister, the Minister in his discretion may cancel the disposition.
- (4) The surveyor shall file with the Minister plans, notes and any other information that may be required to determine the exact position of the land and the Minister shall forward a copy of the information to the holder.

Applicant Submission Page 28 of 36

From: Glendinning, Kathryn

Sent: Friday, July 06, 2018 4:13 PM

To: 'reed.davis@gov.ab.ca' <reed.davis@gov.ab.ca>

Subject: Water Body on NW-30-25-02-W5M

Reference: Water Body on NW-30-25-02-W5M

File No.: 331426

Hi Reed.

As a follow up to our phone conversation, Mr. Micheal Dick has contacted us to assist in addressing the items outlined in the letter date June 12,2018 in reference to the observed activities along the water body edge located on NW-30-25-02-W5M.

As discussed it is difficult for me to determine a pre-disturbance condition. However, in order to mitigate and address the observed activities, we are recommending Mr. Dick complete the following, in order to restore the area:

- Walk the entire perimeter of the water body to identify areas along the water edge that need debris removal. This material removal includes but is not limited to, asphalt, concrete, rebar, rubber, grass clippings, metal and wire.
- Removal activities to be completed by hand in order to minimize potential disturbance to the water edge
- Establish a vegetation cover along the top of bank of where the existing vegetation layer has been disturbed. At minimum this is to include placement of 150mm of topsoil and seeding the area with an appropriate drought tolerant seed mix.
- Transplant a few pockets of aquatics along the water body edge that has been disturbed to re-establish the vegetated edge. All planting activities to be completed by hand.

Based on the current site conditions, we are not recommending that formal bank stabilization activities occur below the normal water level (NWL). If Mr. Dick wishes to proceed with stabilization measures below NWL an appropriate Water Act application will be prepared and submitted on his behalf.

We trust we address the items outlined in the letter dated June 12, 2018.

If you have any questions or require additional information please contact the undersigned.

Thanks in advance,

Kathryn Glendinning

B.Env.D., M.L.Arch., CSLA
Landscape Architect
Associate | Community Development

Direct: (403) 569-5387 Mobile: (403) 966-1759 Fax: (403) 716-8001 Stantec Consulting Ltd.



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From: Read Davis read-davis@gov.ab.ca
Sent: Monday, July 09, 2018 1:23 PM
To: Glandinning, Kathryn Kathryn.Glandinnin @stantec.com>

Applicant Submission Page 29 of 36

Subject: RE: Water Body on NW-30-25-02-WSM

Hi Kathryn

I think that this is a reasonable plan. My only concern is that there are some heavy pieces of concrete and metal that would likely need to be removed by machine. If machines are used, mitigations should be in place to limit disturbance to the aquatic environment.

I agree that an authorization under the Water Act would be required for installation of stabilization measures.

Thanks

Reed

Reed Cavis, MSc Environmental Protection Officer

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From: Glendinning, Kathryn < Kathryn. Glendinning@stantec.com>

Sent: Friday, July 13, 2018 9:09 AM

To: Reed Davis < reed.davis@gov.ab.ca>

Subject: Per Water Reduce NW 20, 25, 02

Subject: RE: Water Body on NW-30-25-02-W5M

Hi Reed.

Thanks.

We didn't see any large pieces of debris when we were out there, but that being said we did not walk the entire perimeter of the site.

If heavy pieces are identified, we will provide recommendations on measures to limit

It neavy pieces are identified, we will provide recommendations on measures to limit disturbance.

nks again Kathryn.

From: Reed Davis < reed.davis@ ov.ab.ca>
Sent: Wednesday, July 25, 2018 4:07 PM

To: Glendinning, Kathryn < Kathryn. Glendinnin @stantec.com >

Subject: RE: Water Body on NW-30-25-02-W5M

hi Kathryn

When the work has been completed please provide images that show what was done on the site

Thank you.

Reed

Read Davis MSc Environmental Protection Officer 403-257-7450 read.davis@gov.ab.cs

Applicant Submission Page 30 of 36

m: Spencer, Dave <dave.spencer@stantec.com>

t: Monday, July 30, 2018 9:44 AM

To: Reed Davis < reed.davis@gov.ab.ca>

Cc: Glendinning, Kathryn < Kathryn. Glendinning@stantec.com>

Subject: Water Body on NW-30 25-02-W5M

Hello Reed:

Kathryn is away on vacation so I performed a follow up to inspect the work. I attended the initial inspection with Kathryn and I have been familiar with the site for several years.

The inspection was done on July 28 and photos are on the FTP site below for you to download. The inspection included the north bank around to the outlet culvert and on the south side west of the outlet culvert. In conversation with Michael Dick prior to the inspection he indicated that no heavy equipment was used to pull out concrete, concrete blocks and metal. Organic material (leaf clippings) have been raked back at least 8 M from the embankment.

I did see a small piece of concrete (approximately 350mm x 250 mm) that looked similar to the small sandstone pieces scattered along the north bank. It was almost entirely buried at the waterline. It was pulled it out and removed it from the site while I was present at the site...

The clay areas back of the pond embankments will be loamed to a depth of about 75 mm and seeded after your approval of the clean-up work.

If you have any questions please contact me.

Thank you.

Please use the link below to access your directory with the username and password provided

Reed Davis < reed.davis@gov.ab,ca>

t: Wednesday, August 01, 2018 10:46 AM

To: Spencer, Dave Cc: Glendinning, Kathryn

 Subject:
 RE: Water Body on NW-30-25-02-W5M

 Attachments:
 P1020291.jpg; P1020290.jpg; P1020281.jpg

Hi Dave.

I was able to access the pictures - thank you for sending them.

My concerns are around the material placed on the bank and in the water. During our inspection, there was fill placed on the south, north, and east banks of the water body. Some of this fill included garbage (rubber, rebar, wire). I've attached a few pictures for reference. We do not want any of the fill (and garbage) to enter the water body. If you are satisfied that the garbage has been removed, and loam/seeding efforts will prevent fill from entering the water body, then I have no further concerns. Please provide images of the site when the work is completed.

Thanks again,

Reed

Reed Davis, MSc Environmental Protection Officer 403-297-7450 reed.davls@gov.ab.ca From: Spencer, Dave <dave.spencer@stantec.com>

Sent: Wednesday, August 01, 2018 1:14 PM To: Reed Davis < reed.davis@gov.ab.ca>

Cc: Glendinning, Kathryn <Kathryn.Glendinning@stantec.com>

Subject: RE: Water Body on NW-30-25-02-W5M

Applicant Submission Page 31 of 36

Reed:

Thanks for your review and comments. I am confident that all the debris has been pulled out and removed off site. I will proceed with loaming and seeding to prevent any sediment erosion entering the water.

Dave Spencer AALA, BCSLA

Principal

Direct: 403 716-8206 Mobile: 403 629-7587 ": 403 716-8099

e.spencer@stantec.com

Stantec



Spencer, Dave

Reed Davis <reed.davis@gov.ab.ca> m:

Wednesday, August 01, 2018 4:02 PM t:

Spencer, Dave To:

Glendinning, Kathryn Cc:

RE: OK Water Body on NW-30-25-02-W5M Subject:

Great, thanks Dave.

Reed

Spencer, Dave

Applicant Submission

Page 32 of 36

From:

Spencer, Dave

Sent:

Monday, September 10, 2018 6:22 PM

To:

reed.davis@gov.ab.ca

Subject:

Water Body on NW-30-25-02-W5M

Hello Reed:

I followed up and went out to see Michael Dick's restoration work Mr. Dlck has installed 5-6 inches of loam on the exposed clay and seeded the areas with a fescue grass mix. Looks like the work was executed properly and with care. Just thought I should close the loop. Photos from September 10 attached. Let me know if you have any questions.

Best regards,

Dave Spencer, AALA, BCSLA



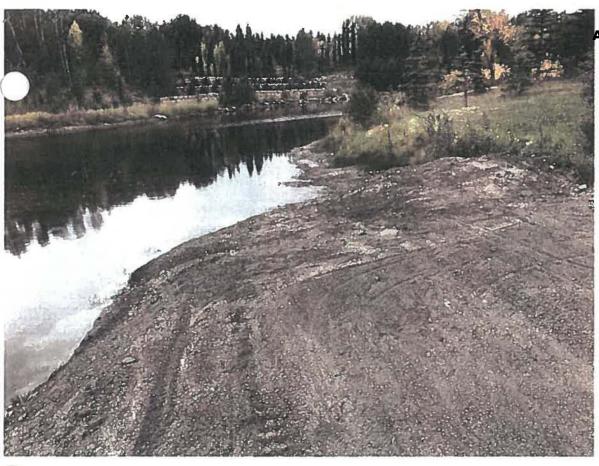
Applicant Submission Page 33 of 36



Applicant Submission
Page 34 of 36



Applicant Submission Page 35 of 36



Dave Spencer Sent from my mobile phone Spencer, Dave

Applicant Submission

Page 36 of 36

From:

Spencer, Dave

Sent:

Wednesday, September 12, 2018 10:35 AM

To:

Michael Dick

Subject:

Fwd: Water Body on NW-30-25-02-W5M

Michael: I sent photos to Reed and he has responded - see below

Dave Spencer

From: Reed Davis <reed.davis@gov.ab.ca>

Sent: Wednesday, September 12, 2018 10:33 AM

To: Spencer, Dave

Subject: RE: Water Body on NW-30-25-02-W5M

Thank you for the follow-up, Dave. I appreciate it. No further questions at this time.

Reed

Reed Davis, MSc Environmental Protection Officer 403-297-7450 reed.davis@gov.ab.ca

From: Spencer, Dave <dave.spencer@stantec.com>

Sent: Monday, September 10, 2018 6:22 PM To: Reed Davis < reed.davis@gov.ab.ca > Subject: Water Body on NW-30-25-02-W5M

Hello Reed:

I followed up and went out to see Michael Dick's restoration work Mr. Dick has installed 5-6 inches of loam on the exposed clay and seeded the areas with a fescue grass mix. Looks like the work was executed properly and with care. Just thought I should close the loop. Photos from September 10 attached. Let me know if you have any questions.

Best regards,

Dave Spencer, AALA, BCSLA



QUANTUMPLACE DEVELOPMENTS LTD.

SUITE 203, 1026 16 AVENUE NW CALGARY, ALBERTA T2M OK6

Applicant's Response to the Board
Page 1 of 7

July 31, 2019

Members of the Rocky View Subdivision and Development Appeal Board 262075 Rocky View Point Rocky View County, AB, T4A 0X2

Re: 254138 Bearspaw Road

On behalf of Michael Dick, the landowner, we are writing this letter to the board to clarify points that were presented at the Rocky View County Subdivision and Development Appeal Board hearing on June 26, 2019. Furthermore, to help resolve some of the asks that the board asked of Administration and us, the applicant, for the next SDAB hearing, originally scheduled for July 17, 2019, and rescheduled to August 7, 2017.

Jurisdiction

The Board asked both Administration and QuantumPlace Developments to clarify whether or not the waterbody is a pond or a wetland. The Board requested that Alberta Environment and Parks (AEP) be contacted to reissue the 1994 letter from Alberta Agricultural, Food and Rural Development. While regulation of water lies outside of SDAB's jurisdiction, we did reach out to AEP, and they were not willing to reissue a formal letter. However, they did clarify that this is a licensed waterbody that is regulated by AEP. This license was issued on August 27, 1971, and is attached to this letter. So while not a Crown asset under Section 3 of the Public Lands Act, AEP nonetheless retains jurisdiction over the water in it under the Water Act. That is why AEP ordered the remedial work under a compliance letter issued by AEP, as they realized that construction material was seen within the water and the pond's bank needed to be remediated.

Our client was unaware that a development permit was required from Rocky View County for this work, as outlined within Land Use Bylaw Section 33.2. As a result, if the development permit is not approved, our client would have to undo the work that was done to comply with AEP and become at odds with the Provincial Order.

AEP Approval of Work

The Board asked for clarity from AEP regarding their decision on the work completed last summer for this Development Permit. Mr. Reed Davis, the Environmental Protection Officer who issued the compliance letter in June 2018, indicated that the email correspondence from last summer between himself and Mr. David Spencer of Stantec, the Landscape Architect overseeing the work, should suffice as evidence that AEP is satisfied with the work that was completed.



QUANTUMPLACE DEVELOPMENTS LTD.

SUITE 203, 1026 16 AVENUE NW CALGARY, ALBERTA T2M OK6

Applicant's Response to the Board Page 2 of 7

Neighbours Claims Regarding Flooding

As the Board is aware to maintain this appeal, the Appellant must show that he/she has been or will be adversely affected by the work which the development permit contemplates. The site visit on July 22, 2019, confirmed that there are no impediments to natural drainage over the subject land. This should be confirmed by Rocky View County Municipal Engineer Milan Patel in his memo or report to SDAB.

What is more, each culvert on the Dick property was inspected to check for any blockage. None of these culverts were blocked (approved or unapproved) as water could be seen moving freely through them. The claim that Mr. Jopling's land could flood as a result of the construction that occurred is, therefore, not factual. Also, we wish to point out that in any event that Mr. Jopling is legally required to contain his drainage on his land, and cannot rely on his land having a drainage pattern which requires the use of Mr. Dick's property. Accordingly, as we said before, we do not see that this neighbour has shown any adverse affect which has or may arise from the development permit approval before the Board.

