

Council Meeting Agenda

January 23, 2018

9:00 a.m.



ROCKY VIEW COUNTY
Cultivating Communities
911 – 32 AVENUE NE
CALGARY, AB, T2E 6X6

CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

A CONFIRMATION OF MINUTES

1. January 8, 2018 Special Council Meeting Page 5
2. January 9, 2018 Council Meeting Page 7

B FINANCIAL REPORTS - None

C APPOINTMENTS/PUBLIC HEARINGS

NOTE: As per Section 606(2)(a) of the *Municipal Government Act*, the Public Hearings were advertised in the Rocky View Weekly on December 26, 2017 and January 2, 2018.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 4 – File: PL20170100 (03305007)
Bylaw C-7737-2017 – Redesignation Item – Fragmented Country Residential – Agricultural Holdings District to Residential Two District – Outside an Area Structure Plan – Range Road 284

Staff Report Page 23

2. Division 5 – File: PL20170001 (03325002)
Bylaw C-7738-2017 – Redesignation Item – Ranch and Farm Two District to Business – Highway Frontage District outside of an identified business area – Located at the northeast junction of Range Road 281 and Secondary Highway 560

Staff Report Page 50

D GENERAL BUSINESS

1. All Divisions – File: 2025-100 – 2017 Audit Service Plan

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2. All Divisions – File: N/A – Appointments to the Calgary Metropolitan Region Board

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3. Division 5 – File: 03231059 – Tax Penalty Cancellation Request – Roll 03231059

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4. Division 4 – File: 04209003 – 2016 Property Tax Refund Request – Roll 04209003

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5. All Divisions – File: 2020-250 – 2018 Tax Sale Date and Conditions

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6. Division 9 – File: 1042-155 (06816005 & 06814007) – Rocky View County/Town of Cochrane – Annexation Notification

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7. Division 4 – File: 6060-300 – 2017 Langdon Special Tax Grant Applications

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8. All Divisions – File: 0185 – 2018 Census

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9. Division 7 – File: 0160 – Appointment to the Rocky View Central District Recreation Board

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10. Division 5 – File: N/A – Response to Notice of Motion – Increase Speed Limit on Highway 1 East of Chestermere

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E BYLAWS

1. Division 1 – File: PL20150065 (03925001) – Third reading of Bylaw-C-7709-2017 – Greater Bragg Creek Area Structure Plan amendment to include the Resorts of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme (related to item E-2)

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2. Division 1 – File: PL20150066 (03925001) – Third reading of Bylaw-C-7710-2017 – Redesignation Item – Recreation Business District to Direct Control District – Resorts of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment (related to item E-1)

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3. Division 9 – File: PL20170108 (06823011) – Third reading of Bylaw C-7708-2017 – Redesignation Item - Agricultural Holdings District to Residential Two District – Cochrane North ASP (Camden Lane)

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F UNFINISHED BUSINESS

- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS

- None

I NOTICES OF MOTION

1. All Divisions – Councillor Wright – Creation of a List of Electors

Notice of Motion

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J SUBDIVISION APPLICATIONS

1. Division 7 – File: PL20170166 (07505005) – Subdivision Item – New and Distinct Use - Agricultural Holdings District and Ranch and Farm District – Near Big Hill Springs Road

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K COMMITTEE OF THE WHOLE/IN CAMERA

1. RVC2018-02

That Council move in camera to consider a negotiated agreement for the Glenbow Ranch Area Structure Plan pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 21 – Disclosure harmful to intergovernmental relations
- Section 23 – Local public body confidences
- Section 24 – Advice from officials

ADJOURN THE MEETING

ROCKY VIEW COUNTY
SPECIAL COUNCIL MEETING MINUTES
January 8, 2018

Page 1

A special meeting of the Council of Rocky View County was held in Council Chambers of the Municipal Administration Building, 911 – 32nd Avenue NE, Calgary, Alberta on January 8, 2018 commencing at 10:02 a.m.

Present:

Division 6	Reeve G. Boehlke
Division 5	Deputy Reeve J. Gautreau
Division 1	Councillor M. Kamachi
Division 2	Councillor K. McKylor
Division 3	Councillor K. Hanson
Division 4	Councillor A. Schule
Division 7	Councillor D. Henn
Division 8	Councillor S. Wright
Division 9	Councillor C. Kissel

Also Present:

K. Robinson, General Manager
A. Keibel, Manager, Legislative and Legal Services
C. Satink, Deputy Municipal Clerk, Legislative and Legal Services
T. Andreasen, Legislative Clerk, Legislative and Legal Services

Call to Order

The Chair called the meeting to order at 10:02 a.m. with all members present.

1-18-01-08-01

Updates/Acceptance of Agenda

MOVED by Councillor Schule that the January 8, 2018 Special Council Meeting agenda be accepted as presented.

Carried

1-18-01-08-02 (K-1)

All Divisions – In Camera Item – Personnel Matter

File: RVC2017-35

MOVED by Councillor Schule that Council move in camera at 10:03 a.m. to consider a personnel matter pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy

Carried

Council held the in camera session. No members of Administration or the public were in attendance.

MOVED by Councillor McKylor that Council move out of in camera at 11:16 a.m.

Carried

MOVED by Councillor Hanson that Council direct the Reeve to contact outside legal advice pertaining to a personnel issue.

Carried

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SPECIAL COUNCIL MEETING MINUTES
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Adjournment

MOVED by Councillor McKylor that the January 8, 2018 Special Council Meeting be adjourned at 11:16 a.m.
Carried

REEVE

CAO or Designate

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COUNCIL MEETING MINUTES
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Page 1

A regular meeting of the Council of Rocky View County was held in Council Chambers of the Municipal Administration Building, 911 – 32nd Avenue NE, Calgary, Alberta on January 9, 2018 commencing at 9:00 a.m.

Present:

Division 6	Reeve G. Boehlke
Division 5	Deputy Reeve J. Gautreau
Division 1	Councillor M. Kamachi
Division 2	Councillor K. McKylor
Division 3	Councillor K. Hanson (arrived at 9:05 a.m.)
Division 4	Councillor A. Schule
Division 7	Councillor D. Henn
Division 8	Councillor S. Wright
Division 9	Councillor C. Kissel

Also Present:

K. Robinson, Acting County Manager
C. O'Hara, General Manager
B. Riemann, General Manager
A. Keibel, Manager, Legislative and Legal Services
S. Baers, Manager, Planning Services
C. McCullagh, Manager, Recreation & Community Services
M. Wilson, Planning Supervisor, Planning Services
A. Zaluski, Policy Supervisor, Planning Services
X. Deng, Planner, Planning Services
J. Anderson, Planner, Planning Services
A. Bryden, Planner, Planning Services
M. Norman, Planner, Planning Services
D. Dominic Kazmierczak, Planner, Planning Services
S. Kunz, Planner, Planning Services
C. Satink, Deputy Municipal Clerk, Legislative and Legal Services
T. Andreasen, Legislative Clerk, Legislative and Legal Services

Call to Order

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

1-18-01-09-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Gautreau that the January 9, 2018 Council Meeting agenda be accepted as presented.

Carried
Absent: Councillor Hanson

The Chair called for a recess at 9:01 a.m. and called the meeting back to order at 9:02 a.m. with all members present with the exception of Councillor Hanson.

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1-18-01-09-02
Confirmation of Minutes

MOVED by Councillor Schule that the December 12, 2017 Council Meeting minutes be accepted as presented.

Carried
Absent: Councillor Hanson

1-18-01-09-08 (D-1)
All Divisions – Response to Notice of Motion - Donating Funds to the Town of Cochrane
File: 6070-175

Councillor Hanson arrived at the meeting at 9:05 a.m.

MOVED by Councillor Kissel that the \$255,000 in land sale proceeds be directed to the General Regional Recreation Reserve to resource future joint capital projects initiated by the Spray Lakes Sawmills Recreation Park Society.

Carried

1-18-01-09-09 (I-1)
Division 5 – Notice of Motion - Deputy Reeve Gautreau – Increase Speed Limit on Highway 1 East of Chestermere
File: N/A

Notice of Motion: To be read in at the January 9, 2018 Council Meeting

To be debated at the January 23, 2018 Council Meeting

Title: Reduced Speed Limit on Highway 1 East of Chestermere

Presented By: Councillor Jerry Gautreau, Division 5

Whereas The speed limit on Highway 1 commencing approximately 1 km east of the City of Chestermere was reduced from 110 km/h to 80 km/h in the spring of 2017;

Whereas The reduced speed limit of 80 km/h applies to approximately a 5 km stretch of the highway commencing at the intersection west of Range Road 281 and ending at the intersection just east of Secondary highway 791;

Whereas Motorists continue to drive the original speed limit of 110 km/h up to 120 km/h and that this stretch of highway is now more dangerous as drivers can no longer judge the speed of traffic;

Whereas The newly constructed acceleration lane has been added on the west bound lane on the number 1 highway at intersection of 791 has made the intersection more safe;

Whereas The Minister of Alberta Transportation should be advised of Rocky View County's safety concerns;

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THEREFORE, BE IT RESOLVED THAT Rocky View County Council direct that Administration write a letter to the Alberta Transportation Minister advising of the safety concerns on this stretch of highway and that the speed limit be returned to 110 km/h.

1-18-01-09-10 (J-1)

Division 4 – Subdivision Item – Two Lots, Business – Highway Frontage near intersection of Highways 1 and 797
File: PL20150047 (04210009)

Councillor Schule recused himself from Item J-1 for the reason that he is friends with the applicant. Councillor Schule proceeded to leave the meeting at 9:14 a.m.

MOVED by Councillor Hanson that Subdivision Application PL20150047 be approved with the conditions noted in Appendix 'A':

- A. That the application to create two ± 1.21 hectare (± 3.00 acre) parcels (Lots 1 and 2) with a ± 1.62 hectare (± 4.00 acre) remainder (Lot 3) from Lot 1, Block 1, Plan 1113617, NW-10-24-27-W04M having been evaluated in terms of Section 654 of the *Municipal Government Act*, Section 7 of the *Subdivision and Development Regulations*, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 1. The application is consistent with the Statutory Plans;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Survey Plan

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

Development Agreement

- 2) The Applicant/Owner is to enter into a Development Agreement pursuant to Section 655 of the *Municipal Government Act* in accordance with the approved Tentative Plan and shall include, without restriction, the following:
 - a. Design and construction of both Township Road 241B and Vale View Road to a Regional Transitional Paved Standard (400.10) from the existing edge of pavement immediately east of the eastern property line along Township Road 241B, to the southern boundary of the subject lands, in accordance with the County Servicing Standards as shown in the tentative plan;

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- b. Payment of all applicable cost recovery contributions to third parties for oversized or excess capacity infrastructure, roads, and/or services;
 - c. Installation of power, natural gas, telecommunication and all other shallow utilities;
 - d. Dedication of necessary easements and rights-of-way for utility line assignments;
 - e. Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;
 - f. Implementation of the recommendations and findings of the geotechnical report prepared in support of the proposed development; and
 - g. Implementation of the recommendations of the Construction Management Plan and Weed Management Plan.

Construction Management Plan

- 3) The Applicant/Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, fire fighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:
 - a. Weed management during the construction phase of the project;
 - b. Implementation of the Construction Management Plan recommendations, which will be implemented through the Development Agreement;

Geotechnical Investigation

- 4) The Applicant/Owner is to provide a Geotechnical Investigation Report, prepared by a Qualified Geotechnical Professional licensed to practice in the Province of Alberta, in accordance with the County Servicing Standards, to the satisfaction of the County;
 - a. The report is to provide recommendations for the pavement structure design for the required upgrades to Township Road 241B and Vale View Road, liner requirements for the proposed stormwater ponds, recommendations for the future grading and filling of the lots, and any other applicable geotechnical information.

Cost Contribution and Recovery

- 5) The Owner shall be required to pay cost recoveries to the original developer of the adjacent lands directly east of the subject lands (J-Squared Land Corporation) for the paving of Township Road 241B in accordance with the Infrastructure Cost Recovery Agreement between the County and J-Squared Land Corporation.
- 6) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will also provide benefit to other lands. This Agreement shall apply to the design and construction of sections of Township Road 241B and Vale View Road to a paved standard, all to the satisfaction of the County.