Sincerely,

Jessica Karpat

jessica@quantumplace.ca

587.350.5172

Applicant's Response to the Board File Page 3 of 7 FORM W.R. 46

WATER LICENSE FOR DOMESTIC, MUNICIPAL OR INDUSTRIAL PURPOSES



FINAL LICENSE

WATER RESOURCES OFFICE

License No. 1179 in the Bow River

Drainage Basin

License No. 4 on a coules

First Issued August 27, 1971

KNOW ALL MEN BY THESE PRESENTS, that by virtue of the authority vested in me by The Water Resources Act, I J. D. Henderson

Minister in charge of the administration of The Water Resources Act, do hereby grant unto

NORMAN E. NEWSOME

of

CALGARY, in the Province of Alberta

hereinafter called the licensee his executors, administrators and assigns, full right, power, and license, subject to the conditions and restrictions contained in The Water Resources Act, to divert from a coules

on the Morthwest Quarter of Section Thirty (30), Township Twenty-Five (25), Range Two (2), West of the Fifth (5th) Meridian

the following quantity of water for domestic
purposes as hereinafter specified and described, viz.:— watering of stock



Applicant's Response to the Board Pro Page 4 of 7 cha

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through the works

constructed by Norman E. Newscone

as shown

the said Norman K. Newsome

21st day of October, 1970 dated the

10th day of July, 1971 and the plans in connection therewith, dated the

and filed in the office of the Director of Water Resources in the City of Edmonton, in the

Province of Alberta, and as authorized by the Honour Applicant's Response to the Board Page 5 of 7 charged with the administration of the Fater Resources Act,

on the 27th day of July

, 19 71 , that is to say,

6.0 acre feet of water during

each year to be diverted at rates of flow not in excess of the following, viz.:

At flood stage .15 cubic feet per second.

At high water stage nil cubic feet per second.

At low water stage nil cubic feet per second.

And to take and keep possession of the said quantity of water for and during the period during which this license may be in force under the provisions of The Water Resources Act.

But this license shall be subject to the following conditions, viz .:

(1) That the stages of flood, high water and low water respectively in the said

shall be determined in accordance with rules and regulations now or hereafter made and prescribed under and by virtue of the authority of The Water Resources Act.

- (2) That this license shall be subject to forfeiture under and as provided by The Water Resources Act.
- (3) That this license can only be assigned or transferred with the approval of the Minister of the Government of Alberta for the time being charged with the administration of The Water Resources Act, hereinafter referred to as "the Minister," and by using the form printed on the back hereof, and that such transfer must be recorded in the Office of the Director of Water Resources in the City of Edmonton, in the Province of Alberta, and the old license surrendered for cancellation, before a new license will be issued in the name of the transferee.
- (4) That the rates of diversion may be increased or diminished in the discretion of the Minister to insure an equitable apportionment of the waters in compliance with the requirements of The Water Resources Act, and the regulations made thereunder from time to time.

Dated at Edmonton this	twenty-seventh day of August
one thousand nine hundred and	seventy-one
wi	
	(for

License No	A. COULER	The Minister in Charge of Water Resources	OT TANBOUR	Calgary, Alberta	License To Divert Water For	Domestic Purposes	on: WW 30-25-2-5	from a coules	Date of issue August 27, 1991	First Lesued August 27, 197	Page 167 of 1 Response to the Bo Page 6 of	arc
ı,		***************************************		(1	RANSF	ER)						
dollars to	*******	************		*********			*****	ii	n hai	nd pr	aid (the receipt	
portions of the	he lic	ense wit	hin co	ntaine	d, that is						to the following	

In witner	as wh	ereof			have he	reunto	set	********	went		hand	
day of Witness								****				
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				19								

NOTE.—The interest transferred should be described as the whole license or that part of the license granting water for the irrigation of a portion of the ______ % of Section _____

Township , Range , West of the ...

by the plans accompanying the application of

referred to in body of license.

MICROFILMED

Meridian, as shown



Applicant's Response to the Board Page 7 of 7

Nº 6988

ALBERTA
WATER RESOURCES OFFICE

INTERIM LICENSE

NORMAN E. NEWSOME

of

CALGARY, in the Province of Alberta

having filed the necessary applications and plans, and having complied with all the provisions of The Water Resources Act relating to applications for water rights, is hereby authorized to construct, as soon as the right-of-way therefor is obtained, the works as shown by the said application and plans, necessary for the utilization of the water applied for from a coulee

on the

Northwest Quarter of Section Thirty (30), Township Twenty-Five (25), Range Two (2), West of the Fifth (5th) Meridian

for domestic

purposes.

The construction of the works hereby authorized is to be completed within one year from the date hereof.

SECULTOR

Water Resources Office.

Edmonton

July 27

19 71

*F 12423-1



PLANNING & DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: August 7, 2019 **DIVISION**: 4

FILE: 03305010 **APPLICATION**: B-3; PRDP20191563

SUBJECT: Oversized Accessory Building

PROPOSAL: Construction of an addition to an existing accessory building (oversized garage), relaxation to the size of an accessory building, and total building area for all accessory buildings requirements	GENERAL LOCATION: Located 0.8 km (1/2 mile) north of Twp. Rd. 230, and on the west side of Rge. Rd. 284.			
APPLICATION DATE: May 15, 2019	DEVELOPMENT AUTHORITY DECISION: Discretionary – Refused			
APPEAL DATE: July 8, 2019	DEVELOPMENT AUTHORITY DECISION DATE : July 4, 2019			
APPELLANT: Paul Schneider	APPLICANT: Paul Schneider & Sheila Buckley			
LEGAL DESCRIPTION : Block 3, Plan 628 LK, NE-5-23-28-W4M	MUNICIPAL ADDRESS: 230183 Range Road 284			
LAND USE DESIGNATION: Residential Two District (R-2)	GROSS AREA: ± 31.91 acres			
DISCRETIONARY USE : Accessory Buildings over 225.00 sq. m (2,421.87 sq. ft.) are a discretionary use.	DEVELOPMENT VARIANCE AUTHORITY : The Development Authority has a 10.00% variance with regard to building size.			
PUBLIC SUBMISSIONS: The application was circulated to 41 adjacent landowners. No letters had been received at the time this report was prepared, although the Appellant has provided a petition in support of the appeal.	 LAND USE POLICIES AND STATUTORY PLANS: County Plan (C-7280-2013) Land Use Bylaw (C-4841-97) 			

EXECUTIVE SUMMARY:

The proposal is for the construction of an addition to an accessory building (oversized garage), relaxation to the size of an accessory building, and total building area for all accessory buildings requirements. The structure is a metal pole structure with a white and blue exterior, and is intended to be used for the storage of two tractors with various accessories (loaders, haybusters). The site was previously subject to a development permit application in 2015, which originally allowed for the construction of the oversized garage (PRDP20151408).



The original accessory building (oversized garage) is 220.73 sq. m. (2,376.0 sq. ft.) in size. With the construction of the proposed 22.30 sq. m (240.00 sq. ft.) addition, the proposed size of the structure is 243.03 sq. m. (2,615.95 sq. ft.). It is located in accordance with the setback requirements for the Residential Two District. There are two other accessory buildings on-site, a 43.93 sq. m. (472.86 sq. ft.) garage, and a 167.22 sq. m. (1,800 sq. ft.) metal barn. With the proposed size of the oversized garage, the total area for all accessory buildings is 454.18 sq. m. (4,888.75 sq. ft.).

The Residential Two District (R-2) allows accessory buildings up to 225.00 sq. m (2,421.87 sq. ft.) in size as a discretionary use. The maximum total area for all accessory buildings is also 225.00 sq. m (2,421.87 sq. ft.).

Relaxations are required for the size (8.00%) of the accessory building, and for the total building area for all accessory buildings (101.86%). The Development Authority is granted a 10.00% variance with regard to building size. As such, the application was refused on July 4, 2019.

On July 8, 2019, the Appellant appealed the decision of the Development Authority. The reasons for the appeal are noted in the agenda package.

PROPERTY HISTORY:

1972	The subject lands are a remnant of Plan 628 LK, which was registered in 1972.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

Sean MacLean

Supervisor, Planning & Development

SK/IIt



DEVELOPMENT PERMIT REPORT

Application Date: May 15, 2019	File: 03305010
Application: PRDP20191563	Applicant/Owner: Paul Schnider & Sheila Buckley
Legal Description: Block 3, Plan 628 LK, NE-5-23-28-W4M	General Location: Located 0.8 km (1/2 mile) north of Twp. Rd. 230, and on the west side of Rge. Rd. 284.
Land Use Designation: Residential Two District (R2)	Gross Area: 31.91 acres
File Manager: Stefan Kunz	Division: 4

PROPOSAL:

The proposal is for construction of an addition to an existing accessory building (oversized garage), relaxation to the size of an accessory building, and total building area for all accessory buildings requirements.

The structure is a metal pole structure with a white and blue exterior, and is intended to be used for the storage of two tractors with various accessories (loaders, haybusters). The site was previously subject to a development permit application in 2015, which originally allowed for the construction of the oversized garage (PRDP20151408).

Residential Two District Requirements:

- Accessory Building size as a discretionary use
 - o 225.00 sq. m (2,421.87 sq. ft.)
- Number of Accessory Buildings
 - 0 3
- Setbacks (m)
 - o Front 45
 - o North Side 3
 - o South Side 3
 - o Rear 7
- Accessory Building Height
 - o 7.00 m (22.96 ft.)
- Total area for all accessory buildings
 - o 225.00 sq. m (2,421.88 sq. ft.)

Existing Accessory Buildings:

- Existing Garage
 - o 43.93 sq. m. (472.86 sq. ft.)
- Existing Metal Barn
 - o 167.22 sq. m. (1,800 sq. ft.)
- Existing Oversized Garage
 - o 220.73 sq. m. (2,376.0 sq. ft.)



Proposed Addition:

- Addition size
 - o 22.30 sq. m (240.00 sq. ft.)
 - o 3.66 m (12.00 ft.) x 6.10 m (20.00 ft.)
- New Oversized Garage size
 - o 243.03 sq. m. (2,615.95 sq. ft.)
- Setbacks (m)
 - o Front 236.34 m (775.39 ft.)
 - o North Side 26.00 m (85.30 ft.)
 - o South Side Lots
 - o Rear Lots
- Accessory Building Height
 - o 6.71 m (22.00 ft.)
- Total area for all accessory buildings
 - o 454.18 sq. m. (4,888.75 sq. ft.)

Refusal Information:

	Proposed	Requirement	Relaxation
Size	243.03 sq. m. (2,615.95 sq. ft.)	225.00 sq. m (2,421.87 sq. ft.)	8.00%
Total Building Area	454.18 sq. m. (4,888.75 sq. ft.)	225.00 sq. m (2,421.87 sq. ft.)	101.86%

The requested relaxations are outside of the Development Officer's relaxation power granted within Section 12.1 of the LUB, which allows:

Up to 10% for building size relaxations

As such, the application is refused.

STATUTORY PLANS:

- Municipal Development Plan;
- Calgary/Rocky View Intermunicipal Development Plan
- · Greenleaf Acres Conceptual Scheme; and
- Land Use Bylaw.

INSPECTOR'S COMMENTS:

None received at the time of report preparation

CIRCULATION COMMENTS: Circulated May 30, 2019, due June 20, 2019

Building Services Review (NA)

No comment received.

City of Calgary (June 17, 2019)

No comment



Development Compliance Review (NA)

No comment received.

Planning and Development Services - Engineering Review (June 4, 2019)

General

 The review of this file is based upon the application submitted. These conditions/recommendations may be subjected to change to ensure best practices and procedures.

Geotechnical

- The site slopes are less than 15%.
- Engineering have no requirements at this time.

Transportation

- Access to the lot is provided by an approach off Range Road 284.
- This is unlikely to increase traffic on local road networks. Traffic Impact Assessment and Transportation off-site levy are not required.
- Engineering have no requirements at this time.

Sanitary/Waste Water

- No information was provided.
- Prior to issuance, applicant is required to demonstrate confirmation of servicing for proposed development.

Water Supply And Waterworks

- No information was provided.
- Prior to issuance, applicant is required to demonstrate confirmation of servicing for proposed development.

Storm Water Management

- No significant site runoff increase is expected as a result of proposed development.
- Engineering have no requirements at this time.

Environmental

- Based on County's GIS review, wetlands are present on site. As a permanent condition, any Alberta environment approval for wetland disturbance is sole responsibility of applicant/owner.
- Engineering have no requirements at this time.

Utility Services Review (NA)

No comment received.

Transportation Services Review (June 28, 2019)

 Applicant to contact County Road Operations with haul details for materials and equipment needed during construction/site development to confirm if Road Use Agreements will be required for any hauling along the County road system and to confirm the presence of County road ban restrictions.



OPTIONS:

Option #1 (this would grant the requested relaxations)

The appeal against the decision of the Development Authority to refuse to issue a Development Permit for construction of an addition to an existing accessory building (oversized garage), relaxation to the size of an accessory building, and total building area for all accessory buildings requirements on Block 3, Plan 628 LK, NE-5-23-28-W4M, be upheld, that the decision of the Development Authority be revoked, and that a Development Permit be issued, subject to the following conditions:

Description:

- 1) That the construction of an addition to an existing accessory building (oversized garage) approximately 22.30 sq. m (240.00 sq. ft.) in size may proceed in accordance with the site plan submitted with the application and Conditions 2, and 3.
- 2) That the maximum size of the accessory building is relaxed from 225.00 sq. m (2,421.88 sq. ft.) to 243.03 sq. m. (2,615.95 sq. ft.).
- 3) That the total building area for the all accessory buildings is relaxed from 225.00 sq. m (2,421.88 sq. ft.) to 454.18 sq. m. (4,888.75 sq. ft.).

Permanent:

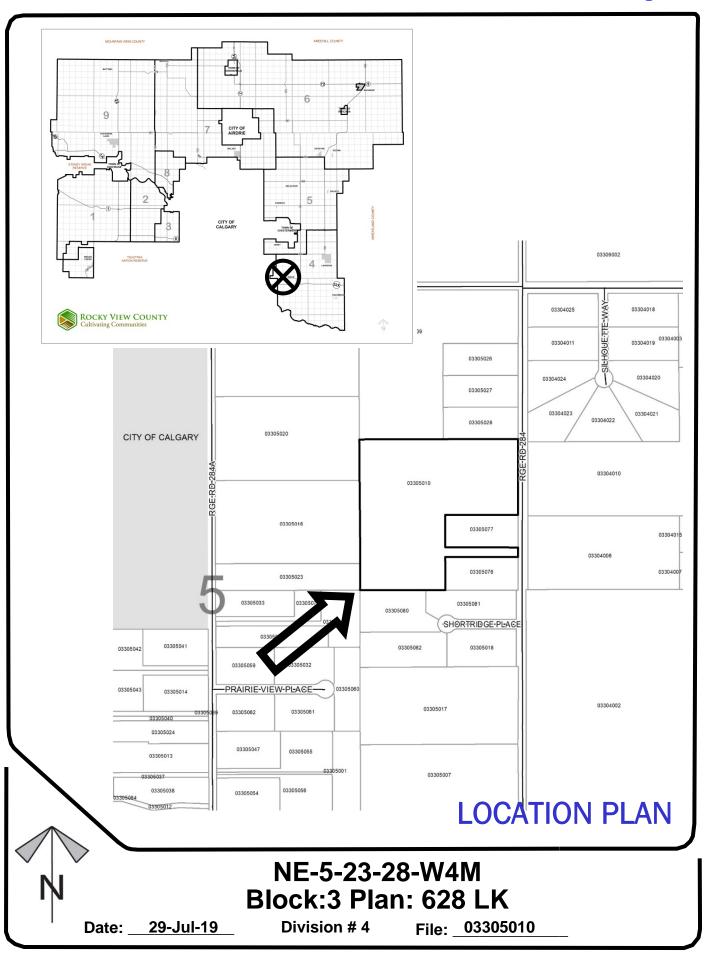
- 4) That the accessory building (oversized garage) shall not be used for commercial purposes at any time, except for a Home-Based Business Type I.
- 5) That the accessory building (oversized garage) shall not be used for residential occupancy at any time.

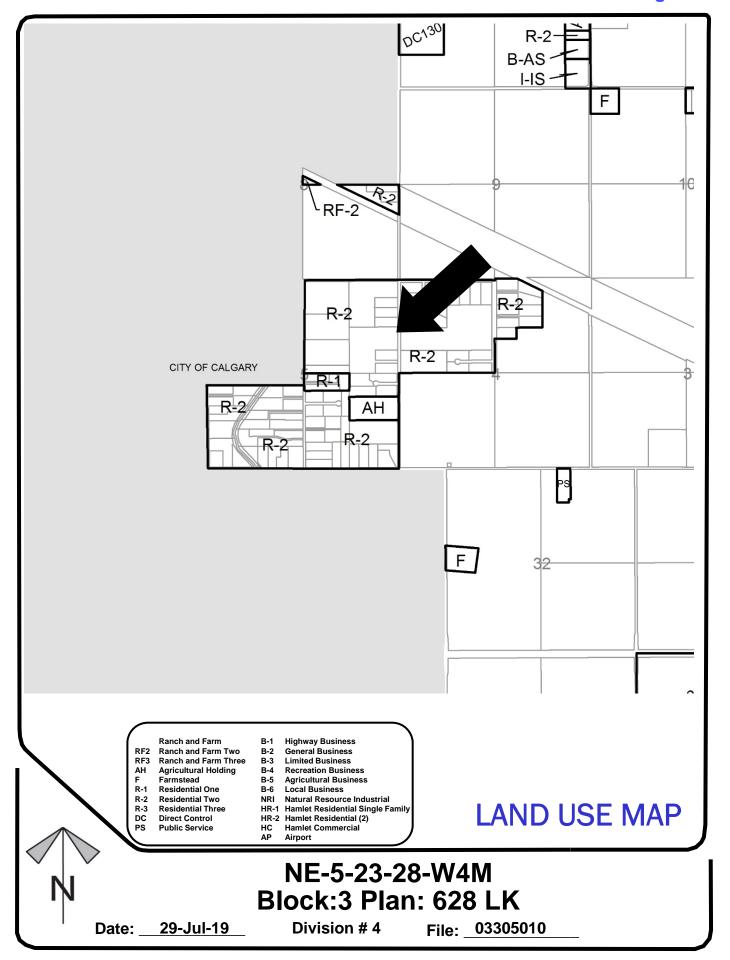
Advisory:

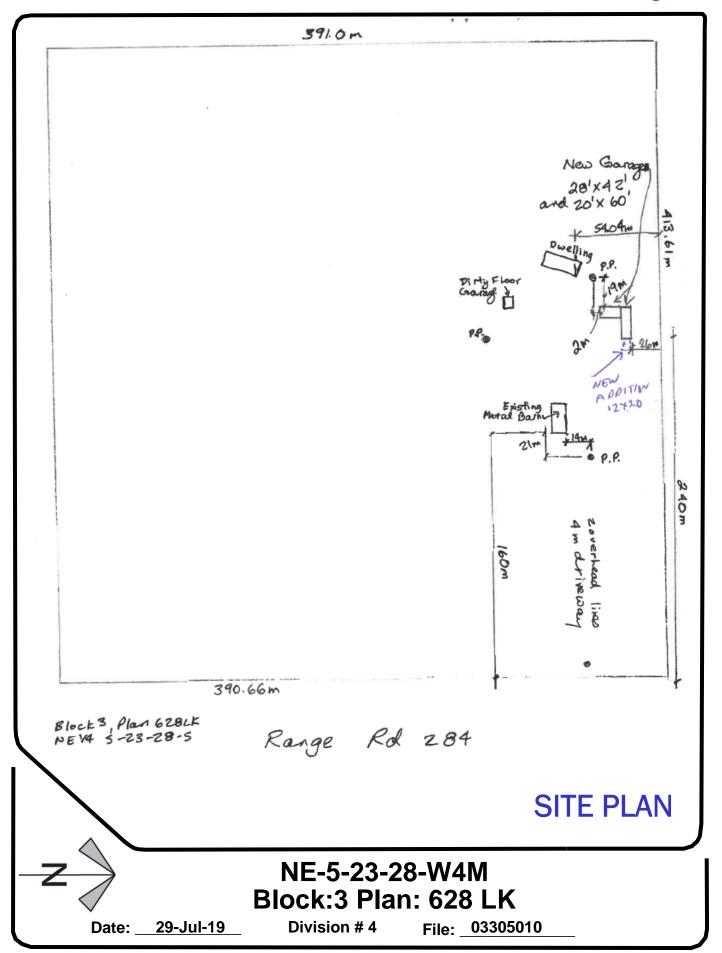
- 6) That if required, a Building Permit for the proposed accessory building (oversized garage) shall be obtained.
- 7) That during construction, all construction and building materials shall be maintained on-site in a neat and orderly manner. Any debris or garbage shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 8) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.

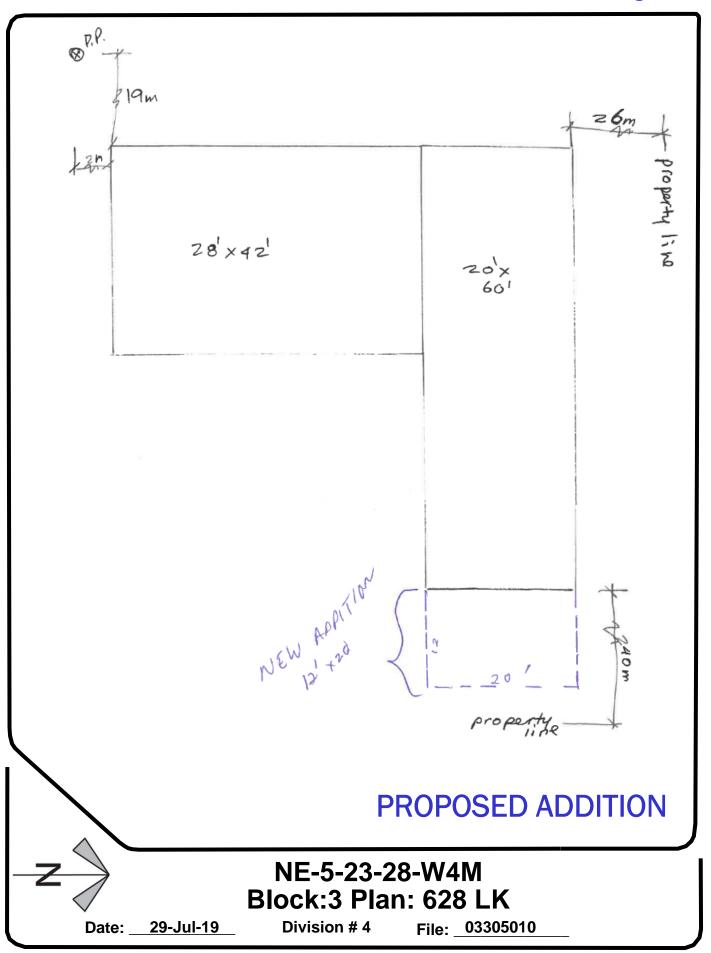
Option #2 (this would not allow the proposed addition)

The appeal against the decision of the Development Authority to refuse to issue a Development Permit for construction of an addition to an existing accessory building (oversized garage), relaxation to the size of an accessory building, and total building area for all accessory buildings requirements on Block 3, Plan 628 LK, NE-5-23-28-W4M, be denied, that the decision of the Development Authority be confirmed.