Site Servicing

- 7) Utility Easements, Agreements and Plans are to be provided to the satisfaction of Telus Communications Limited, and are to be registered concurrently with the Plan of Subdivision.

Payments and Levies

- 8) The Owner shall pay the County's Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.

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- 9) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new Lots.

Municipal Reserves

- 10) The provision of Reserve in the amount of 10 percent of the area of Lots 1 to 3 (inclusive), as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Douglas Pollard, file 15-107-MDRV, dated July 10, 2015 pursuant to Section 666(3) of the *Municipal Government Act*.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

Carried
Absent: Councillor Schule

Councillor Schule returned to the meeting at 9:19 a.m.

1-18-01-09-11 (J-2)

Division 8 – Subdivision Item – Residential One District and Agricultural Holdings District - Bearspaw ASP
File: PL20170023 (05724009)

The Chair called for a vote to allow the applicant to speak on Item J-2.

Carried

The applicant, David Dyrholm, proceeded to address Council on the subdivision application.

The Chair called for a recess at 9:44 a.m. and called the meeting back to order at 10:00 a.m. with all previously mentioned members present.

MOVED by Councillor Wright that condition 16(ii) be deleted from Appendix 'A' and that the wording "and 3.0 acres of proposed Lot 3" be deleted from condition 16.

Carried

MOVED by Councillor Wright that the requirement for the preparation of a Concept Plan, as set out in the Bearspaw Area Structure Plan, be waived for Subdivision Application PL20170023.

Carried

MOVED by Councillor Wright that the supporting technical materials (servicing, stormwater and access) as required by section 8 of the ASP and the County Servicing Standards be deferred to a condition of approval for Subdivision Application PL20170023;

AND that Subdivision Application PL20170023 be approved with the conditions as noted in Appendix 'A' as amended:

- A. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision

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endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to provide a Site Plan, prepared by an Alberta Land Surveyor, which illustrates the following in relation to the new property lines:
 - i) All existing buildings and structures are to conform to the setback requirements in relation to the new property lines, as described in the Residential One Land Use District, as per the Land Use Bylaw C-4841-97;
 - ii) The Site Plan is to confirm that all existing private sewage treatment systems are located within the boundaries of Lot 1, in accordance with the The Alberta Private Sewage Systems Standard of Practice 2009, or that they have been removed;
 - iii) The Site Plan is to confirm that all water wells are located within the boundaries of Lot 1 and/or 2, or have been decommissioned; and
 - iv) The Site Plan is to confirm removal of the greenhouse, as shown on the Approved Tentative Plan, or compliance with the setbacks as per the Land Use Bylaw C-4841-97.
- 3) The Owner is to dedicate, by caveat, 3.00 m of road dedication along the east boundary of Lot 3, to the satisfaction of Alberta Transportation.

Transportation

- 4) The Owner shall upgrade the existing approach on Bearspaw Pointe Place in order to provide access to Lots 1 and 2. If a mutual approach is constructed, the Owner shall:
 - i) Provide an access right-of-way plan; and
 - ii) Prepare and register respective easements on each title, where required.
- 5) The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements:
 - i) A temporary off-set cul-de-sac at the south end of Bearspaw Road, and associated infrastructure, in accordance with Rocky View County Servicing Standards. Associated infrastructure refers to the approach to proposed Lot 3 and Stormwater Infrastructure.
- 6) The Owner is to enter into an Access Easement Agreement, to provide access to SE-24-25-03-W05M, as per the approved Tentative Plan, which shall include:
 - i) Registration of the applicable access right of way plan;
- 7) A copy of Alberta Transportation's Waiver and Roadside Development Permit shall be provided.

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Servicing

- 8) The Applicant/Owner shall submit a Level 4 PSTS Assessment Report for Lot 2 and Lot 3 in accordance with the County Servicing Standards and Policy 449.
- 9) The Applicant/Owner shall enter into a Site Improvements/Services Agreement with the County, which shall include the following:
 - i) All necessary improvements and recommendations in accordance with the approved Level 4 PSTS Assessment.
- 10) The Applicant/Owner shall provide confirmation of connection to the Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lots 1 & 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - i) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lots 1 & 2;
 - ii) Documentation proving that water supply has been purchased for proposed Lots 1 & 2; and
 - iii) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 11) The Applicant/Owner shall submit a Phase 2 Aquifer Pumping & Testing Report for the new well on proposed Lot 3, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. This shall include a Well Driller's Report indicating that the well is capable of supplying water at a minimum rate of 1 iGPM.
- 12) The Applicant/Owner shall enter into a Deferred Services Agreement with the County to be registered on title for Lot 1 - 3 indicating the following:
 - i) Each future Lot Owner is required to connect to tie into municipal wastewater services at their cost when they become available;
 - ii) Each future Lot Owner of Lot 3 is required to connect to County piped water at their cost when such services become available; and
 - iii) Requirements for decommissioning and reclamation once County Servicing becomes available.

Developability

- 13) The Applicant shall provide and implement a Site Specific Stormwater Management Plan, prepared by a qualified professional, assessing the post development site stormwater management to determine if any stormwater management infrastructure or strategies are required, in accordance with the requirements outlined within the County Servicing Standard for the proposed Lot 2 and Lot 3. The Stormwater Management Plan shall assess how the existing site manages water, and how the proposed subdivision will manage stormwater.
 - i) If required, the Applicant shall enter into a Site Improvements Services Agreement (Development Agreement) to ensure the owner of the property (at any given time) is held responsible for the proper management and control of stormwater/wastewater arising from the proposed and/or future development of the lands in question, in accordance with the recommendations of an approved Site Specific Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Plan, all to the satisfaction of Alberta Environment and the County.
- 14) The Applicant/Owner shall provide a Historical Resources Impact Assessment (HRIA) for the subject lands, to the satisfaction of Alberta Community Development.

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- i) If the HRIA identifies that any portion of the subject lands requires mitigation or excavation, as directed by Alberta Community Development, the recommendations of the HRIA shall be implemented prior to the stripping and grading of any portion of the site;
- 15) The Applicant/Owner is to provide a Slope Stability Assessment for the proposed Lot 3, addressing the suitability of the land for the development proposal:
- i) The report shall identify any required setbacks;
 - ii) A Slope Stability Analysis may be required pending the recommendations of the Slope Stability Assessment;
 - iii) The Applicant/Owner is to provide for the implementation of the recommendations of the Assessment;
 - iv) Registration of any required easements and/or Restrictive Covenants;

Payments and Levies

- 16) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 for the total gross acreage of proposed Lot 1 and Lot 2 prior to subdivision endorsement. The County shall calculate the total amount owing:
- i) From the total gross acreage of the Lands to be subdivided as shown on the Plan of Survey.
- 17) The provision of Reserve in the amount of 10 percent of the area of Lots 1 and 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Douglas Pollard, file 17-013_MDRV, dated May 24, 2017, pursuant to Section 666(3) of the *Municipal Government Act*:
- i) A Deferred Reserve Caveat shall be registered on the title of Lot 3 deferring reserves owing to a future subdivision application.
- 18) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new Lots.

Taxes

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

B. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-18-01-09-03 (C-1)

Division 5 – Bylaw C-7744-2017 – Redesignation Item – New or Distinct Agricultural Use - From Ranch and Farm District to Ranch and Farm Two District
File: PL20170157 (05201011)

MOVED by Councillor Schule that the public hearing for item C-1 be opened at 10:06 a.m.

Carried

Person(s) who presented: Wolfgang Schneider, Applicant

Person(s) who spoke in favour: Doug Kier, Resident

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Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Gautreau that the public hearing for item C-1 be closed at 10:22 a.m.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7744-2017 be given first reading.

Carried

MOVED by Councillor Schule that Bylaw C-7744-2017 be given second reading.

Carried

MOVED by Councillor Wright that Bylaw C-7744-2017 be considered for third reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7744-2017 be given third and final reading.

Carried

1-18-01-09-04 (C-2)

Division 2 – Bylaw C-7738-2017 – Redesignation Item – Residential Two District to Residential One District

File: PL20170123 (05702033)

MOVED by Councillor McKylor that the public hearing for item C-2 be opened at 10:24 a.m.

Carried

Person(s) who presented: Terry Dowsett, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor McKylor that the public hearing for item C-2 be closed at 10:32 a.m.

Carried

MOVED by Councillor McKylor that Bylaw C-7738-2017 be given first reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7738-2017 be given second reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7738-2017 be considered for third reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7738-2017 be given third and final reading.

Carried

The Chair called for a recess at 10:34 a.m. and called the meeting back to order at 10:51 a.m. with all previously mentioned members present.

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1-18-01-09-122 (J-3)

Division 5 – Subdivision Item – Boundary Adjustment – Janet ASP

File: PL20170149 (03332005/015)

MOVED by Deputy Reeve Gautreau that the applicant be allowed to address Council on Item J-3.

Carried

The applicant, Mark Jette, proceeded to address Council on the subdivision application.

The Chair called for a recess at 11:11 a.m. and called the meeting back to order at 11:17 a.m. with all previously mentioned members present.

MOVED by Deputy Reeve Gautreau that condition 4 and 5 be deleted from Appendix 'A' and that condition 3 be amended to read as follows:

“The Owner shall construct a new mutual industrial/commercial standard approach on Range Road 284 in order to provide access to Lot 1 and Lot 2, that the northernmost approach be allowed to remain as an emergency egress and is to be gated and locked, and that the southernmost existing approach be reclaimed.”

Carried

MOVED by Deputy Reeve Gautreau that Subdivision Application PL20170149 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to adjust the boundaries between a ± 3.21 hectare (± 7.94 acre) parcel and a ± 26.35 hectare (± 65.11 acre) parcel, in order to create a ± 11.31 hectare (± 27.94 acre) parcel and a ± 18.26 hectare (± 45.11 acre) parcel between Block 2, Plan 9610137, NE-32-23-28-W4M, and a portion of NE-32-23-28-W4M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulations* and, having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with statutory policy;
 2. The subject lands hold the appropriate land use designation; and
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application be approved subject to the following conditions of approval:

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Plan of Subdivision

- 1) Subdivision is to be effected by a Plan of Survey, pursuant to Section 657 of the *Municipal Government Act*, or such other means satisfactory to the Registrar of the South Alberta Land Titles District.
- 2) The Owner is to dedicate by Plan of Survey, a 5 metre wide portion of land for road widening along the eastern boundary of Lots 1 & 2, as shown on the approved Tentative Plan.

Transportation and Access

- 3) The Owner shall construct a new mutual industrial/commercial standard approach on Range Road 284 in order to provide access to Lot 1 and Lot 2, that the northernmost approach be allowed to remain as an emergency egress and is to be gated and locked, and that the southernmost existing approach be reclaimed.

Fees and Levies

- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the two (2) lots involved in the boundary adjustment.

Municipal Reserves

- 5) The provision of Reserve, in the amount of 10% of Lots 1 & 2, is to be deferred by caveat proportionately to Lots 1 & 2, pursuant to Section 669(2) of the *Municipal Government Act*.

Taxes

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

C. SUBDIVISION AUTHORITY DIRECTION:

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

Carried

1-18-01-09-13 (J-4)

Division 6 – Subdivision Item – New or Distinct Agricultural Use – Southwest of the Town of Crossfield

File: PL20170129 (08509001)

Reeve Boehlke vacated the Chair to Deputy Reeve Gautreau as the subdivision application was located in his division. Deputy Reeve Gautreau then assumed the Chair.

The Chair called for a recess at 11:51 a.m. and called the meeting back to order at 11:58 a.m. with all previously mentioned members present.

MOVED by Reeve Boehlke that condition 3 in Appendix 'A' be amended to read as follows:

“The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:

- i. from 3.0 acres of Lot 2 (total of 3.0 acres) to be subdivided as shown on the Plan of Survey;
and
- ii. payment of the Levy on Lot 1 is deferred to future development.”

Carried

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<u>In Favour:</u>	<u>Opposed:</u>
Councillor Kamachi	Councillor McKylor
Councillor Hanson	
Reeve Boehlke	
Deputy Reeve Gautreau	
Councillor Schule	
Councillor Henn	
Councillor Wright	
Councillor Kissel	

MOVED by Reeve Boehlke that condition 6 in Appendix 'A' be amended to read as follows:

"The provision of Reserve in the amount of 10 percent of the area of Lot 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal.

- a) The provision of Reserve in the amount of 10 percent of the area of Lot 1 is to be deferred by caveat."

Carried

<u>In Favour:</u>	<u>Opposed:</u>
Councillor Kamachi	Councillor McKylor
Councillor Hanson	Councillor Schule
Reeve Boehlke	Councillor Henn
Deputy Reeve Gautreau	Councillor Wright
Councillor Kissel	

MOVED by Reeve Boehlke that Subdivision Application PL20170129 be approved with the conditions noted in Appendix 'A' as amended:

- A. That the application to create a ± 8.10 hectare (± 20.01 acre) parcel with a ± 8.09 hectare (± 20.00 acre) remainder from Block 1, Plan 1628 LK, SE-9-28-1-W5M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulations* and, having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with statutory policy;
 2. The subject lands hold the appropriate land use designation:
 - a. The variance to the minimum parcel size will not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial,

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or other jurisdictions are obtained. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) The Owner shall construct a new gravel approach on Range Road 13 in order to provide access to Lot 1.

Payments and Levies

- 3) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement. The County shall calculate the total amount owing:
 - i. from 3.0 acres of Lot 2 (total of 3.0 acres) to be subdivided as shown on the Plan of Survey; and
 - ii. payment of the Levy on Lot 1 is deferred to future development.
- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Site Servicing

- 5) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
 - i. The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1;
 - ii. Verification is provided that each well is located within each respective proposed lot's boundaries;
 - iii. It has been demonstrated that the new well is capable of supplying a minimum of one (1) IGPM of water for household purposes;

Municipal Reserves

- 6) The provision of Reserve in the amount of 10 percent of the area of Lot 2, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal.
 - a) The provision of Reserve in the amount of 10 percent of the area of Lot 1 is to be deferred by caveat.

Taxes

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

C. SUBDIVISION AUTHORITY DIRECTION

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

Carried

Deputy Reeve Gautreau vacated the Chair to Reeve Boehlke. Reeve Boehlke then assumed the Chair.

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The Chair called for a recess at 12:01 p.m. and called the meeting back to order at 1:30 p.m. with all previously mentioned members present.

1-18-01-09-05 (C-3)

Division 9 – Bylaw C-7745-2017 – Road Closure Item – Joint application to close for consolidation two portions of Road Allowance known as Range Road 45

File: PL20160018

MOVED by Councillor Kissel that the public hearing for item C-3 be opened at 1:30 p.m.

Carried

Person(s) who presented: Joel Hillis, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Kissel that the public hearing for item C-3 be closed at 1:38 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7745-2017 be given first reading.

Carried

In Favour:

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

Opposed:

Deputy Reeve Gautreau
Councillor Wright

MOVED by Councillor Kissel that Administration be directed to forward Bylaw C-7745-2017 to the Minister of Transportation for approval.

Carried

1-18-01-09-07 (C-5)

Division 9 – Bylaw C-7708-2017 – Redesignation Item - Agricultural Holdings District to Residential Two District – Cochrane North ASP (Camden Lane)

File: PL20170108 (06823011)

MOVED by Councillor Kissel that the public hearing for item C-5 be opened at 1:40 p.m.

Carried

Person(s) who presented: Jocelyn Appleby, Applicant (CivicWorks Planning + Design)

Person(s) who spoke in favour: Andrew Hall, Resident

Person(s) who spoke in opposition: Alan Edgecombe, Resident

Person(s) who spoke in rebuttal: None

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MOVED by Councillor Kissel that the public hearing for item C-5 be closed at 2:13 pm.

Carried

MOVED by Councillor Kissel that application PL20170108 be refused.

Lost

In Favour:

Councillor Hanson
Councillor Schule
Councillor Wright
Councillor Kissel

Opposed:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Gautreau
Councillor Henn

MOVED by Deputy Reeve Gautreau that the Country Residential Standard Road requirement in Section 400.5 of the County Servicing Standards be varied for Lot 2 Block 6 Plan 9210341 to accommodate a paved, internal road within a 20.0 m road right-of-way.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Gautreau
Councillor Henn

Opposed:

Councillor Hanson
Councillor Schule
Councillor Wright
Councillor Kissel

MOVED by Councillor Henn that Bylaw C-7708-2017 be given first reading.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Gautreau
Councillor Henn

Opposed:

Councillor Hanson
Councillor Schule
Councillor Wright
Councillor Kissel

MOVED by Deputy Reeve Gautreau that Bylaw C-7708-2017 be given second reading.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Reeve Boehlke
Deputy Reeve Gautreau
Councillor Henn

Opposed:

Councillor Hanson
Councillor Schule
Councillor Wright
Councillor Kissel

MOVED by Councillor Schule that Bylaw C-7708-2017 be considered for third reading.

Lost

In Favour:

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

Opposed:

Councillor Wright
Councillor Kissel

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The Chair called for a recess at 2:27 p.m. and called the meeting back to order at 2:42 p.m. with all previously mentioned members present.

1-18-01-09-06 (C-4)

Division 7 – Bylaw C-7742-2017 – Redesignation Item – First Parcel Out (Farmstead – Ranch and Farm District to Farmstead District) – Highway 574

File: PL20160131 (08634001)

MOVED by Councillor Henn that the public hearing for item C-4 be opened at 2:42 p.m.

Carried

Person(s) who presented: Dave Swanson, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: Dave Swanson, Applicant

MOVED by Councillor Henn that the public hearing for item C-4 be closed at 2:58 p.m.

Carried

MOVED by Councillor Henn that application PL20160131 be refused.

Carried

In Favour:

Councillor Kamachi
Councillor Hanson
Councillor Henn
Councillor Wright
Councillor Kissel

Opposed:

Councillor McKylor
Reeve Boehlke
Deputy Reeve Gautreau
Councillor Schule

Adjournment

MOVED by Councillor McKylor that the January 9, 2018 Council Meeting be adjourned at 3:01 p.m.

Carried

REEVE

CAO or Designate

PLANNING SERVICES

TO: Council

DATE: January 23, 2018 **DIVISION:** 4

TIME: Morning Appointment

FILE: 03305007 **APPLICATION:** PL20170100

SUBJECT: Redesignation Item – Fragmented Country Residential – Agricultural Holdings District to Residential Two District – Outside an Area Structure Plan - Range Road 284

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20170100 be refused.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District to Residential Two District to facilitate the creation of five \pm 1.60 hectare (\pm 3.95 acre) parcels with an internal access road (see Appendix 'B').

The *Municipal Government Act* (MGA 640) gives Council the authority to pass bylaws to change or redesignate a parcel's land use designation (zoning) to regulate and control the use and development of land and buildings within its jurisdiction.

The subject land is located approximately 0.41 km (1/4 mile) north of Township Road 230, on the west side of Range Road 284, and 0.75 miles east of the city of Calgary. The parcel contains an existing dwelling and accessory buildings, and is serviced by a well and private sewage system. The existing dwelling is accessed from Range Road 284 by a gravel approach that is in good condition. The subject land is located in an area of the County that is primarily country residential, with large agricultural parcels to the east.

The Applicant has not provided the requested supporting technical materials to demonstrate the feasibility of servicing and stormwater management, as per the County Plan. Further, the Applicant has indicated in their submission that the lands are posted for sale, and the purpose of this application is to redesignate the lands to Residential Two District for estate planning purposes. Estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use.

The subject land is not located within the policy area of an area structure plan, and as such, the application has been assessed in accordance with the County Plan; specifically, the Fragmented Country Residential Policies. The lands are also located within the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP) area and are identified on Map 4 of the IDP: Growth Corridors/Areas, as a future residential growth corridor for The City of Calgary (see Appendix 'C'). The City has provided a letter in opposition to the application, which is discussed in detail below. The IDP states that applications within the growth corridor shall be assessed in accordance with the County's relevant statutory plans. The County Plan supports the redesignation and subdivision of fragmented

¹ Administration Resources

Jessica Anderson, Planning Services
Angela Yurkowski, Engineering Services

quarter sections where the criteria set out in section 10.11 are adequately addressed. The subject lands meet the definition of a fragmented quarter section; however, no evidence or rationale has been provided to meet the criteria of fragmented quarter section policies (10.11-10.15 of the County Plan). The redesignation to Residential Two District cannot be recommended for the following reasons:

- 1) The proposal does not meet the criteria of the Fragmented Residential policies in section 10.0 of the County Plan;
- 2) The Applicant has not provided a *lot and road plan* consistent with policies 10.11 – 10.15 of the County Plan, which would provide relevant details on such matters as:
 - a) Water supply and sewage treatment;
 - b) Access and internal road network;
 - c) Stormwater management;
 - d) Design measures to minimize adverse impact on existing agricultural operations;
 - e) Connectivity to adjacent residential/agricultural acreages;
 - f) An assessment of the impact on off-site infrastructure, roads, and stormwater; and
 - g) Consultation with affected landowners;
- 3) The proposal is inconsistent with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), specifically section 8.1.3 and 8.1.4;
- 4) The Applicant has not provided the supporting technical materials to demonstrate the feasibility of servicing and stormwater management as per the County Plan and County Servicing Standards; and
- 5) The internal road proposed does not meet the requirements of the County Servicing Standards.

Should Council choose to approve the application, thereby waiving the requirement for a *lot and road plan* and deferring the technical requirements to the subdivision stage, there would be a number of associated risks for Council's consideration. Council will not have the assurance that the proposed development is suitable, technically feasible, and appropriate for the subject lands. Technical requirements, when applied as conditions of approval at the subdivision stage, can be appealed by the Applicant; therefore, there is the possibility that relevant technical requirements could be removed by an appeal board.

Administration recommends refusal in accordance with **Option #2**.

DATE APPLICATION DEEMED COMPLETE: June 29, 2017

PROPOSAL:	To redesignate the subject lands from Agricultural Holdings District to Residential Two District in order to facilitate the creation of five \pm 1.60 hectare (\pm 3.95 acre) parcels with an internal access road.
LEGAL DESCRIPTION:	Block 2, Plan 628 LK, SE-05-23-28-W04M
GENERAL LOCATION:	Located approximately 0.41 km (1/4 mile) north of Township Road 230 and on the west side of Range Road 284.
APPLICANT:	Paul Schneider
OWNERS:	Sebastiano Antonio Tiberio
EXISTING LAND USE DESIGNATION:	Agricultural Holdings District



PROPOSED LAND USE DESIGNATION: Residential Two District

GROSS AREA: ± 8.28 hectares (± 20.47 acres)

SOILS (C.L.I. from A.R.C.): **Class 2T50, E** – Slight limitations due to adverse topography (steep and/or long uniform slopes) and past erosion damage.

Class 5W70, 5T30 - Very severe limitations due to wetness/poor drainage.

Class 1, 1 – No significant limitations.

PUBLIC SUBMISSIONS:

The proposal was circulated to 41 adjacent landowners, to which no letters were received in support or objection.

AGENCY SUBMISSIONS:

The proposal was circulated to a number of internal and external agencies, including The City of Calgary as per the Rocky View County / City of Calgary Intermunicipal Development Plan. All responses are available in Appendix 'A'.

HISTORY:

October 1, 2013 The County Plan (Bylaw C-7280-2013) was adopted.

February 28, 2012 The Rocky View County / City of Calgary Intermunicipal Development Plan (Bylaw C-7078-2011) was adopted.

January 12, 1972 Plan 628 LK was registered including the subject ± 8.28 hectares (± 20.47 acres) parcel.

BACKGROUND:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District to Residential Two District to facilitate the creation of five ± 1.60 hectare (± 3.95 acre) parcels with an internal access road (see Appendix 'B'). The subject land is located approximately 0.41 km (1/4 mile) north of Township Road 230, on the west side of Range Road 284, 0.75 miles east of the city of Calgary (see Appendix 'C').

The subject land contains an existing dwelling and accessory buildings, and is serviced by a well and private sewage system. The existing dwelling is accessed from Range Road 284 by a gravel approach that is in good condition. The subject land is located in an area of the County that is primarily country residential, with large agricultural parcels to the east.

The topography of the land is generally flat, with drainage towards the south and west. There are three minor wetlands located on the subject lands; however, none of these inhibit development potential.