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

AIR PHOTO

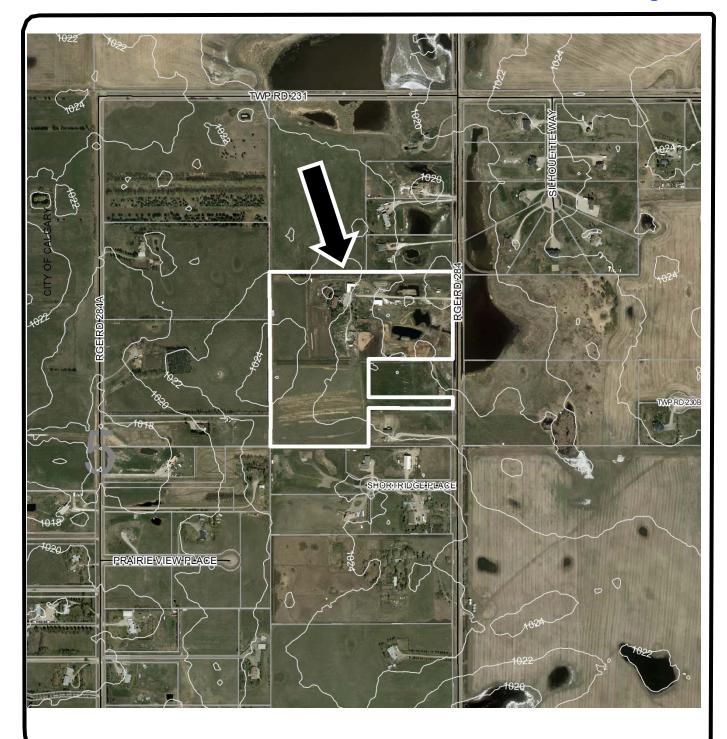
Spring 2018

NE-5-23-28-W4M Block:3 Plan: 628 LK

Date: 29-Jul-19

Division # 4

File: <u>0330501</u>0



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

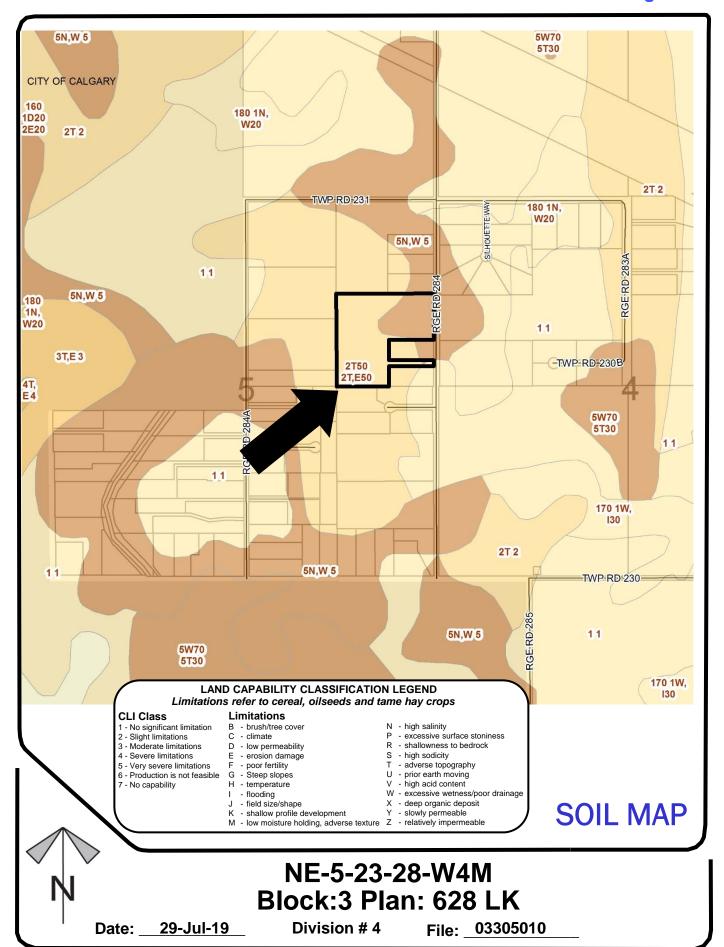
TOPOGRAPHY

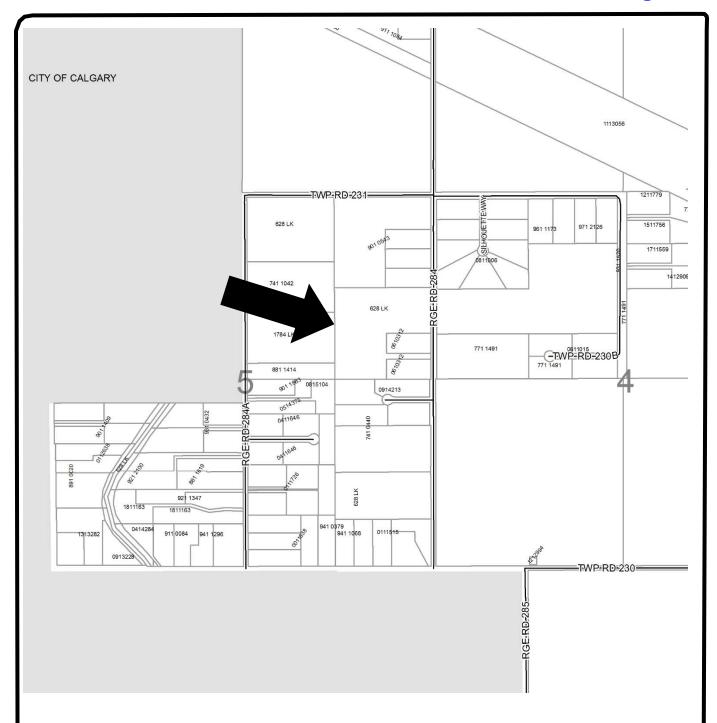
Contour Interval 2 M

NE-5-23-28-W4M Block:3 Plan: 628 LK

Date: 29-Jul-19 Division # 4

File: 03305010





Legend - Plan numbers

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

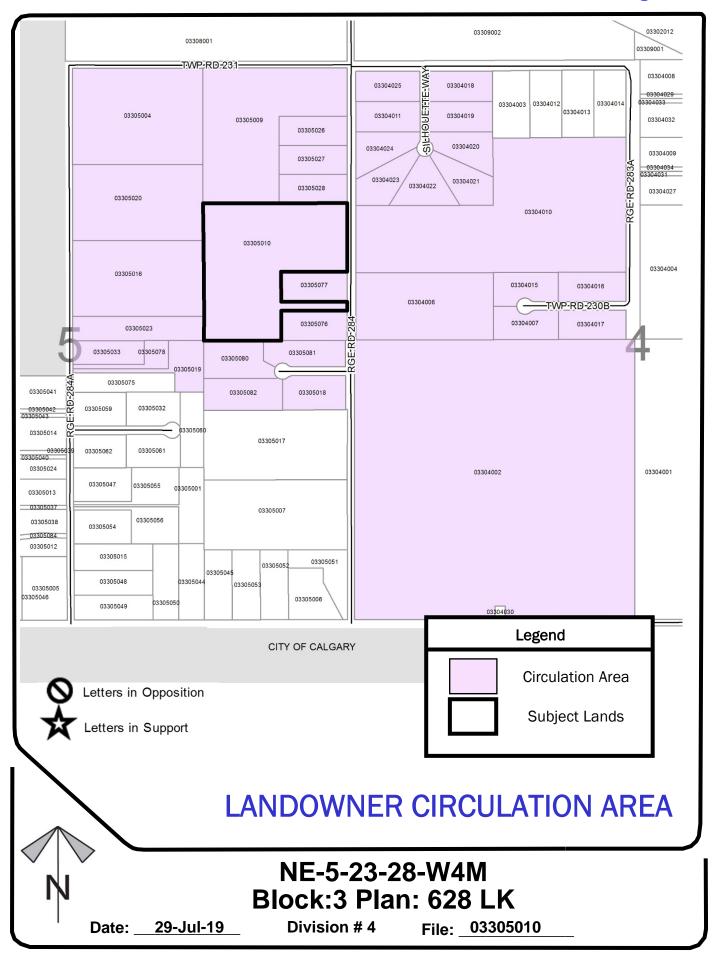
HISTORIC SUBDIVISION MAP



Date: 29-Jul-19 Divi

Division # 4

File: 03305010





Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Site Information Municipal Address 230183 RAJG 8 RAJG	Legal Land Description (lot, blo	
Property Roll # D 33 050 / 0	PRDP20191	
I am appealing: (check one box only)		
Development Authority Decision ☐ Approval	Subdivision Authority Decision Approval	Decision of Enforcement Services ☐ Stop Order
☐ Conditions of Approval	☐ Conditions of Approval	☐ Compliance Order
Refusal	☐ Refusal	• • • • • • • • • • • • • • • • • • • •
Reasons for Appeal (attach separate pa	ge if required)	
142 x 28 PLQS RIGHT SO I CO LOADERS WITH HE SNOW BLOWER DOING THAT I WA 50 I WAN 160 TO OF 12' x 20'.	60 X20 FT MY 49 BUST EN ON ON OTHER SABOUT 9 TO 10 BUR DAN ADO T 50 BU1401	EHRN OVER
his information is collected for the Subdivision ar nd will be used to process your appeal and to cre the Freedom of Information and Protection of Privi the Municipal Clerk at 403-230-1401. Appellant's Signature	ate a public record of the appeal hearing	. The information is collected in accordance wi



PLANNING AND DEVELOPMENT SERVICES

TO: Subdivision and Development Appeal Board

DATE: August 7, 2019 **DIVISION**: 5

FILE: 05325001 **APPLICATION**: B-4; PRDP20190990

SUBJECT: Cannabis Cultivation

PROPOSAL : Cannabis Cultivation, construction of a cultivation building (approximately 12,342.44 sq. ft. in area) and signage	GENERAL LOCATION : Located approximately 0.41 (1/4 mile) west of Hwy. 791 and on the north side of Hwy. 564, just west of the hamlet of Delacour.	
APPLICATION DATE: March 22, 2019	DEVELOPMENT AUTHORITY DECISION: Conditionally Approved	
APPEAL DATE: July 16, 2019	DEVELOPMENT AUTHORITY DECISION DATE : June 25, 2019	
APPELLANT: Arlene Hiller, et. al.; Glenn Duhn	APPLICANT: Leina Blazev (Permit Masters)	
LEGAL DESCRIPTION : Lot 2, Block 1, Plan 0311727, SE-25-25-28-W04M	MUNICIPAL ADDRESS: 280060 Township Road 254	
LAND USE DESIGNATION: Farmstead District (F)	GROSS AREA: ± 13.00 acres	
PERMITTED USE : Cannabis Cultivation is a discretionary use in the Farmstead District (F).	DEVELOPMENT VARIANCE AUTHORITY: N/A	
PUBLIC SUBMISSIONS: The application was	LAND USE POLICIES AND STATUTORY PLANS:	
circulated to twenty five (25) adjacent landowners. At the time this report was prepared, one (1) letter	●County Plan (Bylaw C-7280-2013)	
was received in opposition [in addition to the	∙Land Use Bylaw (Bylaw C-4841-1997)	
appeals] and no letters were received in support of the application.	Delacour Community Area Structure Plan (Bylaw C-6122-2005)	
	Delacour Country Village Conceptual Scheme (Bylaw C-6828-2009)	

EXECUTIVE SUMMARY:

The subject land is within the Farmstead District, approximately 0.41 (1/4 mile) west of Hwy. 791 and on the north side of Hwy. 564, just west of the hamlet of Delacour. The lands contain a dwelling and several accessory buildings.



The purpose of this Development Permit is for Cannabis Cultivation and to construct a cultivation building (approximately 12,342.44 sq. ft. in area) on site. The existing dwelling would be used as a site office. On November 9, 2018, Council amended the Land Use Bylaw to include regulations for Cannabis Cultivation and added the use to the Farmstead District. The relevant regulates include minimum separation distances and terms of approvals. Landscaping, parking and building design regulations are applicable in this case as well as the general regulations in the Farmstead District.

The proposal was assessed in accordance with the relevant sections of the Land Use Bylaw and the County Servicing Standards and the proposal meets all requirements for Cannabis Cultivation. On June 25, 2019, the application was conditionally approved subject to a range of conditions including requirements for parking, landscaping, screening/fencing, road use agreements, a stormwater management report, a servicing plan and architectural designs.

On July 16, 2019, the Appellant(s) appealed the decision of the Development Authority. The reasons for the appeal are detailed in the agenda package.

PROPERTY HISTORY:

August 11, 2005 An application for a Kennel was refused by the Subdivision and

Development Appeal Board (2005-DP-11453).

September 7, 2004 An application for a Kennel was refused (2004-DP-10915).

November 7, 2003 An application for a Kennel was refused by the Subdivision and

Development Appeal Board (2003-DP-10508).

June 10, 2003 Plan 0311727 was registered to create the subject ± 13.00 acres parcel.

APPEAL:

See attached report and exhibits.

Respectfully submitted,

Sean MacLean

Supervisor, Planning & Development

JA/IIt



DEVELOPMENT PERMIT REPORT

Application Date: April 3, 2019	File: 05325001
Application: PRDP20190990	Applicant/Owner: Leina Blazev (Permit Masters)
Legal Description: Lot 2, Block 1, Plan 0311727, SE-25-25-28-W04M	General Location: Located approximately 0.41 (1/4 mile) west of Hwy 791 and on the north side of Hwy 564
Land Use Designation: Farmstead District	Gross Area: 13.00 acres
File Manager: Jessica Anderson	Division: 5

PROPOSAL:

The proposal is for Cannabis Cultivation, construction of a cultivation building (approximately 12,342.44 sq. ft. in area) and signage

CANNABIS CULTIVATION means the growing and harvesting of cannabis as licensed by Health Canada.

The application states that it is for the growing, caring and harvest for quality cannabis plants with a separate administrative and office space for facility staff and guests. All pre-existing ancillary buildings on the site are proposed to be retained, but will not be used in affiliation with the cannabis facility. The existing dwelling will be retained and the main floor will be utilized as the main on-site office of the facility. There will be no floor plan changes, but the building will be renovated to meet current building code.

Business Information:

Name: n/a

Description: Cannabis cultivation.

Hours of Operation: This business will operate Monday to Sunday, 7:00 a.m. to 7:00 p.m.

Employees: Ten (5 full-time and 5 part-time). There is no maximum so no specific

approval is required.

Outside Storage: No outdoor storage requested.

Signage: No signs requested; however, it is expected that some signage will be

needed for shipping and receiving so one sign will be approved subject to

details being provided.

As per section 20.9 CANNABIS CULTIVATION AND CANNABIS FACILITY

- (a) Cannabis Cultivation and/or Cannabis Facility shall not occur in a building where a residential use is located.
 - The use is proposed in a new building on site.
- (b) A *Health Care Site* for the purposes of Section 20.9 of this *Bylaw* means the lot(s) or parcel(s) on which a *Health Care Practice* or *Health Care Services* is situated.
 - n/a



- (c) A School Site for the purposes of Section 20.9 of this Bylaw means the lot(s) or parcel(s) on which a School, public or separate, a School, private, or a Child Care Facility is situated.
 - n/a
- (d) The minimum separation distance between *Cannabis Cultivation* and/or *Cannabis Facility* and other uses shall be established by measuring the shortest distance between the *Cannabis Cultivation* and/or *Cannabis Facility* building or field and the other building. If the requirement states a minimum distance to a site, then the distance shall be established by measuring the shortest distance between the *Cannabis Cultivation* and/or *Cannabis Facility* building or field and the other site.
 - Noted.
- (e) In the B-2, I-IA, and B-AS districts, *Cannabis Cultivation* and/or *Cannabis Facility* must be located:
 - (i) At least 75 m from a residential site.
 - Noted.
- (f) In all other districts, Cannabis Cultivation and/or Cannabis Facility must be located:
 - (i) At least 150 m from a Health Care Site or School Site;
 - (ii) At least 100 m from a site that is designated as a school reserve on title;
 - (iii) At least 100 m from a residential site.
 - A residential site is not defined, but a site is defined as "one or more lots or parcel
 and may include streets, lanes, walkways, and any other land surface upon which
 development is proposed." It is interpreted that the setback applies to adjacent
 residential parcels of which there are none within the prescribed distance.
- (g) A Development Permit for Cannabis Cultivation and/or Cannabis Facility shall be limited, and the term of the Development Permit shall not exceed three years.
 - Noted as a condition of approval.
- (h) A residential development constructed or created on a site after the approval of a *Cannabis Cultivation* and/or *Cannabis Facility* use shall not be considered a residential site for the purposes of interpreting Section 20.9(e) and Section 20.9 (f) of this *Bylaw*.
 - Noted.

BUILDING DIMENSIONS AND SETBACKS

Development area:

13.00 acres (52,609.13 sq. m)

Building footprint/areas

- Cultivation Facility: 1,146.65 sq. m (12,342.44 sq. ft.)
- Office/Reception: 115.15 sq. m (1,239.46 sq. ft.)



Setbacks (Section 47.5)

Front yard (south)

o Required: 60.00 m (196.85 ft.)

Proposed: 781.50 m (2,563.98 ft.) facility / 419.29 m office

Side yard (east)

o Required: 6.00 m (19.69 ft.)

o Proposed: 774.15 m / lots

Side yard (west)

o Required: 6.00 m (19.69 ft.)

Proposed: 769.26 m / lots

Rear yard (north)

o Required: 15.00 m (49.21 ft.)

Proposed: 1699.27 m / lots

Height (section 47.7)

Maximum: 10.00 m (32.81 ft.)

Proposed: House 5.16 m (16.92 ft.) / Facility 5.18 m (17.00 ft.)

BUILDING DESIGN AND SITE LAYOUT

SECTION 25 - DESIGN, CHARACTER AND APPEARANCE OF BUILDINGS AND STRUCTURES

- Section 25.2 Pursuant to Sub-Section (1), the Development Authority may consider the
 following when reviewing development proposals in all Districts: (a) the design, character, and
 appearance of all buildings with respect to their compatibility with any other buildings existing in
 the vicinity; and (b) the design of the building must be consistent with the purpose of the Land
 Use District in which it is located.
 - The elevation drawings provided with the application show that the facility building is proposed to be a metal and steel construction with a pitched roof.
- Section 25.4 (e) Facades of buildings which exceed 31 m measured horizontally and facing
 public roadways shall incorporate visual and physical characteristics to add visual interest, by
 including at least three of the following architectural elements: (i) Colour change; (ii) Texture
 change; (iii) Material module change; or (iv) Expression of architectural or structural bay through
 a change in plane such as an offset, reveal, or projecting ribs or recesses extending at least
 20% of the length and 3% of the depth of the façade.
 - The front façade of the building faces Range Road 564 and is less than 31.00 m (101.71 ft.) horizontally.
- Section 25.4(g)(iv): To the satisfaction of the County, the following shall be enclosed from view or screened to soften the visual impact on adjacent or proximal sites, roadways, and public thoroughfares: garbage, waste, and waste handling and collection areas.
- Section 25.4(k): Garbage and waste must be stored in weatherproof and animal proof containers and be in a location easily accessible to containerized garbage pickup.



o Garbage and waste containers are shown within the developed area with screening provided by the fencing, landscaping and existing buildings.

PARKING

SECTION 30 - Parking and Loading

- Section 30.1 (b): The minimum number of off-street vehicle, motor parking stalls required for each use class is specified in the Parking Schedule (Schedule 5).
 - Schedule 5:
 - General Industrial: 1 per 100 sg. m gross floor area;
 - Offices, Business: 3.40 stalls per 100.00 sq. m (1,076.40 sq. ft.) of gross floor area.
- Cultivation Facility: 1,146.65 sq. m (12,342.44 sq. ft.) / 100 = 11.46 (12 stalls).
- Office/Reception: 115.15 sq. m (1,239.46 sq. ft.) / 100 * 3.4 = 3.91 (4 stalls).
- 16 stalls required to be maintained on site.
- 6 stalls are shown on the site plan; a condition of approval will require that 16 stalls be maintained on site at all times.
- Section 30.1 (h): Parking stall for the disabled: (i) shall be provided in accordance with the Alberta Building Code; (ii) shall be designated as parking stall for the disabled using appropriate signage in accordance with Provincial standards; and (iii) shall be included in the calculation of the applicable minimum parking requirement.
- Section 30.2 (b): The number of off-street loading spaces required for each use class is specified in the Loading Schedule (Schedule 6).
 - Schedule 6:
 - Industrial/Commercial Uses: 1.00 loading space per 1,900.00 sq. m or fraction thereof.
 - 1 loading stall required / two loading stalls proposed.

LIGHTING

No lighting details provided. A condition of approval will require all lighting on site to be dark sky.

SIGNAGE

SECTION 35 - Sign Regulations

- Section 35.1: In considering a Development Permit application for signs, or advertising material, the Development Authority may consider such factors as: (a) location of the proposed signage; (b) distance from roadway; (c) size; (d) height; (e) method of illumination; and (f) such other considerations as the Development Authority may deem to be relevant.
- No signs requested; however, it is expected that some signage will be needed for shipping and receiving so one sign will be approved subject to details being provided.

LANDSCAPING

SECTION 26 - LANDSCAPING AND SCREENING

- Section 26.11(c): A minimum of 10% of the development area shall be landscaped, in accordance with the Landscaping Plan approved by the County.
 - o Required: 13.00 acres (52,609.13 sq. m)



- $\{52,609.13 \text{ sq. m} * 0.10 = 5,260.91 \text{ sq. m}\}$
- Proposed: perimeter landscaping and existing shelterbelts are shown on the site plan, but not with sufficient detail to determine that the bylaw requirements are met. A revised landscape plan will be required to demonstrate conformity with the bylaw.
- Section 26.11(d): A landscaped strip of at least 4.00 m width shall be provided in front yards and side yards adjacent to a road. Alternate configurations that provide for equivalent area of landscaping, with a minimum width of 1.00 m, may be allowed at the discretion of the Development Authority.
 - Required: 4.00 m (13.12 ft.)
 - o Proposed: Not provided.
- Section 26.5: The required number of trees is one tree per 46.00 sq. m (495.14 sq. ft.).
 - o Required: 114 trees
 - {5,260.91 sq. m * (1.00 trees/ 46.00 sq. m) = 114 trees}
 - Proposed/existing: Not provided.
- Section 26.3: The proportion of deciduous to coniferous trees shall be approximately 60:40 and the Applicant may substitute up to 50.00% of the required number of trees with shrubs at a ratio of 3 shrubs to 1 tree for deciduous and 4 shrubs to 1 tree for coniferous.
 - o Required (deciduous trees): 68 trees
 - o Required (coniferous trees): 46 trees
 - o Proposed: Not provided.
 - The Applicant has not identified any landscaping with the application. Prior to issuance, a Landscaping Plan shall be submitted in accordance with Section 26, that includes:
 - i) A minimum 10.00% landscaping for the development area in accordance with Section 26.11(c);
 - ii) The minimum number of trees in accordance with Section 26.3 and 26.5 and the development area identified in (i);
 - iii) The minimum caliper for deciduous trees of 4.50 cm (1.77 in.), the minimum height for deciduous shrubs of 60.00 cm (23.60 in.) when planted, and the minimum height for coniferous shrubs of 40.00 cm (15.70 in.) when planted, in accordance with Section 26.3;
 - iv) A 4.00 m (13.12 ft.) landscaped strip along the east property line, adjacent to Highway 567, in accordance with Section 26.11(d).

STATUTORY PLANS:

Delacour Community Area Structure Plan – lands identified as Agricultural Transition and noted in section 5.2 that the lands may remain agricultural.

Delacour Country Village Conceptual Scheme – lands identified as existing farmstead in land use proposal. No specific policies within the document apply to these lands.

The application was assessed in accordance with the Land Use Bylaw and Servicing Standards.



INSPECTOR'S COMMENTS:

No inspection at time report was completed.

CIRCULATIONS:

Alberta Transportation (May 28, 2019)

In reviewing the application, it appears that the applicant wishes to establish a cannabis cultivation facility at the above noted location. As this proposal falls within the referral distance of Alberta Transportation, a Roadside Development Permit will be required from this office.

By copy of this letter, a Roadside Development Application will be forwarded to the applicant for completion and return to this office. Therefore, we suggest delaying issuance of your permit until such time that a Roadside Development Permit has been issued by the department.

Please note that the Roadside Development Application must identify the means of access from the highway to the proposed development.

Alberta Health Services (May 22, 2019)

Based on the information provided, we recommend the following considerations:

- Confirmation that there is an adequate water supply available for the proposed use, and that
 use of the projected volumes of water will not adversely affect neighboring properties' water
 supplies.
- 2. It is noted that one water well appears to be located very close to the proposed development. Please ensure that construction or operation of the facility does not negatively affect the existing water well(s) on the property; appropriate setback distances should be maintained.
- 3. Consider the types and volume of chemicals (such as pesticides, solvents, cleaning products and fertilizers) that will be stored onsite for the proposed operation. Ensure the proposed methods and location of chemical storage, utilization and disposal does not create hazardous conditions for the facility or adjacent properties.
- 4. Chemicals and hazardous materials must be handled appropriately so as to not contaminate cannabis products intended for consumption.
- 5. The waste management plan for the proposed operation should specify the type and volume of waste materials. The manner in which waste material will be handled, stored and disposed of must not create a situation that could harm the health of the public.
- 6. Choose construction materials that facilitate sanitary maintenance. For example, building materials for walls should be smooth, impermeable, and easy to clean.
- 7. Prevent mold growth with control of heat and humidity levels in the growing environment. HVAC (heating ventilation and air conditioning) system requirements and queries should be referred to safety code inspectors.
- 8. Implement mitigation strategies to ensure that odours from the proposed facility are controlled so as not to affect neighbouring properties.
- 9. Consider installing monitors to assist in maintaining carbon monoxide levels within safe parameters.
- 10. If edibles become legal in the future, producers of edibles should be aware they need to contact AHS-EPH to determine if a food handling permit is required prior to sale. AHS-EPH is available



for health consultation or food permit inquiries (if edibles are legalized) at (403) 943-2296, or calgaryzone.environmentalhealth@ahs.ca.

Operations Division Review (May 07, 2019)

Can you find out how the applicant intends to deal with waste generated at this facility during both the construction phase and the operational phase? Emphasis should be on how much waste will be generated and how waste materials will be minimized, managed, diverted from landfill (e.g. recycled) and dealt with in accordance with Federal regulations (for the cannabis products).

Capital Project Management has no concerns.

Utility Services: Insufficient details have been provided to properly assess and comment on the proposed water and wastewater servicing.

Development Compliance Review

No comments received.

Building Services Review (May 22, 2019)

Prior to Issuance - provide 3.2.2 Building Code analysis to Building Services and Fire Services

Advisory condition - Building shall conform to the National Energy Code 2017, with documentation/design at Building Permit:

http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Building/resources/NECB-Submission-Requirements.pdf

Full Building Permits and Engineering for the Cannabis Building and for the Renovations to the Existing House.

Planning and Development Services- Engineering Review (May 16, 2019)

General

 The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures.

Geotechnical - Section 300.0 requirements:

- Engineering has no requirements at this time.
- It does not appear that there are any steep slopes on the subject lands.

Transportation - Section 400.0 requirements:

- Engineering has no requirements at this time.
- The application will need to be circulated to Alberta Transportation for review and comment since the proposed development is adjacent to SEC Highway 564 and SEC Highway 791.
- The subject lands are accessed via a road approach off of SEC Highway 564. Alberta
 Transportation to confirm if the road approach may be used for access to the subject lands
 or if an alternate access road will be required. Upgrades to the existing road approach may be
 required pending final approval from Alberta Transportation.
- The applicant will not be required to pay the transportation offsite levy, as per the applicable TOL bylaw at time of DP issuance, since the proposed development is located within the Farmstead land use district.



 Prior to the issuance of the DP, the applicant is required to contact County Road Operations to determine if any permits are required during the construction of the proposed development and/or for the proposed transport of produce/goods.

Sanitary/Waste Water - Section 500.0 requirements:

- Engineering has no requirements at this time.
- As a condition to DP, the applicant is required to provide a waste water servicing plan.
 - The County supports the use of holding tanks with trucked service for commercial purposes.

Water Supply And Waterworks - Section 600.0 & 800.0 requirements:

- As a condition to DP, the applicant is required to provide a water servicing plan.
 - o The County supports the use of cisterns with trucked service for commercial purposes.
 - The applicant will be required to provide confirmation of a commercial water license from AEP if the applicant proposes to service the proposed development with a groundwater well.

Storm Water Management – Section 700.0 requirements:

 As a condition to DP, the applicant is required to provide a Site-Specific Stormwater Implementation Plan conducted by a qualified professional that is consistent with the conditions set in the Co-operative Stormwater Management Initiative (CSMI). The applicant is responsible for following the recommendations outlined in the Site-Specific Stormwater Implementation Plan.

Environmental – Section 900.0 requirements:

- Engineering has no requirements at this time.
- The proposed development does not appear to have a direct impact on any wetlands. Should the
 owner propose development that has a direct impact on any wetlands, the applicant will be
 responsible for obtaining all required AEP approvals.

Agricultural and Environmental Services Review

No agricultural concerns. If approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the Horticultural Development from the agricultural land uses surrounding the parcel. The guidelines will help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.

OPTIONS:

Option #1 (this would allow the facility to operate)

The appeal against the decision of the Development Authority to approve a Development Permit for a Cannabis Cultivation, construction of a cultivation building (approximately 12,342.44 sq. ft. in area) and signage on Lot 2, Block 1, Plan 0311727; SE-25-25-28-04 (280060 TWP RD 254) be denied, that the decision of the Development Authority be upheld, and that a Development Permit be conditionally approved subject to the following conditions:



Description:

- 1) That Cannabis Cultivation may commence on the subject lands in general accordance with the submitted Site Plans, Elevation Drawings and Floor Plans and includes:
 - i. Construction of a cultivation building (approximately 12,342.44 sq. ft. in area);
 - ii. Use of the existing dwelling as office space (approximately 1,239.46 sq. ft. in area);
 - iii. Construction of parking and loading areas as per the approved Site Plan;
 - iv. Perimeter fencing as per the approved Site Plan;
 - v. Installation of one (1) freestanding sign. Drawing details shall be submitted to the County prior to installation.

Prior to Issuance:

- 2) That prior to the issuance of this permit, the Applicant/Owner shall submit a 3.2.2 Building Code analysis, prepared by a qualified professional, for the proposed development, to the satisfaction of the County.
- 3) That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
 - i. Written confirmation shall be received from County Road Operations confirming the status of this condition. Any required agreement or permits shall be obtained unless otherwise noted by County Road Operations.
- 4) That prior to the issuance of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a qualified professional that is consistent with the conditions set in the Co-operative Stormwater Management Initiative (CSMI). The Applicant/Owner shall be responsible for following the recommendations outlined in the SSIP.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a wastewater and water servicing plan, in accordance with County Servicing Standards, to the satisfaction of the County.
- 6) That prior to the issuance of this permit, the Applicant/Owner shall submit a Landscaping & Screening Plan in accordance with Section 26 of the County's Land Use Bylaw, to the satisfaction of the County, that include:
 - i) A minimum 10.00% landscaping for the development area in accordance with Section 26.11(c);
 - ii) The minimum number of trees in accordance with Section 26.3 and 26.5 and the development area identified in (i);
 - iii) The minimum caliper for deciduous trees of 4.50 cm (1.77 in.), the minimum height for deciduous shrubs of 60.00 cm (23.60 in.) when planted, and the minimum height for coniferous shrubs of 40.00 cm (15.70 in.) when planted, in accordance with Section 26.3;
 - iv) A 4.00 m (13.12 ft.) landscaped strip along the east property line, adjacent to Highway 567, in accordance with Section 26.11(d); and,
 - v) Acknowledgement and consideration of the Agricultural Boundary Design Guidelines, to help mitigate any adjacent conflicts with agricultural properties.