Despite requests by Administration, the Applicant has not provided the supporting technical materials to demonstrate the feasibility of servicing and stormwater management, as per the County Plan. Further, the Applicant has indicated in their submission that the lands are posted for sale, and that the purpose of this application is to redesignate the lands to Residential Two District for estate planning purposes. Estate planning or personal financial considerations do not constitute a planning rationale for changing a parcel's land use designation.

POLICY ANALYSIS:

Rocky View County / City of Calgary Intermunicipal Development Plan (Bylaw C-7078-2011)

The lands are located within the IDP area and are further identified within Map 4 Growth Corridors/Areas as a residential growth corridor for the city of Calgary.

Section 8.0 provides direction on assessing applications in this corridor:

- 8.1.3 *Identified City of Calgary Growth Areas should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Should the lands be annexed by The City of Calgary, planning will be conducted as directed by its Municipal Council at that time.*
- 8.1.4 *Rocky View County Council and Administration should evaluate applications within identified City of Calgary Growth Areas against this Plan, the Rocky View County Municipal Development Plan and the Rocky View County Land Use Bylaw.*
- 8.1.5 *Land use redesignation applications in identified City of Calgary Growth Areas shall be referred to the Intermunicipal Cooperation Team for discussion to gain a greater understanding of the long term intermunicipal interests in the area.*

The City of Calgary provided the following comment:

"The City of Calgary Administration believes this application doesn't align with the intentions of the Rocky View/Calgary IDP. As such, The City of Calgary Administration recommends against the approval of this application to redesignate the subject lands from Agricultural Holdings District to Residential Two District in order to facilitate the creation of five (5) 1.60 hectare parcels."

Further, as detailed in Appendix 'A', the comments speak to concerns regarding the setting of precedent for future subdivisions within the growth corridor, and the challenges associated with developing fragmented lands at a future annexation stage. The City requests that, if the County moves forward with recommending approval for this application, this application be brought to the Intermunicipal Committee for discussion prior to consideration by the approving authority.

As per policy 8.1.3 of the IDP, growth areas will continue to be governed in accordance with existing County policy; therefore, further fragmentation of these lands would be assessed and managed in accordance with section 10 of the County Plan. Administration provided a response to The City, on January 12, 2018 indicating that the application would be recommended for refusal as it did not meet the criteria of the County Plan. The City has requested to be advised of Council's decision on the application.

County Plan (Bylaw C-7280-2013)

The subject land is not located within an area structure plan, and as such, the application has been assessed in accordance with the County Plan; specifically, the Fragmented Country Residential Policies.

Historical subdivision approvals in parts of the County's agricultural area have resulted in fragmented pockets of country residential lots and small agricultural parcels. The County Plan addresses the issues related to fragmented land, and provides policies to enable a gradual transition to a more orderly and efficient residential development pattern.

A *Fragmented Quarter Section* is defined as a quarter section of land within the agriculture area divided into six or more:

- i. *Residential lots; and/or*
- ii. *Small agricultural parcels, each of which is less than 10 hectares (24.7 acres) in size.*



The proposal meets this definition, and therefore the fragmented policies in section 10 have been used to evaluate this proposal.

- 10.11 *Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:*
- a. *A lot and road plan is provided that;*
 - i. *Plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;*
 - The Applicant has neither provided a *lot and road plan*, nor sufficiently addressed adjacent lands, possible lot layouts, or access for future subdivision applications.
 - ii. *Includes design measures to minimize adverse impacts on existing agriculture operations; and*
 - The Applicant has not provided a *lot and road plan* to address access or how impacts to existing agricultural operations would be minimized. The Applicant has not addressed the Agricultural Boundary Design Guidelines in their submission.
 - iii. *demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area.*
 - Potential connectivity to future country residential or small agricultural acreage development has not been addressed.
 - b. *A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:*
 - i. *The internal road network, water supply, sewage treatment, and stormwater management; and*
 - The Applicant has provided no information on internal road networks, water supply, sewage treatment or stormwater management.
 - ii. *Any other assessment required by unique area conditions.*
 - None noted.
 - c. *A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;*
 - The Applicant has provided no information on off-site infrastructure, roads, or stormwater systems.
 - d. *A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.*
 - The Applicant has indicated that the adjacent landowners did not express an interest in participating in the *lot and road plan*.

A *lot and road plan* is a non-statutory plan that accompanies a land use redesignation application and is used to comprehensively address a limited set of specific planning issues. These issues include:

- 1) Water supply and sewage treatment;

- 2) Access and internal road network;
- 3) Stormwater management;
- 4) Design measures to minimize adverse impact on existing agricultural operations;
- 5) Connectivity to adjacent residential/agricultural acreages;
- 6) An assessment of the impact on off-site infrastructure, roads, and stormwater; and
- 7) Consultation with affected landowners.

Generally, multi-lot residential development would be accomplished through preparation of a conceptual scheme, which would address development at the quarter section level and include a policy framework to guide future subdivision and development. For existing fragmented quarters, the *lot and road plan* requirement is intended to eliminate the practical difficulty of multiple parcel ownership, and the burden of plan preparation falling on a single owner of a limited amount of land, while still addressing relevant planning issues. A *lot and road plan* does require consultation with owners within the plan area, and would be retained by the County to guide future subdivision approval.

Land Use Bylaw (C-4841-97)

The proposed land use is appropriate for the intended parcel sizes. The application is in accordance with the purpose and intent of the Residential Two District, which is to provide for residential uses on a small *parcel* of land that accommodates minor agricultural pursuits and required *accessory buildings*.

CONCLUSION:

The subject land is not located within the policy area of an area structure plan, and as such, the application has been assessed in accordance with the County Plan; specifically, the Fragmented Country Residential Policies. Although the subject land meets the definition of a Fragmented Parcel, the application has not demonstrated how it meets the criteria of the Fragmented Country Residential Policies. Therefore, the redesignation to Residential Two District cannot be recommended for the following reasons:

- 1) The proposal does not meet the criteria of the Fragmented Residential policies in section 10.0 of the County Plan;
- 2) The Applicant has not provided a *lot and road plan* consistent with policies 10.11 – 10.15 of the County Plan, which would provide relevant details on such matters as:
 - a) Water supply and sewage treatment;
 - b) Access and internal road network;
 - c) Stormwater management;
 - d) Design measures to minimize adverse impact on existing agricultural operations;
 - e) Connectivity to adjacent residential/agricultural acreages;
 - f) An assessment of the impact on off-site infrastructure, roads, and stormwater; and
 - g) Consultation with affected landowners;
- 3) The proposal is inconsistent with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), specifically section 8.1.3 and 8.1.4;
- 4) The Applicant has not provided the supporting technical materials to demonstrate the feasibility of servicing and stormwater management as per the County Plan; and



5) The internal road proposed does not meet the requirements of the County Servicing Standards. Therefore, Administration recommends refusal in accordance with **Option #2**.

OPTIONS:

- Option #1: Motion #1 THAT the requirement for a *lot and road plan*, as per policy 10.11 of the County Plan, be waived.
- Motion #2 THAT the supporting technical materials (servicing, stormwater and access), as required by section 10 of the County Plan and the County Servicing Standards, be deferred to subdivision stage.
- Motion #3 THAT Bylaw C-7737-2017 be given first reading.
- Motion #4 THAT Bylaw C-7737-2017 be given second reading.
- Motion #5 THAT Bylaw C-7737-2017 be considered for third reading.
- Motion #6 THAT Bylaw C-7737-2017 be given third and final reading.
- Option #2: THAT application PL20170100 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager
JA/rp

Acting County Manager

APPENDICES:

APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7737-2017 and Schedule A
APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	Rocky View Schools has no objection to this circulation.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0100) located just east of the City of Calgary. As per the circulation, Municipal Reserves will be considered at the subdivision stage.
Public Francophone Education	No comments provided.
Catholic Francophone Education	No comments provided.
<i>Province of Alberta</i>	
Alberta Environment	No comments provided.
Alberta Transportation	No comments provided.
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	<p>We provide the following comments for your consideration with regard to planning future development on the site:</p> <p>a. The proposed sources of drinking water and type of wastewater systems were not identified in the application. Whenever possible, AHS supports the regionalization of water and wastewater utilities; in particular, the connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems.</p> <p>If individual water wells are proposed for the development, AHS recommends that any water wells on the subject lands be completely contained within the proposed property boundaries. A drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which states:</p> <p><i>"No person shall locate a water well within</i></p> <p><i>a) 10m of a watertight septic tank, pump out tank or other</i></p>

AGENCY	COMMENTS
	<p><i>watertight compartment of a sewage or waste water system</i></p> <p>b) <i>15m of a weeping tile field, evaporative treatment mound or an outdoor pit privy</i></p> <p>c) <i>30m of a leaching cesspool</i></p> <p>d) <i>50m of sewage effluent on the ground surface</i></p> <p>e) <i>100m of a sewage lagoon, or</i></p> <p>f) <i>450m of any area where waste is or may be disposed of at a landfill" (AR 243/2003, s.15(1)).</i></p> <p>Also, any existing or future private sewage disposal systems must be completely contained within the property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>b. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, which stipulates:</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
Public Utility	
ATCO Gas	No comments provided.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments provided.
FortisAlberta	FortisAlberta has no concerns with this redesignation.
Telus Communications	<p>Please accept this letter advising TELUS Communications Inc. has no objections to the current land owner proceeding with this redesignation application. However, TELUS will need to review the subdivision application when it is circulated.</p> <p>It is the land owner's responsibility to ensure they contact Alberta One-Call to ensure no facilities will be disrupted. If at any time TELUS facilities are disrupted, it will be at the sole cost of the</p>

AGENCY	COMMENTS
	land owner.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.
<i>Other External Agencies</i>	
EnCana Corporation	No comments provided.
City of Calgary	<p>The City of Calgary has reviewed the above noted application in reference to the <i>Rocky View County/City of Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies. The City of Calgary Administration has the following comments for your consideration.</p> <p>The City of Calgary Administration believes this application doesn't align with the intentions of the <i>Rocky View/Calgary IDP</i>. As such, the City of Calgary Administration recommends against the approval of this application to redesignate the subject lands from Agricultural Holdings District to Residential Two District in order to facilitate the creation of five (5) 1.60 hectare parcels.</p> <p>Specifically regarding this application, the issue is the precedent it sets for future subdivision within the Calgary future urban growth corridor. The challenge we face is dealing with highly subdivided (fragmented) lands that become annexed into Calgary. Fragmented rural residential lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented rural residential lands into an urban form include (but are not limited to):</p> <ul style="list-style-type: none"> • The increased impact imposed by fragmented ownership, roads, houses, and location of on-site services, as well as topography, drainage, etc. • The practical effectiveness of structure planning approaches in controlling future forms of development and achieving desired urban community outcomes. • The acquisition, collaboration and uncertainty involved in securing multiple parcels of sufficient size to undertake a master planned development. • The liability of existing on-site servicing for small parcels. <p>The subject parcels are located within an Identified City of Calgary Residential Growth Area as per "Map 4: Growth Corridors/Areas" of the <i>Rocky View/Calgary IDP</i>. This map identifies, with the intent to provide a level of protection, each municipality's future growth aspirations; Calgary's via the future growth corridors and Rocky View County's via the directional red arrows. Objectives of "Section 8.0 Growth Corridors/Areas and Annexation" of the <i>Rocky View/Calgary IDP</i> recognizes growth</p>

AGENCY	COMMENTS
	<p>corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. "Section 27.0 Intergovernmental Relationships" of the <i>County Plan</i> echoes support of the importance of Calgary's identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>"Section 8. Community Development" of the <i>South Saskatchewan Regional Plan</i> outlines community development strategies and policies municipalities must consider. These include the expectation that municipalities make decisions and work together so achieve regional outcomes that support efficient use of land and limit premature fragmentation.</p> <p>A fragmented ownership adjacent to the municipal boundary is disadvantageous to comprehensive development of Calgary's Growth Area. It is our preference and general understanding that future urban growth corridors (especially those adjacent to the municipal boundary) will be maintained as un-fragmented as possible.</p> <p>If Rocky View County Administration is moving forward recommending approval for this application, The City of Calgary Administration requests this application be brought to the Intermunicipal Committee for discussion prior to consideration by the approving authority.</p> <p><i>Please note, a response was provided to the City of Calgary on January 12, 2018 confirming that Administration has recommended refusal of the application for the reasons noted above.</i></p>
Rocky View County – Boards and Committees	No comments provided.
Agricultural Services Staff	<p>The redesignation of a parcel of land from Agricultural Holdings District to Residential Two District is not supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the residential land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>
ASB Farm Members and Agricultural Fieldman	No comments provided.
Bow North Recreation District	The Bow North Recreation District Board suggested Cash in Lieu