- 7) That prior to the issuance of this permit, the Applicant/Owner shall confirm how the design of the facility conforms to the intent of the Delacour Area Structure Plan with respect to exterior color and design to the satisfaction of the County.
- 8) That prior to issuance of this permit, the Applicant/Owner shall submit a Solid Waste Management Plan, to the satisfaction of the County. The plan shall detail how the development will manage the waste, recyclables and organics generated during construction and operation of the development including proposed targets for diversion.

Prior to Occupancy:

- 9) That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as built sanitary & water infrastructure and relevant SSIP.
 - Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify the infrastructure has been completed as per the stamped "examined drawings".
- 10) That prior to occupancy of the site, the Applicant/Owner shall ensure that Municipal address for the building is posted.
- 11) That prior to occupancy of the site, all landscaping and final site surface completion shall be in place.
 - i) That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces required is placed with Rocky View County to guarantee that the works will be completed by the 30th day of June immediately thereafter.

Permanent:

- 12) That Cannabis shall not be consumed in the Cannabis facility at any time.
- 13) That this approval does not include a *Cannabis Retail Store*.
- 14) That the hours of operation for the *Cannabis facility* shall be 24 hours a day, seven days a week throughout the year, with plant production occurring, 7:00 a.m. to 7:00 p.m. daily.
- 15) That the subject property shall be shaped so that the entire property drains to the on-site storage facilities and that no water is discharged off site.
- 16) That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
- 17) That sewage disposal shall be by a pump-out holding tank that is hauled off-site to an approved sewage disposal site or by connection to a piped collection system.
- That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
- 19) That all signage shall be installed in accordance with the approved signage details and kept in safe, clean and tidy conditions at all times.
- 20) That the signs shall not be flashing or animated at any time.
- 21) That no outdoor storage shall be allowed at any time for business use.



- 22) That 16 parking stalls shall be maintained on site at all times for staff.
- 23) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
- 24) That any waste containers, garbage or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
- 25) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

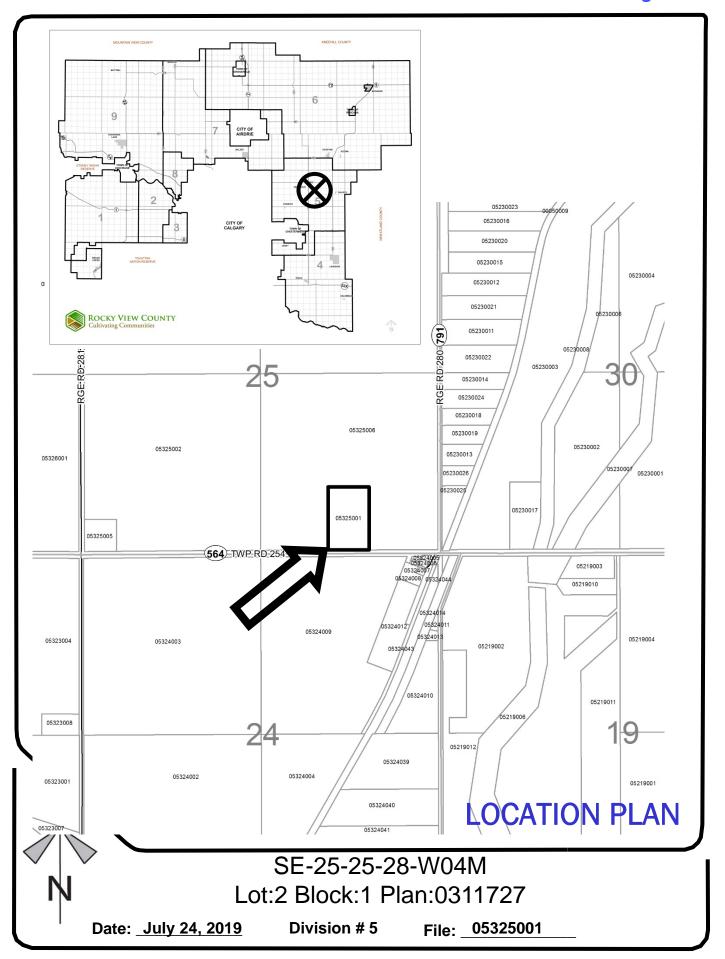
- That if the Applicant/Owner wishes to use a groundwater well in the future, Alberta Environment approval shall be obtained.
- 27) That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 28) That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
- 29) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.
- That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.
- That a Building Permit and applicable subtrade permits shall be obtained through Building Services, prior to any construction taking place.
 - Note: That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit:
- 32) That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain a Roadside Development Permit from Alberta Transportation for the proposed Development and installation of a new approach.
 - ii. That the Applicant/Owner shall obtain any required Alberta Health Services approval(s) prior to the store opening.
 - iii. That the Applicant/Owner shall obtain any required licensing approvals through Alberta Gaming and Licensing Commission, if required.
- That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- That if this Development Permit has not been issued by **February 29, 2020** then this approval is null and void and the Development Permit shall not be issued.
- 35) That this Development Permit, once issued, shall be valid until **June 25, 2022**.

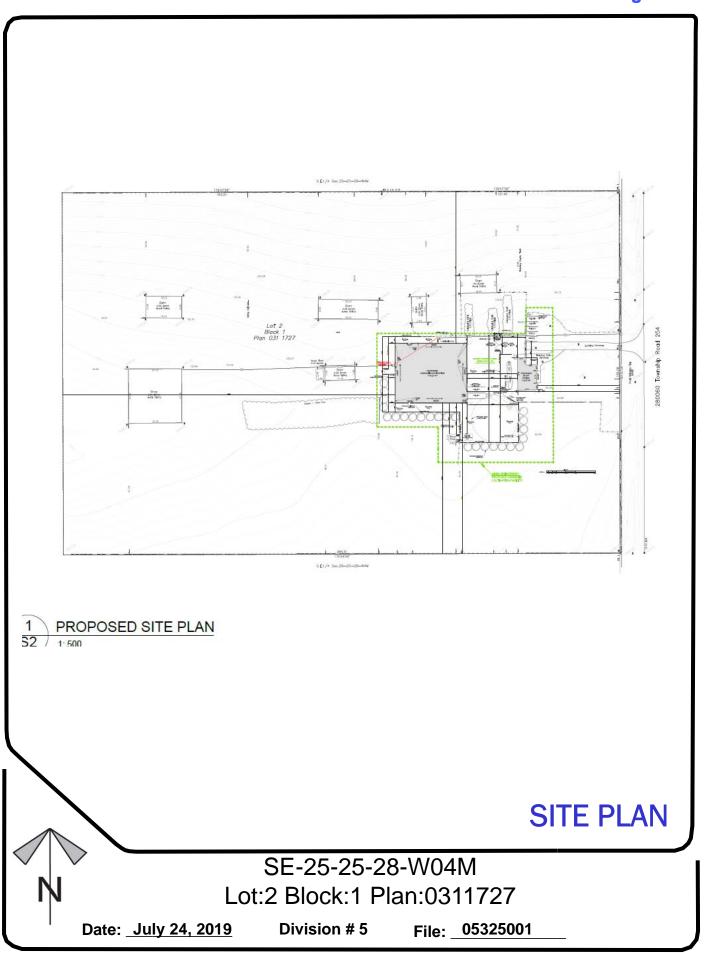
Note: The Applicant/Owner shall be responsible for all Alberta Environment and Parks approvals/compensation if any wetland is impacted by the development on the said land.

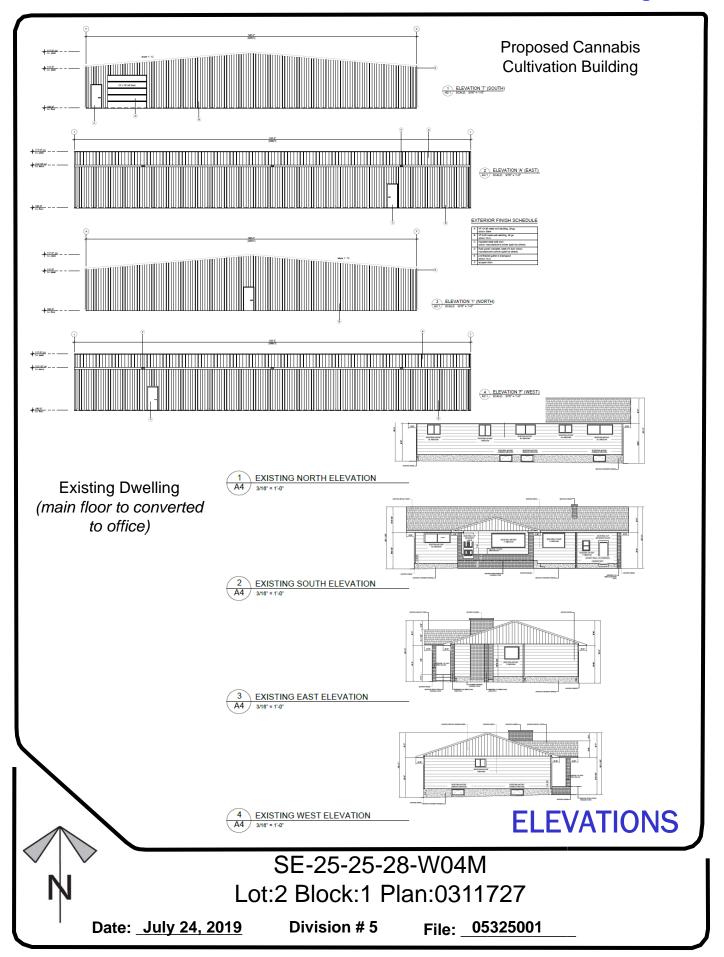
Option #2 (this would not allow the facility to operate)



The appeal against the decision of the Development Authority to approve a Development Permit for a Cannabis Cultivation, construction of a cultivation building (approximately 12,342.44 sq. ft. in area) and signage on Lot 2, Block 1, Plan 0311727; SE-25-25-28-04 (280060 TWP RD 254) be upheld and that the decision of the Development Authority be revoked.









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

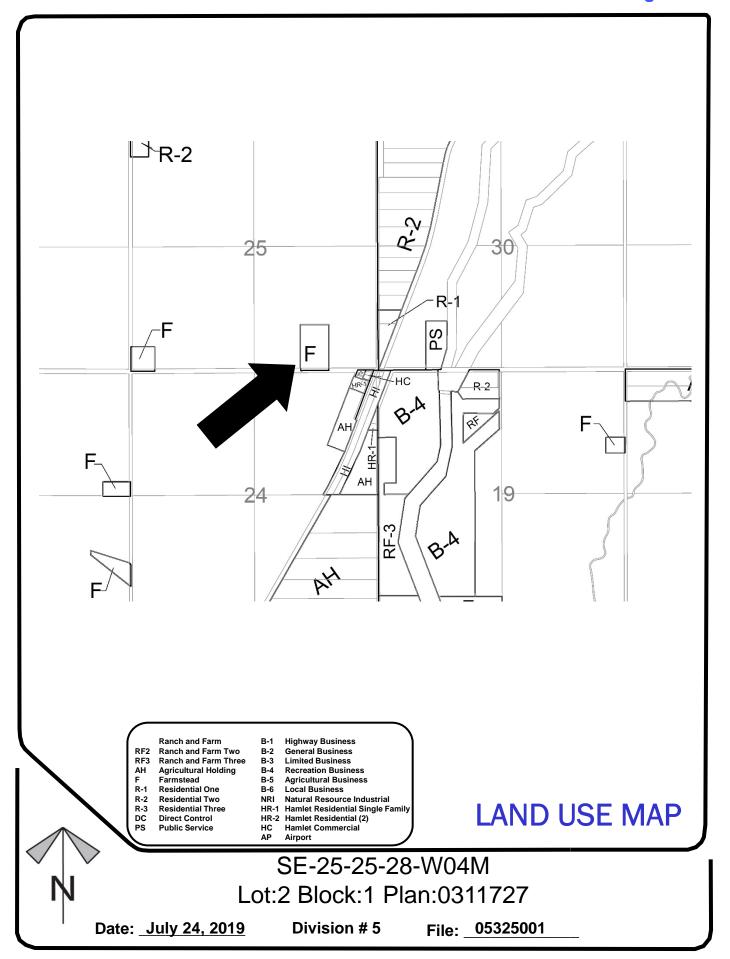
AIR PHOTO

Spring 2016

SE-25-25-28-W04M

Lot:2 Block:1 Plan:0311727

Date: <u>July 24, 2019</u> Division # 5 File: <u>05325001</u>





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

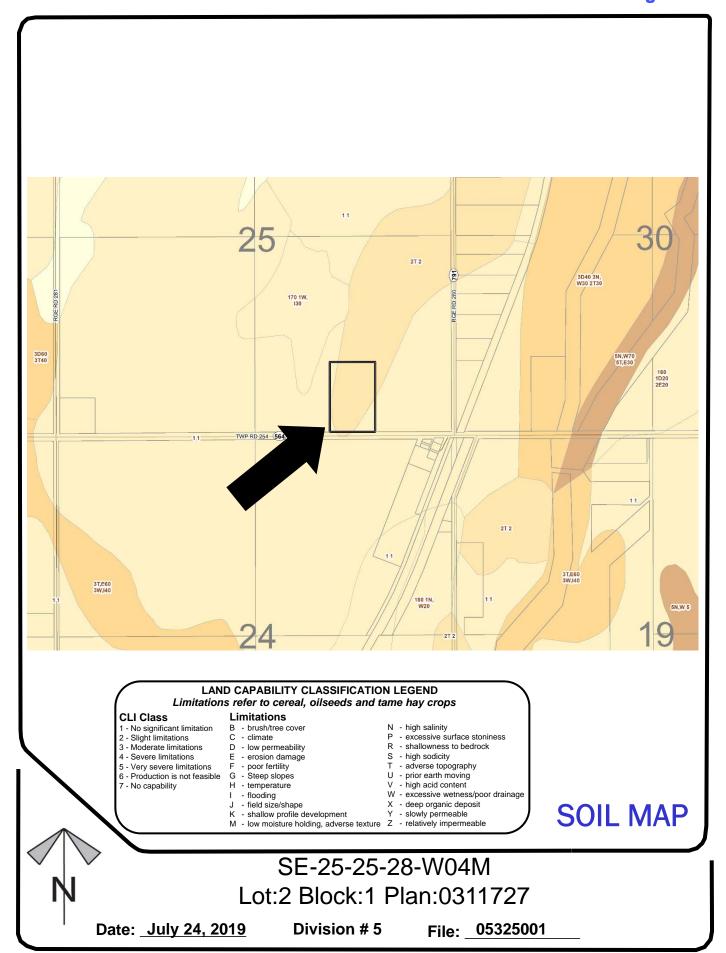
TOPOGRAPHY

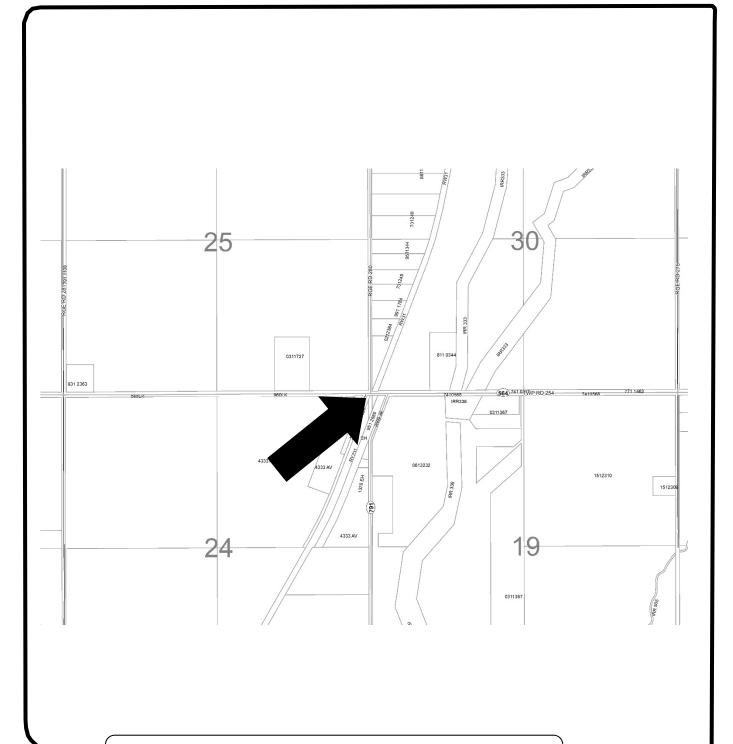
Contour Interval 2 M

SE-25-25-28-W04M

Lot:2 Block:1 Plan:0311727

Date: <u>July 24, 2019</u> Division # 5 File: <u>05325001</u>

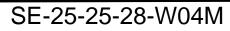




Legend - Plan numbers

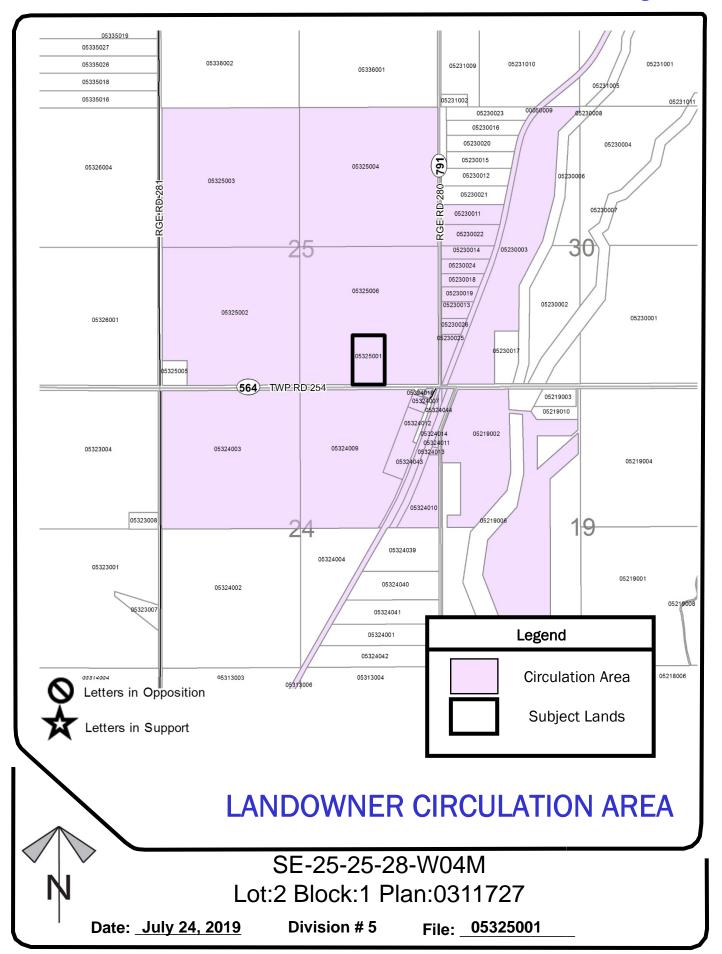
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

HISTORIC SUBDIVISION MAP



Lot:2 Block:1 Plan:0311727

Date: <u>July 24, 2019</u> Division # 5 File: <u>05325001</u>





Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information		
Name of Appellant(s) Arlene Hillie	er montatel et a	
Site Information		
Municipal Address	Legal Land Description (lot, blo	ock, plan OR quarter-section-township-range-meridian)
254040 kng Rd 280	JW /30/25/2	
Property Roll #	Development Permit, Subdivision Application PRDP 2019099	n, of Enforcement Order #
I am appealing: (check one box only)		
Development Authority Decision	Subdivision Authority Decision	Decision of Enforcement Services
Approval	Approval	Stop Order
☐ Conditions of Approval☐ Refusal	☐ Conditions of Approval☐ Refusal	☐ Compliance Order
Reasons for Appeal (attach separate pa	ge if required)	
See affached sheet.		
See affaction sixes.		
		W COV
		THEM COUNTY
		CHINED 1
		C. KENPILL
		E , ' & 5012
		JUL' w/
		\
		An Coke Of
		MINICIPAL CLERK

This information is collected for the Subdivision and Development Appeal Board or Enforcement Appeal Committee of Rocky View County and will be used to process your appeal and to create a public record of the appeal hearing. The information is collected in accordance with the *Freedom of Information and Protection of Privacy Act*. If you have questions regarding the collection or use of this information, contact the Municipal Clerk at 403-230-1401.

Appellant's Signature

July 16-2019

COMMUNITY CONCERNS TO DEVELOPMENT PERMIT # PRDP20190990

Odour

Waste Water: They only option for them should be connected to the piped collection system.

Ground Water: The use of ground water should not be allowed

Lighting: How bright is this going to be and how will it effect the neighbours.

Property Values: Decreasing

Signage: Unsightly

Landscaping: should be all around property not just front and tree's should be larger

Store Front: point 12 say's there will not be a store and point 31 (ii) say's will have to obtain a AHS approval prior to store opening?

We have enough crime out here another added to the thieves.

Subdivision and Development Appeal Board County of Rocky View County 262075 Rocky View Point Rocky View County, AB, T4A 0X2

Re: Application PRDP20190990

My name is Doug McIntosh and I represent McIntosh Farms Inc., McIntosh Tree Farms Inc., The Canal at Delacour Inc., The Canal at Delacour Golf Club, Fairways at Delacour, and myself. Land location - W1/2 S19 T25 R27 W of 4th

I am opposed to this development for the following reasons

- 1. They will negatively impact the selling price of lots on the Fairways at Delacour Residential Development.
- They will negatively impact the sale of lots on the fairways at Delacour Residential Development.
- 3. Schools will be present in the area at some time in the future.
- 4. They will negatively impact property values in the Delacour area.
- 5. With this type of development, comes an increase in crime.
- 6. Odor from the development will be present.
- 7. An increase in traffic entering and leaving this facility will affect safety on Hwy 564.
- 8. Limited availability of ground water, and the effect it has on other wells in the area.
- 9. Lack of advertising this development and the appeal option of it.
- 10. This development is in contravention in many ways to the Area Structure Plan.
- 11. The overwhelming opposition to this development.

Please accept this appeal and do not allow this type of development in the Delacour area.

Thank you

Doug Mcintosh 275131 TWP RD 254 Rocky View County, AB. T1Z 0E6

Agenda Page 569 of 580

Appeal of development permit # PRDP20190990

Name	Signature	Address	Phone #
DRUCK MARSON	ASTAM.	25460 DRR174	
	15	- 255249 PL280	<u>.</u>
Oou & McIpost	Antilon I	775131FWP 754	
Nichar Hailes	2/1	254049 RRZ80	
Michale Harlos	juli ford	275202 TPWZS4.	
Karla Yawoski	Cheworki	254194 Rd Rg 281	\wedge
Bob Demers	The state of the s	254194 Rd Rg Z8	
	Par 12'	254144161424	
Tagor Rad	Jun M	255083 RR23	
Laca Clivieri		Boxa Site 10!	KK /
	1 He Da	Der. 403-870-985	31
Parallivien	Color		
Steve Brundige	1 Jan	275234 TUP 154 Rock 254066 RR 275 ROCKY VIEW COUNTY AB	14
SCOTT JOHNSON	0.01 11/010		
Detlef Feicht	De la	253215 Rge RD 20 Delacour AB T1200	80
Chris Feicht	Chisto Tids		c5
Yvonne huotile	A	1/ //	24
Yvonne ruccie	a conte	25 - 60 2625 al	278
Burgared Feicht	18ke ar	253215 RAFR	D 280 1
Steph Brundlige	Stingship	275242 TWP 254	
Rachelle Brundige	Roba 1	275234 TWP RD 254	
rondon Hillia	(ang)	25-4040 RR 280	to help cover the cost. Please le

There is a cost of \$250 for filling the appeal and we are looking for community support to help cover the cost. Please let us know if you will be able to help with this.

Agenda Page 570 of 580

Appeal of development permit # PRDP20190990

ARLENE HILLIER	(Wene Hiller	254040- RANGE RD 280	
Donna Tatton	Donna Tatton	280003 RUP Rd 254	
Allisan Tatton	Alloson tatton	280003 Tar Rd 254	
Tim Pope	& pur	253129 RR275	
SAIKMANEDDINE		253093 RR. 280	
Dustin Harles	Dot Hardos	254049 RR280	
John Taylor	FLZ/	Calgary	
Byr	Dannis Ben	n- 2R, 280	
Ken Anderson	Rangellen	260130 RR30	
ATRICK GILLESPIE	Politico	254108 RL 280	
Sheryl Silkie	Colhi .	254168 RR280	,
RAND SILICIE Phil Dyhstra Bode Dykstra	A STATE OF THE PARTY OF THE PAR	255019 RR 281	
BRIANR OFR	Boffen.	253001 RR280 712053	
MARGARET.L. ORR	Color Delle	4 4	

There is a cost of \$250 for filling the appeal and we are looking for community support to help cover the cost. Please let us know if you will be able to help with this. We are currently looking for 5 community members to donate \$50 each, but any amount would be greatly appreciated.

July 10th 2019.

Appeal Of Permit Development # PRDP20190990

Name	Signaturo	Address	Phane #
Artene Hillier	arlene Houter	254040 Ring Rd 280	
Steph Brundige	Hod Bang	275242 TWERD 274	
Darcy Kovalchuk	Jarry Koveler	254052 RR 280	
RxK+Elise Crittenden	Buttenden	255054 RR 280	
	-		
Page 57			20 00 00
Agenda 571 of 580			8-4 29 of 38



Notice of Appeal

Subdivision and Development Appeal Board Enforcement Appeal Committee

Appellant Information				
Name of Appellant(s) Glenn Duhn	10.1 =	111		
Glenn Dunn	(Duhn Farms 1	-td)		
Site Information				
Municipal Address		ock, plan OR quarter-section-township-range-meridian) 0311727, SE-25-25-28-04		
Property Roll # 05835Co \	Development Permit, Subdivision Application PRDP20190990	n, or Enforcement Order #		
	FRDF20190990			
I am appealing: (check one box only)	Colodiate and other posterior	Desiring CE C		
Development Authority Decision ☑ Approval	Subdivision Authority Decision Approval	Decision of Enforcement Services ☐ Stop Order		
☐ Conditions of Approval	☐ Conditions of Approval	☐ Compliance Order		
☐ Refusal	☐ Refusal			
Reasons for Appeal (attach separate pa	ge if required)			
We own the remai.		25-28-4. We have a		
house very close to	this development	plan and have many		
Concerns with this plan. Firstly there has been little or now				
Information of this development circulated in the comminity.				
- this is an excessive size building.				
- all the draing drai	rage from this p	reperty runs onto		
polutants from ?	plans to control	this, incase of		
polutants from ?	this facility.			
- the smell of	camabis is extr	emsely strong and		
unacceptable to a	s and many in	the community.		
	see attache	1 page.		
This information is collected for the Subdivision a	nd Development Appeal Roard or Enforce	ment Appeal Committee of Rocky View County		
and will be used to process your appeal and to cre	eate a public record of the appeal hearing	The information is collected in accordance with		
the Freedom of Information and Protection of Private Municipal Clerk at 403-230-1401.	racy Act. If you have questions regarding	the collection or the on this information, contact		

July 08, 2019

Last updated: 2018 November 13

Appellant's Signature

Page 1 of 2

- the remaining old farm buildings on the site and storage should be cleaned up before proceeding to change this from a residential property to a commercial development.
- lighting on this building will shine directly in
- the access to highway 564 should be improved to have turning lanes for the increased traffic.
- this will affect any development we proceed with in the luture on Sec 25-25-28-4.
- this will affect property value for us in a negative way.
- we are concerned with increased crime cause this facility can be accessed through our property and this property has had a history of criminal activity.
- we are not pleased with the to location of this development. It is the first thing seen for people traveling into the hamlet of Delacour and it can be seen as a negative brand towards our hamlet. I would rather see development projects that support our golf course.