AGENCY	COMMENTS
Board	for this circulation, but the rest had no comments.
<i>Internal Departments</i>	
Municipal Lands	The Municipal Lands Office has no concerns with this application.
Development Authority	No comments provided.
GeoGraphics	Please ensure a Road Naming Application is provided at Subdivision approval stage.
Building Services	No comments provided.
Emergency Services	Having reviewed the circulation, the Fire Service has no comments at this time.
Infrastructure and Operations – Engineering Services	<p data-bbox="618 840 724 867"><u>General</u></p> <ul style="list-style-type: none"> <li data-bbox="618 888 1458 1150">• It has been determined by Administration that this application should have been submitted together with a Lot and Road Plan, in accordance with the requirements of the County Plan. A Lot and Road Plan would have addressed specific technical issues for the proposal, which in the absence of such a plan or other supporting documentation, have not been addressed to the satisfaction of Engineering Services (see relevant sections below); <li data-bbox="618 1161 1458 1287">• At future subdivision / development permit stage, the Owner is required to enter into a Development Agreement pursuant to Section 655 of the Municipal Government Act respecting provision of the following: <ul style="list-style-type: none"> <li data-bbox="667 1308 1458 1602">a) Construction of a public internal road system (Country Residential Standard) complete cul-de-sacs and any necessary easement agreements, including complete approaches to each lot, as shown on the Tentative Plan, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards (it should be noted that the current roadway proposed by the applicant does not meet the County Servicing Standards); <li data-bbox="667 1612 1458 1675">b) Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; <li data-bbox="667 1686 1458 1843">c) Construction of storm water facilities 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. <li data-bbox="667 1854 1458 1875">d) Installation of power, natural gas, and telephone lines; <p data-bbox="618 1896 789 1923"><u>Geotechnical</u></p>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • ES has no requirements at this time; • At future subdivision stage, ES will require a Geotechnical report be submitted to provide recommendation for the proposed road structure design as well as confirm existing ground water levels on the subject lands. <p><u>Transportation</u></p> <ul style="list-style-type: none"> • At future subdivision / development permit stage, as a condition of subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of the lands proposed to be developed or subdivided; • At future subdivision / development permit stage, as a condition of subdivision endorsement, the applicant will be required to enter into a Development Agreement for the construction of an internal subdivision road (Country Residential Standards) in accordance with the County Servicing Standards; <ul style="list-style-type: none"> ○ Note that currently the proposed road is shown as having 12 m width. In accordance with the County Servicing standards, Country Residential roads shall be 25 m right of way. Therefore, ES requires that the proposed site plan be updated to show the correct future roadway width. ES cannot support the internal road as currently proposed. • Range Road 284 is currently identified as a Network B Road in the County's Long Range Transportation Plan, requiring 30 m ultimate right of way. The current right of way width is 21 m. At future subdivision stage ES recommends that 5 m be dedicated along the entire east boundary of the subject lands for future road upgrades to Range Road 284; • As a condition of future subdivision, the applicant will be required to remove and reclaim the existing approach off of Range Road 284. All lots shall access off of the newly constructed internal road. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • In accordance with the requirements for a Lot and Road Plan, sewage treatment for the proposed lots should have been addressed as part of the proposed plan. This has not been provided. • At future subdivision stage, the Applicant will be required to submit a Level 4 PSTS report in accordance with the County Servicing Standards. <ul style="list-style-type: none"> ○ In accordance with Policy 449, a Packaged Sewage Treatment System that meets the Bureau de Normalisation du Quebec (BNQ) standards will be

AGENCY	COMMENTS
	<p>required on the future lots as the proposed lots are less than 4 acres in size.</p> <ul style="list-style-type: none"> • At future subdivision stage, ES requires a Level 1 Variation Assessment be submitted for the existing dwelling on the subject lands; • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement (Site Improvement Servicing Agreement) for the recommendations included in the Level 4 PSTS report and for packaged sewage treatment systems that meets the requirements of the Bureau de Normalisation de Quebec (BNQ) in accordance with County Policy 449. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> • The applicant has not provided any information with respect to water servicing for the proposed subdivision. This does not meet the requirements of the County Servicing Standards or the requirements for a Lot and Road Plan as outlined in the County Plan. <u>ES requirements prior to going to Council are as follows (which have not been satisfied):</u> either: <ul style="list-style-type: none"> ○ A Phase 1 Groundwater Evaluation be submitted in accordance with the County Servicing Standards; or ○ Confirmation be received from a County approved piped water supplier that capacity is available and has been reserved for the proposed subdivision. <p><u>Storm Water Management</u></p> <ul style="list-style-type: none"> • <u>It is recommended</u> that a conceptual level storm water management plan is received prior to Council to demonstrate at a high level how the storm water design for the subdivision will be achieved while ensuring no negative impacts to adjacent properties. This is consistent with the requirements for a Lot and Road Plan as outlined in the County Plan. The applicant has not provided any information with regards to storm water management; • <u>At future subdivision stage, a storm water management plan will be required in accordance with the County Servicing Standards and all regional plans for the area;</u> • <u>At future subdivision / development permit stage, the applicant</u> will be required to enter into a Development Agreement for any storm water infrastructure required as a result of the development and outlined in the final approved Storm water Management Plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision; • The Applicant will be required to obtaining AEP approval and licensing for the storm water management infrastructure. <p><u>Other</u></p>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> There are no significant wetlands that exist on the subject land, as such, a BIA is not required by Engineering Services at this time.
Infrastructure and Operations - Maintenance	As per operations comments.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations – Road Operations	Have concerns with location of proposed access point for subdivision onto Range Road 284. It is too close to existing residential approach to the north which will create traffic movement safety concerns.
Infrastructure and Operations - Utility Services	No concerns.

Circulation Period: August 4, 2017 to September 8, 2017



BYLAW C-7737-2017

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7737-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT Part 5, Land Use Map No. 33 and 33-SW of Bylaw C-4841-97 be amended by redesignating Block 2, Plan 628 LK within SE-05-23-28-W04M from Agricultural Holdings District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT Block 2, Plan 628 LK within SE-05-23-28-W04M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7737-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 04
File: 03305007/PL20170100

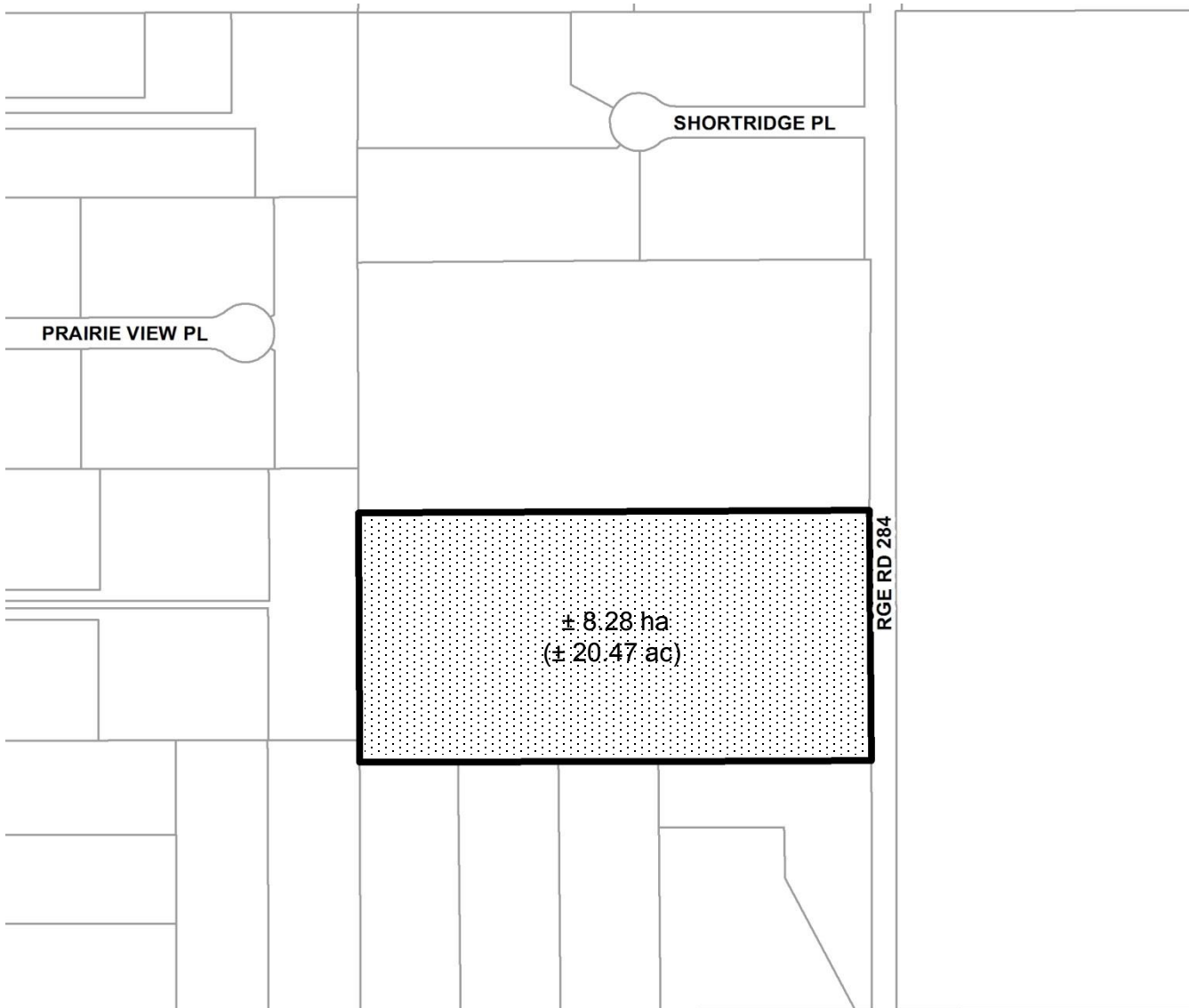
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2018
READ A SECOND TIME IN COUNCIL this	day of	, 2018
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2018</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7737-2017



CITY OF CALGARY

AMENDMENT

FROM Agricultural Holdings District TO Residential Two District



Subject Land _____

LEGAL DESCRIPTION: Block 2, Plan 628 LK within
SE-05-23-28-W04M

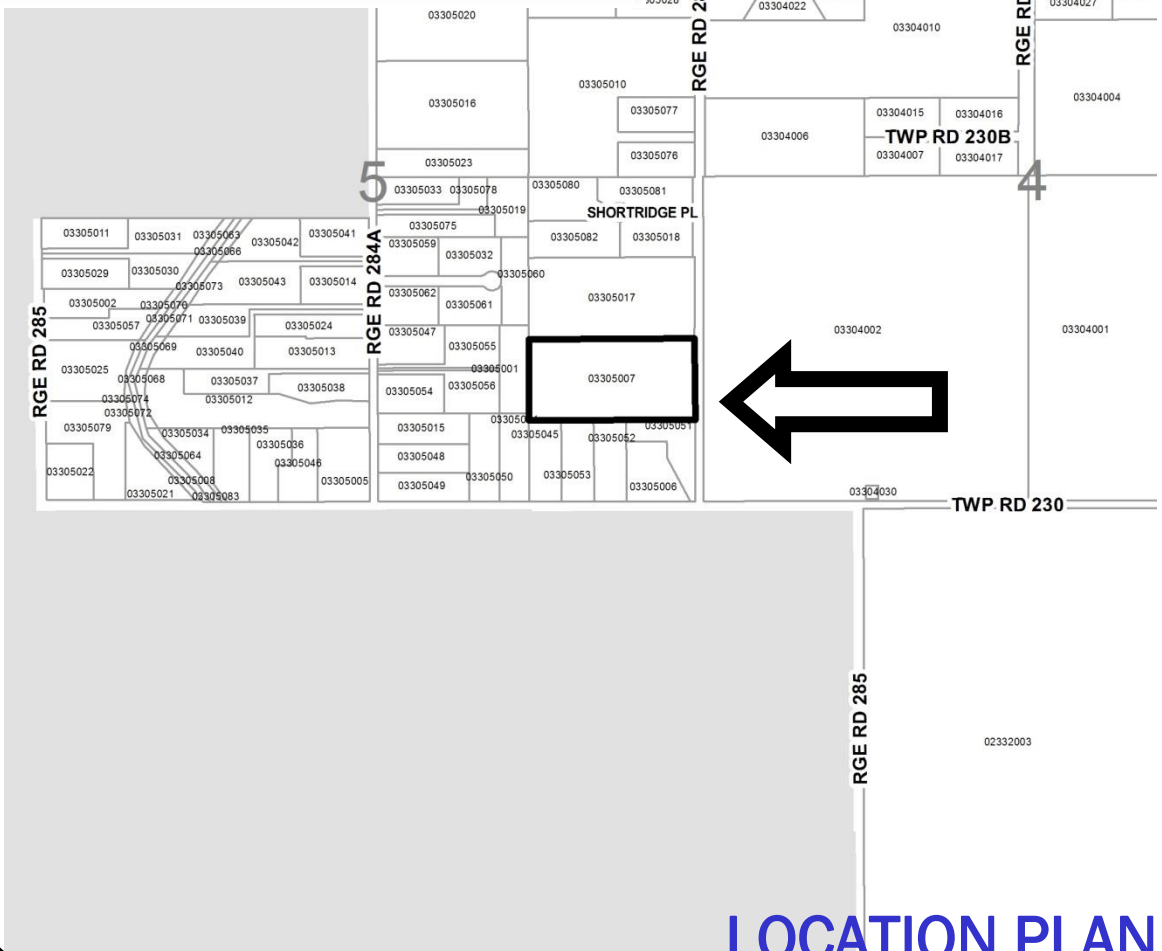
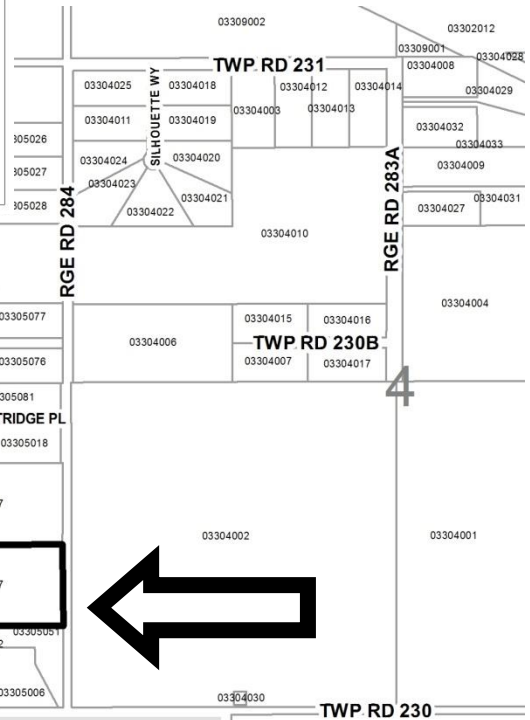
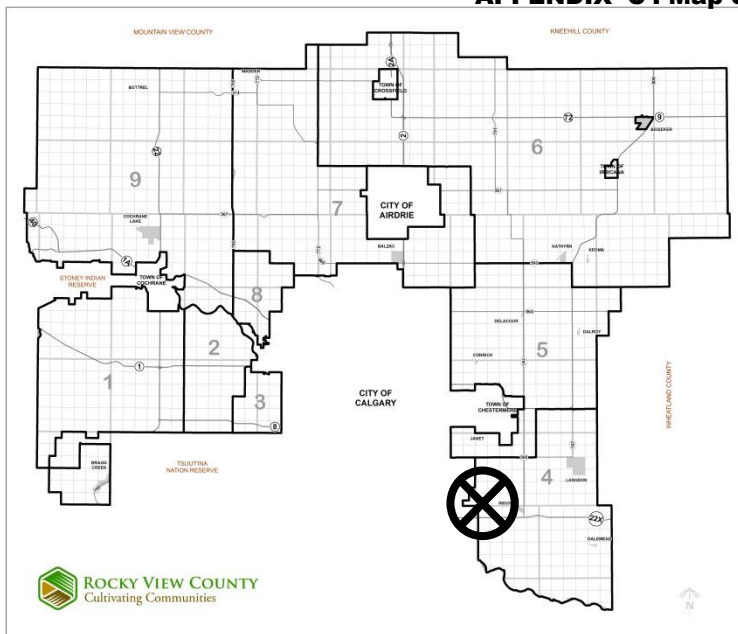


ROCKY VIEW COUNTY
Cultivating Communities

FILE: 03305007 PL20170100

DIVISION: 04

AGENDA
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LOCATION PLAN



SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

AGENDA

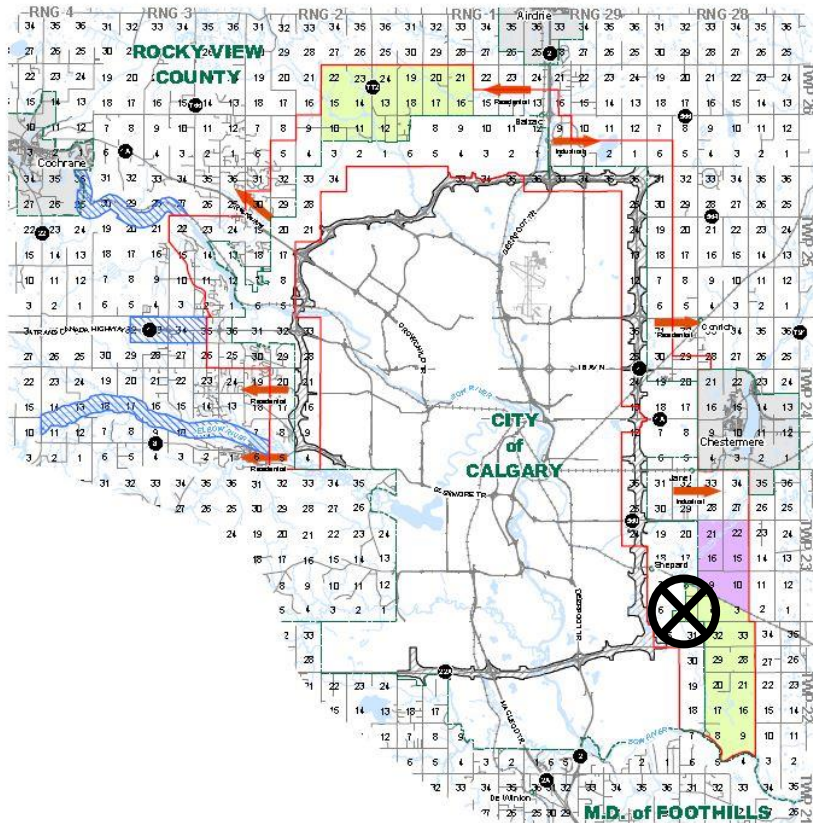
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MAP 4

GROWTH CORRIDORS/AREAS

- Legend
- Policy Area
 - Notification Zone
 - Policy Review Area
 - Transportation/Utility Corridor
 - Jurisdictional Boundaries
 - Highway #
 - Rocky View County Growth Corridors
 - Identified City of Calgary Growth Areas
 - Industrial
 - Residential

0 1 2 3 4 5 6 7 8 9 10
Kilometres



Amended:
Calgary Bylaw: 24P2012
Rocky View Bylaw: C-7197-2012

Approved:
Calgary Bylaw: 14P2011
Rocky View Bylaw: C-7078-2011

This map is conceptual only. No measurements of distances or areas should be taken from this map.

24 •

ROCKY VIEW COUNTY/CITY OF CALGARY • INTERMUNICIPAL DEVELOPMENT PLAN

RVC/City IDP Map 4: Growth Corridors/ Areas

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

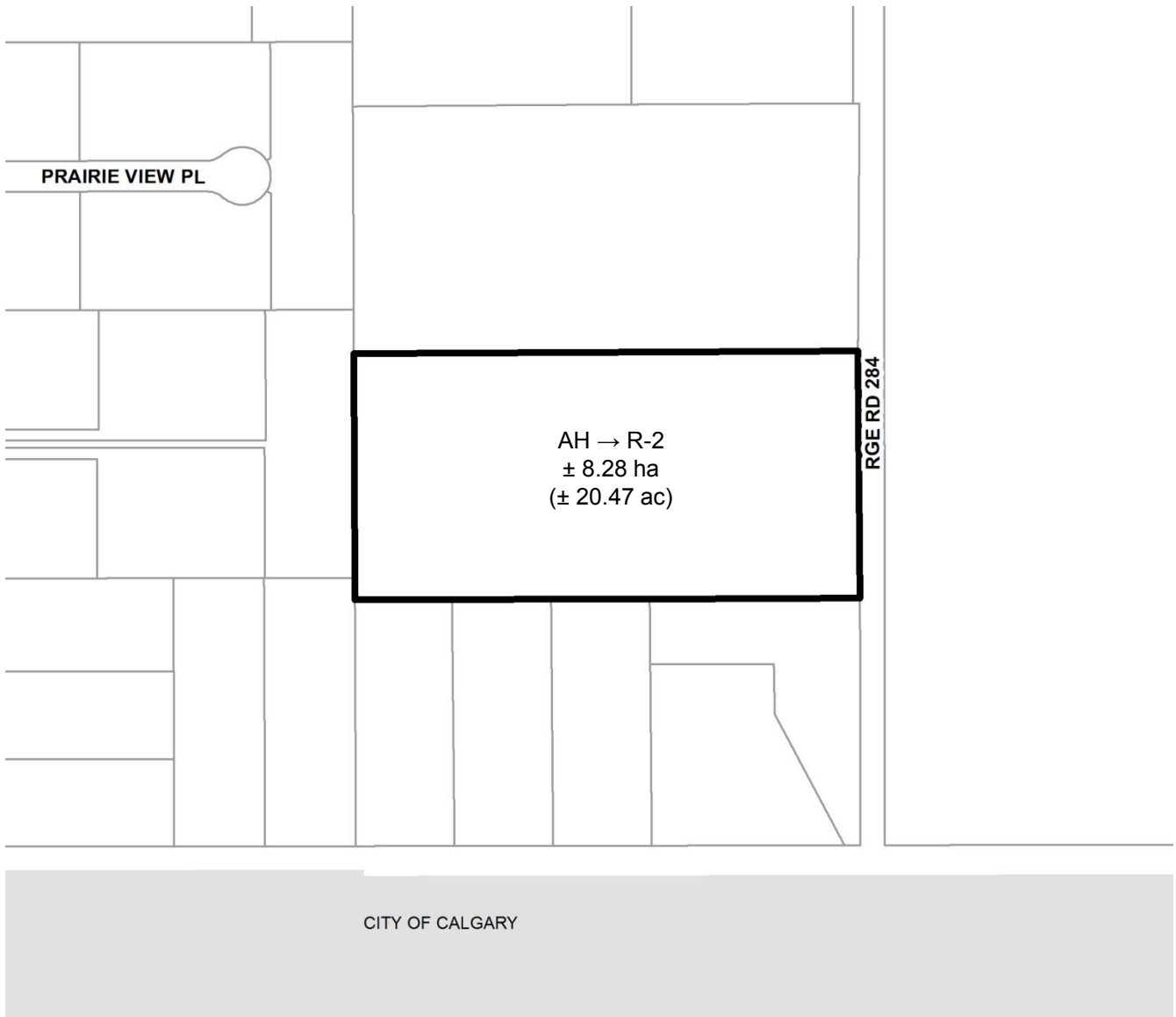
Division # 4

File: 03305007

AGENDA

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Development Proposal: To redesignate the subject lands from Agricultural Holdings District to Residential Two District in order to facilitate the creation of five (5) \pm 1.60 hectare (\pm 3.95 acre) parcels with an internal access road.