Jessica Anderson

From: Jessica Anderson

Sent: Thursday, July 18, 2019 10:23 AM

To: Jessica Anderson

Subject: FW: Application PRDP20190990/Roll #05325001

Importance: High

From: montens

Sent: Tuesday, July 16, 2019 1:44 PM

To: Questions < questions@rockyview.ca>; PAA_ Development < Development@rockyview.ca>

Subject: Application PRDP20190990/Roll #05325001

Importance: High

Rockyview County,

My name is Luzia Montens and I am contacting you on behalf of my mother, Suzet Fernandes. We own two land titles in the hamlet of Delacour, D/3/1376 EH, Roll # 05324013 and PTB/4333 AV, Roll # 05324010.

We have not received a formal letter from the your office regarding this application regarding the property just west of the HWY 791 and north side of HWY 564. We were made aware of this through a resident of Delacour by phone just a couple of days ago that the last day to appeal is today, July 16th, 2019.

We understand that there is a petition in Delacour but my mother is unable to come to Delacour to sign it since she is almost 89 years of age and now resides in Okotoks. We would like you to acknowledge this letter as additional signature for this petition that we are **NOT** in favour of having a grow up located in close proximity of the hamlet of Delacour.

My parents have owned both properties since 1963 and 1969, and have seen the changes in Delacour but we feel that having a grow up in our backyard will be detrimental to the community and to our property values.

Please contact myself if you need any further information.

/

Regards,

Luzia Montens

on behalf of Suzet Fernandes

Sent from Mail for Windows 10



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

THIS IS NOT A DEVELOPMENT PERMIT

Please note that the appeal period *must* end before this permit can be issued and that any Prior to Issuance conditions (if listed) *must* be completed.

NOTICE OF DECISION

Leina Blazev (Permit Masters) 920 736 8 Avenue SW Calgary, AB T2P 1H4

Page 1 of 4

Tuesday, June 25, 2019

Roll: 05325001

RE: Development Permit #PRDP20190990

Lot 2 Block 1 Plan 0311727, SE-25-25-28-04; (280060 TWP RD 254)

The Development Permit application for Cannabis Cultivation, construction of a cultivation building (approximately 12,342.44 sq. ft. in area) and signage has been **conditionally-approved** by the Development Officer subject to the listed conditions below (**PLEASE READ ALL CONDITIONS**):

Description:

- 1) That Cannabis Cultivation may commence on the subject lands in general accordance with the submitted Site Plans, Elevation Drawings and Floor Plans and includes:
 - i. Construction of a cultivation building (approximately 12,342.44 sq. ft. in area);
 - ii. Use of the existing dwelling as office space (approximately 1,239.46 sq. ft. in area);
 - iii. Construction of parking and loading areas as per the approved Site Plan;
 - iv. Perimeter fencing as per the approved Site Plan;
 - v. Installation of one (1) freestanding sign. Drawing details shall be submitted to the County prior to installation.

Prior to Issuance:

- 2) That prior to the issuance of this permit, the Applicant/Owner shall submit a 3.2.2 Building Code analysis, prepared by a qualified professional, for the proposed development, to the satisfaction of the County.
- 3) That prior to issuance of this permit, the Applicant/Owner(s) shall contact County Road Operations to determine if a Road Use Agreement and/or any Road Data Permits are required for the importing of fill and topsoil, removal of any excess fill, and for the mobilization and demobilization of any construction equipment to and from the subject site utilizing any County Roads.
 - Written confirmation shall be received from County Road Operations confirming the status of this
 condition. Any required agreement or permits shall be obtained unless otherwise noted by
 County Road Operations.



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Leina Blazev (Permit Masters) Page 2 of 4 #PRDP20190990

- 4) That prior to the issuance of this permit, the Applicant/Owner shall submit a Site-Specific Stormwater Implementation Plan (SSIP) conducted by a qualified professional that is consistent with the conditions set in the Co-operative Stormwater Management Initiative (CSMI). The Applicant/Owner shall be responsible for following the recommendations outlined in the SSIP.
- 5) That prior to issuance of this permit, the Applicant/Owner shall submit a wastewater and water servicing plan, in accordance with County Servicing Standards, to the satisfaction of the County.
- 6) That prior to the issuance of this permit, the Applicant/Owner shall submit a Landscaping & Screening Plan in accordance with Section 26 of the County's Land Use Bylaw, to the satisfaction of the County, that include:
 - i) A minimum 10.00% landscaping for the development area in accordance with Section 26.11(c);
 - ii) The minimum number of trees in accordance with Section 26.3 and 26.5 and the development area identified in (i);
 - iii) The minimum caliper for deciduous trees of 4.50 cm (1.77 in.), the minimum height for deciduous shrubs of 60.00 cm (23.60 in.) when planted, and the minimum height for coniferous shrubs of 40.00 cm (15.70 in.) when planted, in accordance with Section 26.3;
 - iv) A 4.00 m (13.12 ft.) landscaped strip along the east property line, adjacent to Highway 567, in accordance with Section 26.11(d); and,
 - v) Acknowledgement and consideration of the Agricultural Boundary Design Guidelines, to help mitigate any adjacent conflicts with agricultural properties.
- 7) That prior to the issuance of this permit, the Applicant/Owner shall confirm how the design of the facility conforms to the intent of the Delacour Area Structure Plan with respect to exterior color and design to the satisfaction of the County.

Prior to Occupancy:

- 8) That prior to occupancy of the site, the Applicant/Owner shall submit as-built drawings certified by a professional engineer licensed to practice in the Province of Alberta. The as-built drawings shall include verification of as-built sanitary & water infrastructure and relevant SSIP.
 - i) Following receiving the as-built drawings from the consulting engineer, the County shall complete an inspection of the site to verify the infrastructure has been completed as per the stamped "examined drawings".
- 9) That prior to occupancy of the site, the Applicant/Owner shall ensure that Municipal address for the building is posted.
- 10) That prior to occupancy of the site, all landscaping and final site surface completion shall be in place.
 - i) That should permission for occupancy of the site and/or building be requested during the months of October through May inclusive, occupancy shall be allowed without landscaping and final site surface completion provided that an Irrevocable Letter of Credit in the amount of 150.00% of the total cost of completing all the landscaping and final site surfaces required is placed with Rocky View County to guarantee that the works will be completed by the 30th day of June immediately thereafter.



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Leina Blazev (Permit Masters) Page 3 of 4 #PRDP20190990

Permanent:

- 11) That Cannabis shall not be consumed in the Cannabis facility at any time.
- 12) That this approval does not include a Cannabis Retail Store.
- 13) That the hours of operation for the *Cannabis facility* shall be 24 hours a day, seven days a week throughout the year, with plant production occurring, 7:00 a.m. to 7:00 p.m. daily.
- 14) That the subject property shall be shaped so that the entire property drains to the on-site storage facilities and that no water is discharged off site.
- 15) That the facility shall maintain and display a distinct municipal address in accordance with the County Municipal Addressing Bylaw (Bylaw C-7562-2016), for the facility, to facilitate accurate emergency response.
- 16) That sewage disposal shall be by a pump-out holding tank that is hauled off-site to an approved sewage disposal site or by connection to a piped collection system.
- 17) That all on-site lighting shall be dark sky, and all private lighting, including site security lighting and parking area lighting, shall be designed to conserve energy, reduce glare, and reduce uplight. All development shall demonstrate lighting designs that reduces the extent of spill-over glare, and eliminates glare as viewed from nearby residential properties.
- 18) That all signage shall be installed in accordance with the approved signage details and kept in safe, clean and tidy conditions at all times.
- 19) That the signs shall not be flashing or animated at any time.
- 20) That no outdoor storage shall be allowed at any time for business use.
- 21) That 16 parking stalls shall be maintained on site at all times for staff.
- 22) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.
- 23) That any waste containers, garbage or recycling shall be completely screened from view from all adjacent properties and public thoroughfares.
- 24) That any plan, technical submission, agreement, matter or understanding submitted and approved as part of the application, in response to a prior to issuance or occupancy condition, shall be implemented and adhered to in perpetuity.

Advisory:

- 25) That if the Applicant/Owner wishes to use a groundwater well in the future, Alberta Environment approval shall be obtained.
- 26) That the site shall be maintained in compliance with County Bylaw No. C-7690-2017, the "Nuisance and Unsightly Property Bylaw", at all times. Any debris or garbage generated on the site shall be stored/placed in garbage bins and disposed of at an approved disposal facility.
- 27) That the County Bylaw C-5772-2003, the "Noise Bylaw", shall be adhered to at all times.
- 28) That the site shall remain free of restricted and noxious weeds and maintained in accordance with the Alberta Weed Control Act.



> 403-230-1401 questions@rockyview.ca www.rockyview.ca

Leina Blazev (Permit Masters) Page 4 of 4 #PRDP20190990

- 29) That any future change in use of the building, including any exterior changes or additions, or change in tenants shall require a Development Permit for the use and signage.
- 30) That a Building Permit and applicable subtrade permits shall be obtained through Building Services, prior to any construction taking place.
 - Note: That the subject development shall conform to the National Energy Code 2017, with documentation/design at Building Permit:
- That any other federal, provincial or County permits, approvals, and/or compliances, are the sole responsibility of the Applicant/Owner.
 - i. That the Applicant/Owner shall obtain a Roadside Development Permit from Alberta Transportation for the proposed Development and installation of a new approach.
 - ii. That the Applicant/Owner shall obtain any required Alberta Health Services approval(s) prior to the store opening.
 - That the Applicant/Owner shall obtain any required licensing approvals through Alberta Gaming and Licensing Commission, if required.
- 32) That if the development authorized by this Development Permit is not commenced with reasonable diligence within twelve (12) months from the date of issue, and completed within twenty-four (24) months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- That if this Development Permit has not been issued by **February 29, 2020** then this approval is null and void and the Development Permit shall not be issued.
- 34) That this Development Permit, once issued, shall be valid until June 25, 2022.

Note: The Applicant/Owner shall be responsible for all Alberta Environment and Parks approvals/compensation if any wetland is impacted by the development on the said land.

If Rocky View County does not receive any appeal(s) from you or from an adjacent/nearby landowner(s) by **Tuesday**, **July 16**, **2019**, a Development Permit may be issued, unless there are specific conditions which need to be met prior to issuance. If an appeal is received, then a Development Permit will not be issued unless and until the decision to approve the Development Permit has been determined by the Development Appeal Committee.

Regards,

Development Authority Phone: 403-520-8158

Email: development@rockyview.ca

20190990



APPLICATION FOR A DEVELOPMENT PERMIT

FOR OFFICE	USE ONLY	
1 Fee Submitted \$2214.99	File Number	1
Date of Receipt April 3/19	Receipt #	

	Name of Applicant LINA BLAZEV Email leinuabermitmasters.ca
	Mailing Address 920 - 796 Gth ME BW. CALGARY, AB THE HILL
	Postal Code T2P H44
	Telephone (B)(400) 475 - 2014ex 1.26 (H) Fax
	For Agents please supply Business/Agency/ Organization Name PEZMIT WASTERS
	Registered Owner (if not applicant) AZIM AND AND MITHA
	Mailing Address 7012 TENPLE DR N.E
	CALUARY AUTA Postal Code T14- 4ES
	Telephone (8) 403 291-1951 (H) 403 285-4474 Fax 403 291-0220.
1.	LEGAL DESCRIPTION OF LAND
	a) All / part of the ¼ Section Township Range West of Meridian
	b) Being all / parts of Lot 2 Block Registered Plan Number 03 727
	c) Municipal Address
	d) Existing Land Use Designation PRANCIE Parcel Size Division OS
2.	APPLICATION FOR
3.	ADDITIONAL INFORMATION
	Are there any oil or gas wells on or within 100 metres of the subject property(s)? Yes No No
	b) Is the proposed parcel within 1.5 kilometres of a sour gas facility? Yes No Yes
	c) Is there an abandoned oil or gas well or pipeline on the property? Yes No
	d) Does the site have direct access to a developed Municipal Road? Yes No
4.	REGISTERED OWNER OR PERSON ACTING ON HIS BEHALF
	Lam the registered owner (Full Name in Block Capitals) Lam the registered owner Lam the registered owner
	I am authorized to act on the owner's behalf
	and that the information given on this form is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application. Affix Corporate Seal here if owner is listed as a named or numbered company
	numbered company
	Applicant's Signature - Owner's Signature Amethe
	Date MARCH 15, 200 Date 23 Nov 2019.

5. RIGHT OF ENTRY

I hereby authorize Rocky View County to enter the above parcel(s) of land for purposes of investigation and enforcement related to this Development Permit application.

Applicant's/Owner's Signature

Please note that all information provided by the Applicant to the County that is associated with the application, including technical studies, will be treated as public information in the course of the municipality's consideration of the development permit application, pursuant to the Municipal Government Act, R.S.A 2000 Chapter M-26, the Land Use Bylaw and relevant statutory plans. By providing this information, you (Qwner/Applicant) are deemed to consent to its public release. Information provided will only be directed to the Public Information Office, 262075 Rocky View Point, Rocky View County, AB, T4A 0X2; Phone: 403-520-8199.

I, AZAY AND ANAK MITHA , hereby consent to the public release and disclosure of all information contained within this application and supporting documentation as part of the development process.