DEVELOPMENT PROPOSAL

SE-05-23-28-W04M
 Block:2 Plan:628 LK

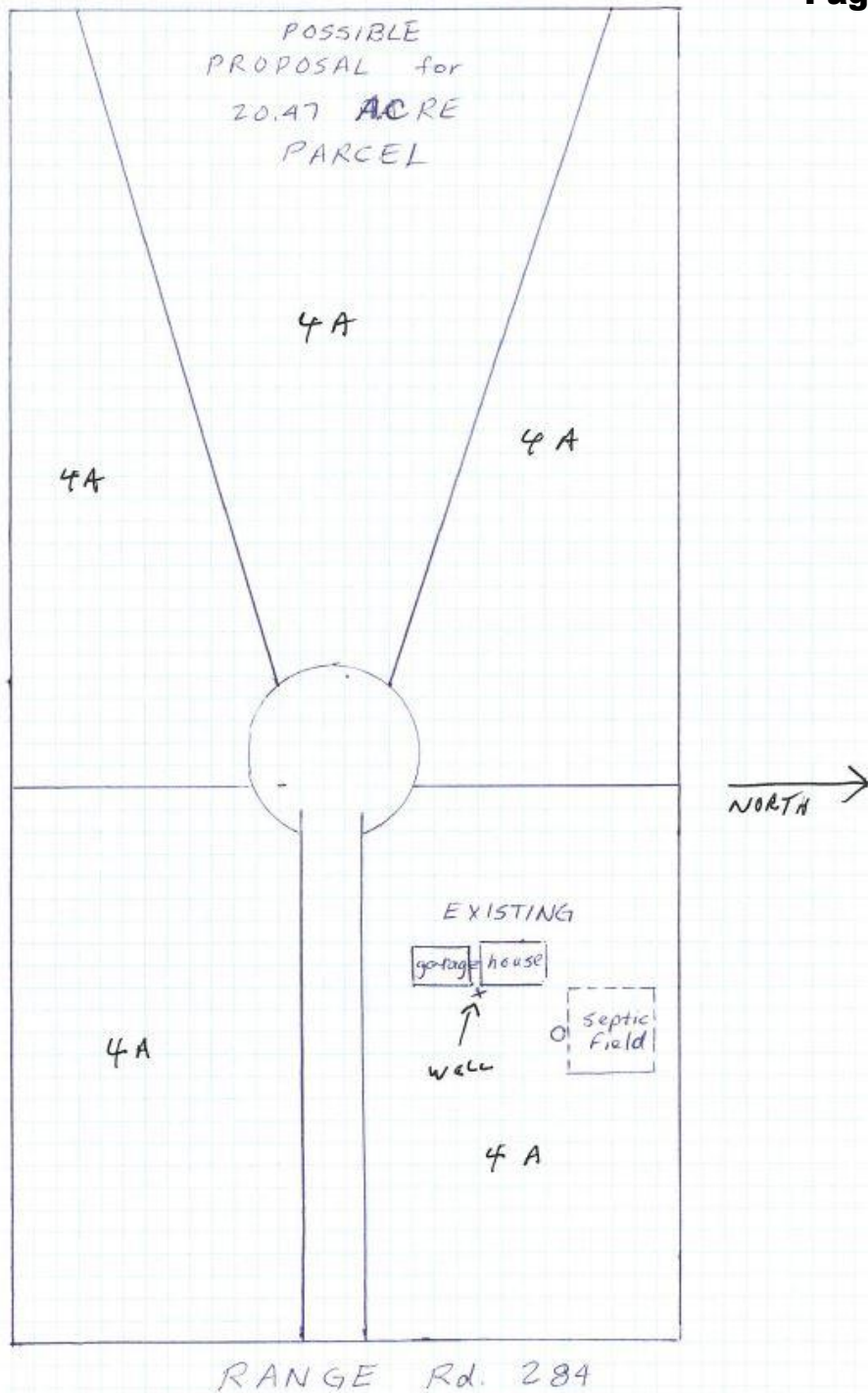
Date: July 07, 2017

Division # 4

File: 03305007

AGENDA

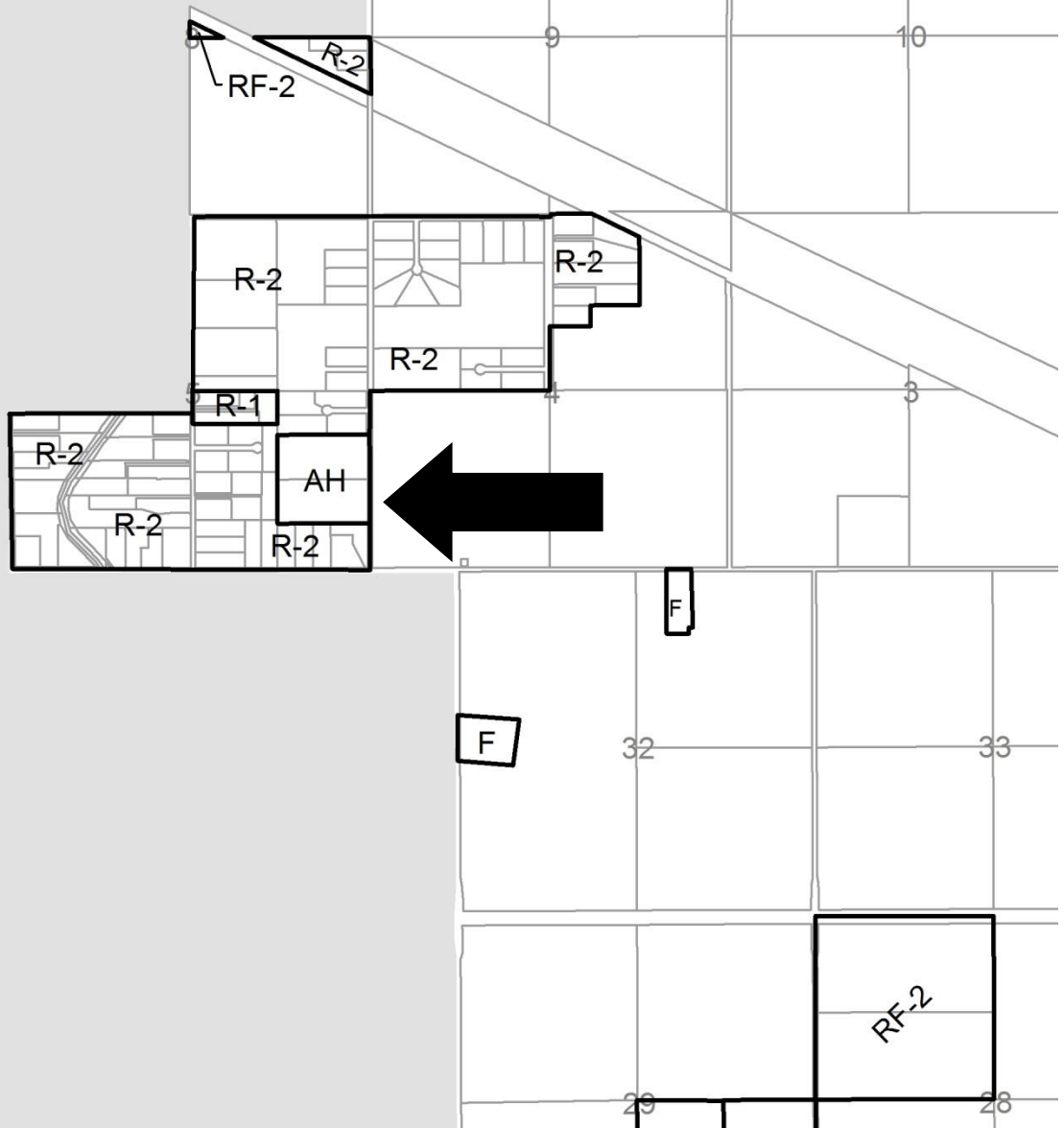
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POSSIBLE FUTURE SUBDIVISION PROPOSAL

SE-05-23-28-W04M
Block:2 Plan:628 LK

CITY OF CALGARY



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

LAND USE MAP

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

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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

Contour Interval 2 M

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

AGENDA

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

AIR PHOTO

Spring 2016

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

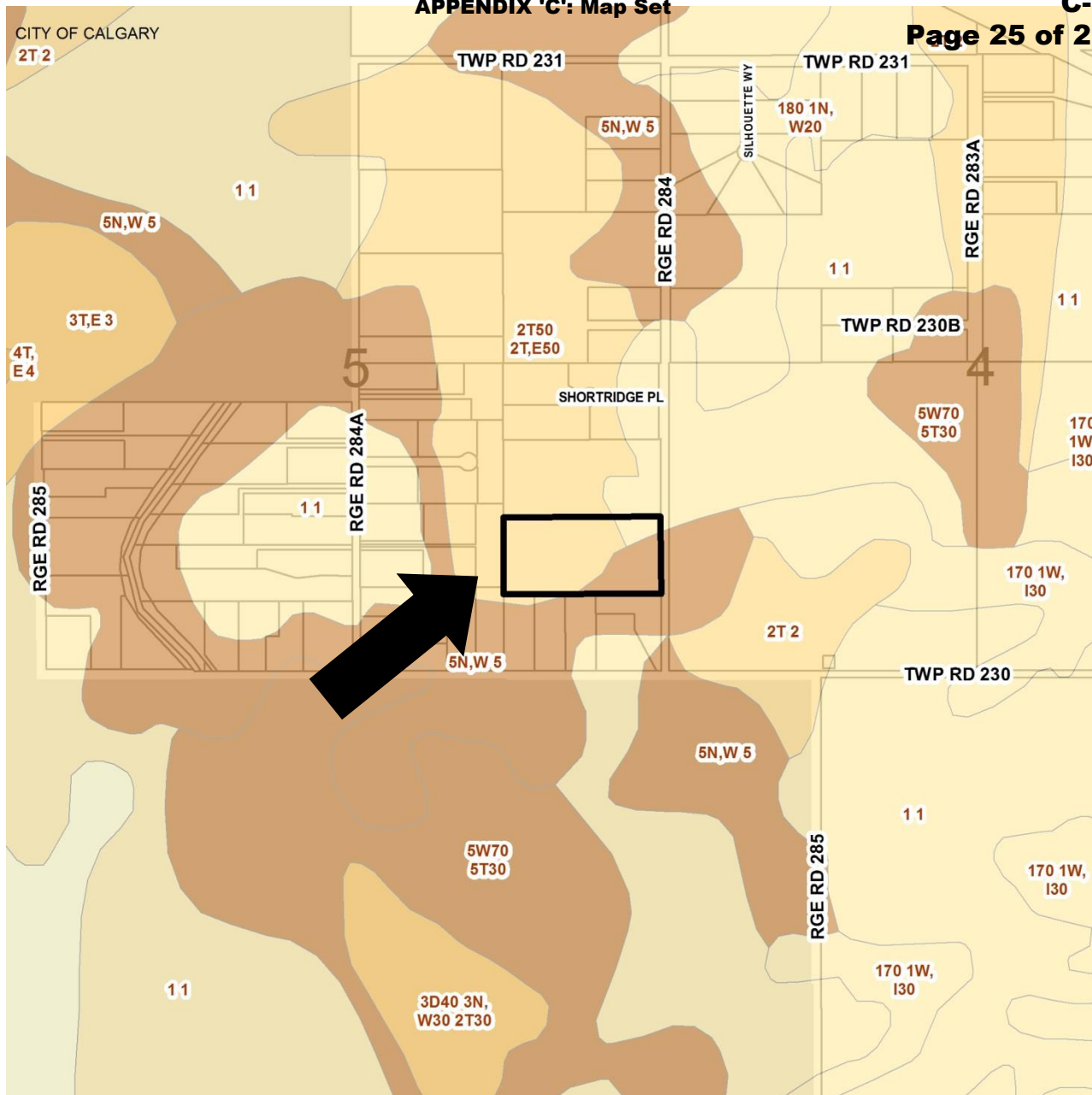
Division # 4

File: 03305007

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

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CITY OF CALGARY

TWP RD 231

TWP RD 231

1211779

771 1

628 LK

901 0543

961 1173

971 2126

1511756

161

741 1042

0811006

1412909

RGE RD 284

628 LK

1784 LK

0610312

0610312

771 1491

TWP RD 230B

771 1491

4

5
RGE RD 284A

881 1414

901 1953

0815104

SHORTRIDGE PL

0914213

0610312

0610312

741 0440

628 LK

0411646

0411646

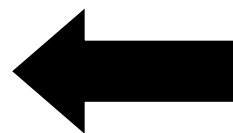
0111726

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941 0379

941 1068

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0210904

TWP RD 230

RGE RD 285

0713112

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

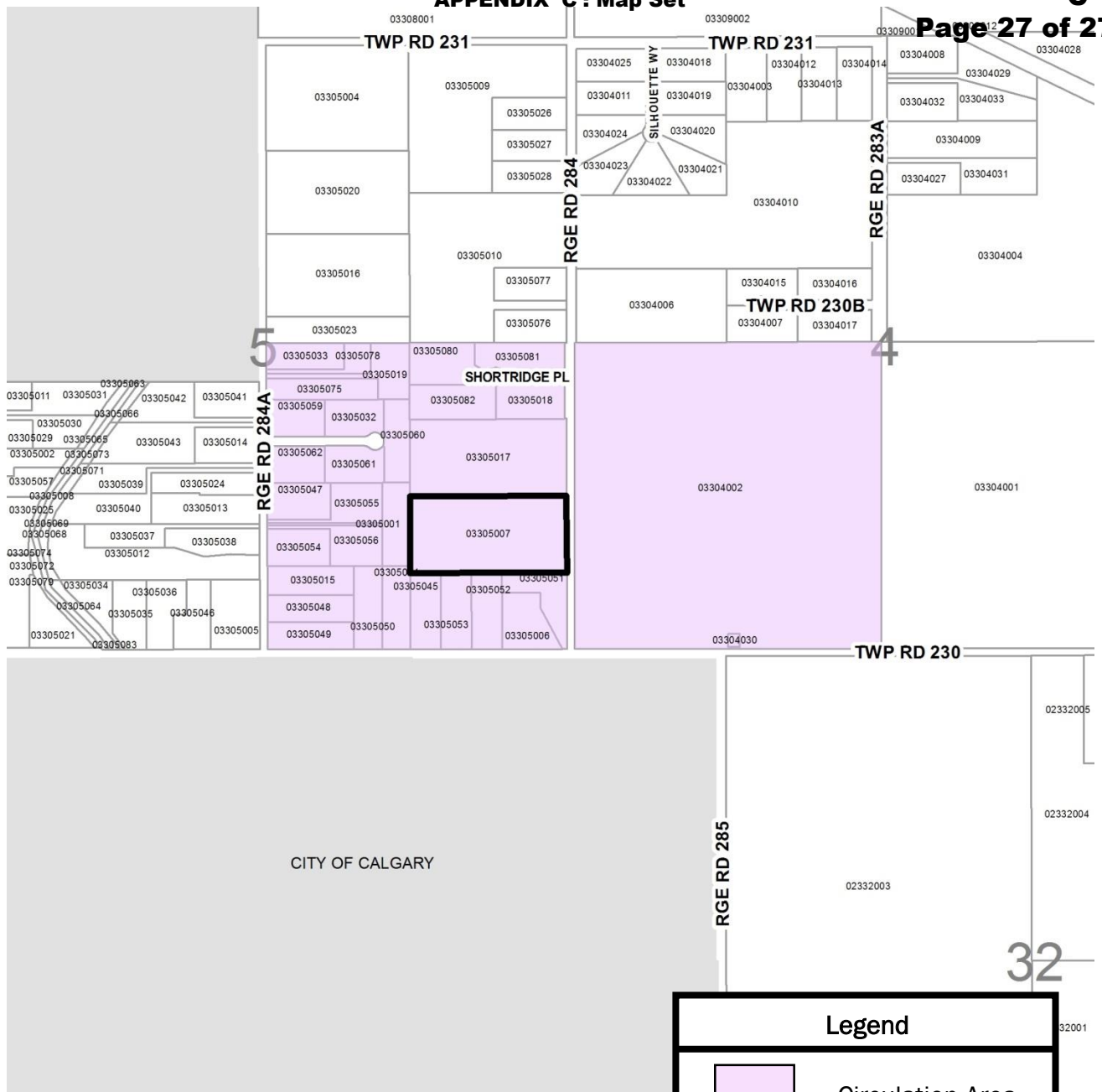
HISTORIC SUBDIVISION MAP

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

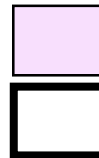
File: 03305007**AGENDA****Page 48 of 486**



Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

SE-05-23-28-W04M
Block:2 Plan:628 LK

Date: July 07, 2017

Division # 4

File: 03305007

AGENDA

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PLANNING SERVICES

TO: Council

DATE: January 23, 2018 **DIVISION:** 5

TIME: Morning Appointment

FILE: 03325002 **APPLICATION:** PL20170001

SUBJECT: Redesignation Item – Ranch and Farm Two District to Business – Highway Frontage District outside of an identified business area; located at the northeast junction of Range Road 281 and Secondary Highway 560

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20170001 be refused.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm Two District to Business – Highway Frontage District to accommodate an unknown future business development (see Appendix ‘B’).

The *Municipal Government Act* (MGA 640) gives Council the authority to pass bylaws to change or redesignate a parcel's land use designation (zoning) to regulate and control the use and development of land and buildings within its jurisdiction.

The land is approximately 29.26 hectares (72.30 acres) in size, and is developed with a dwelling that is serviced by a water well and conventional septic system. Access is currently provided from an approach off Range Road 281. The Applicant has not provided any information on the proposed use of the site, a rationale to support the proposed location of the unknown business use(s), or a Transportation Impact Assessment, which is required in accordance with the County Plan for businesses proposed outside of designated business areas. Because sufficient information has not been provided, Administration can neither determine if the proposed development would have potential impacts on the surrounding road network, nor confirm how much traffic the proposed development could generate. Without the supporting information, Alberta Transportation speculates that the proposed development would compromise the integrity of the Provincial highway system.

The County Plan identifies the appropriate locations in which business development should occur to accommodate the growth of the County's business sectors. Business development should be directed to these identified business areas to complement the other businesses, maximize the use of existing infrastructure, minimize land use conflicts, and minimize the amount of traffic being drawn into the rural areas. Applications in the vicinity of an identified business area are not to be supported. The Janet Area Structure Plan provides policy framework for Commercial and Industrial developments. The eastern boundary of the Janet Area Structure Plan area, which is identified as a Regional Business Centre in the County Plan and was developed to increase the County's non-residential assessment base, is approximately 1.61 kilometers (1 mile) west of the subject property.

Administration does not recommend approval of the application for the following reasons:

- 1) The proposed parcel is in the vicinity of the Janet Area Structure Plan and therefore does not meet County Plan policy 14.19;

¹ **Administration Resources**

Andrea Bryden, Planning Services

Angela Yurkowski, Engineering Services

- 2) The Applicant has not provided a justification for the proposed location of the unknown business use(s) within an agricultural area; thus, the application does not meet Policy 14.21;
- 3) A Traffic Impact Assessment was not submitted; therefore, the application does not meet the criteria outlined in Policy 14.22;
- 4) The Applicant has not provided details on the proposed business use(s), therefore, it cannot be determined whether the traffic generated could impact the overall transportation network, including the Provincial highway system;
- 5) The proposed business use(s) would be incompatible with the surrounding agricultural uses. Traffic, noise, and dust generated from the unknown business use(s) could have adverse impact on adjacent agricultural operations and residential lands; and
- 6) The minimum lot size in the Business – Highway Frontage District is 1.01 hectares (2.50 acres). Redesignating the subject lands to this land use district could allow for the subdivision of 20 or more lots; creating a sizeable business development.

Should Council choose to approve this application, there are a number of risks to be considered. First, there are risks to the future success of the nearby Janet Area Structure Plan, as leapfrogging development would not allow the business uses to complement other business uses in the area, would not maximize existing or planned infrastructure, would potentially create land use conflicts, and could impact the transportation network. Additionally, deferring the requirement for a Transportation Impact Assessment to the subdivision or development permit stage opens up the ability for the required improvements to be appealed by the Applicant. Another risk for Council's consideration is the opposition by Alberta Transportation; the location of the proposed development, adjacent to Highway 560, could impact the provincial highway network.

Consequently, Administration recommends refusal in accordance with **Option #2**.

DATE APPLICATION RECEIVED:	January 4, 2017; deemed incomplete at time this report was drafted.
PROPOSAL:	To redesignate the subject lands from Ranch and Farm Two District to Business – Highway Frontage District to accommodate an unknown future commercial development.
LEGAL DESCRIPTION:	Lot: 1, Block: 17, Plan: 0710539; SW-25-23-28-W04M
GENERAL LOCATION:	Located at the northeast junction of Range Road 281 and Secondary Highway 560 (see Appendix 'C').
APPLICANT:	Paul Schneider
OWNERS:	Sheila Buckley
EXISTING LAND USE DESIGNATION:	Ranch and Farm Two District
PROPOSED LAND USE DESIGNATION:	Business – Highway Frontage District
GROSS AREA:	± 29.26 hectares (72.3 acres)
SOILS (C.L.I. from A.R.C.):	Class 1 and 170 1W, I30 – No significant limitation except for excessive wetness and flooding.

PUBLIC SUBMISSIONS:

The application was circulated to 24 adjacent landowners; no letters in support or opposition of the application were received.

AGENCY SUBMISSIONS:

The application was circulated to a number of internal and external agencies. The responses are available in Appendix 'A'.

HISTORY:

- January, 11, 2006** Applications to redesignate and subdivide the subject lands from Ranch and Farm District to Ranch and Farm Two District to facilitate the creation of a \pm 72 acre parcel with a \pm 79 acre remainder were approved by Council.
- 1983** Farmstead is isolated from the subject lands.

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Ranch and Farm Two District to Business – Highway Frontage District to accommodate an unknown future business development (see Appendix 'B').

The subject land contains an existing dwelling that is serviced by a well and a conventional septic system. The existing dwelling is accessed from Range Road 281 by a gravel approach that is in good condition. The subject land is located in an area of the County that is primarily used for agriculture.

The topography of the lands is mixed. There is one intact wetland and four altered wetlands on the subject land; however, none of these inhibit development potential (see Appendix 'C').

Despite requests by Administration, the Applicant has not provided the supporting technical materials to demonstrate the feasibility of the development from a transportation perspective, as required by the County Plan. As the subject lands are located adjacent to Highway 560, Alberta Transportation has concerns with the potential impact this development could create on their provincial highway network.

POLICY ANALYSIS:

County Plan

The application has been evaluated in accordance with Section 14, Business Development, of the County Plan. The goal of this section is to provide a range of business areas, and encourage the majority of new commercial and industrial business to locate in those identified business areas.

14.2 Direct business development to locate in identified business areas as identified on Map 1.

- The proposed business development is located outside of an identified business area, as identified on Map 1 of the County Plan.

14.3 Encourage the infilling or intensification of existing business areas and hamlet main streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agricultural uses, and minimize the amount of traffic being drawn into rural areas.

- The proposed business development location does not infill or intensify an existing business area, does not maximize the use of existing infrastructure, does not minimize land use conflicts with agricultural uses, and does not minimize the amount of traffic being drawn into rural areas.

14.4 A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.

- The subject land is not located within the policy area of an adopted area structure plan and is not an existing business area.

14.5 *Boundary expansion of a business area shall require an area structure plan or an area structure plan amendment.*

- The subject lands are in the vicinity of the Janet Area Structure Plan. An expansion of the plan area through an area structure plan amendment would be required in order to meet this policy, which would need to occur in accordance with County Policy #322 – Area Structure Plan Priority Policy.

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.*

- The County Plan encourages business development to locate in an identified business area in order to use commercial-standard road systems and municipal servicing, and to reduce potential impact on non-commercial lands. The subject land is located in the vicinity of the Janet Area Structure Plan, which is identified as one of the Regional Business Centers in the County Plan. Business development located adjacent to a business area could reduce the viability of that identified business center. Therefore, the application to redesignate the subject land to a commercial use(s) is not supported.

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).*

- A rationale to support the proposed, unknown business use(s) in the proposed location has not been provided.

14.22 *Proposals for business development outside of a business area should:*

a. be limited in size, scale, intensity, and scope;

- The Applicant has refused to provide information on the proposed business use(s). Administration has insufficient information on the potential impacts of this development; and therefore, the application does not meet this requirement.

b. have direct and safe access to a paved County road or Provincial highway;

- The Applicant has refused to provide information on the proposed business use(s) and has refused to provide a Traffic Impact Assessment. Due to the lack of information provided in support of the application, Administration has insufficient information on the potential impacts of this development on the surrounding road network, and therefore, this application does not meet this requirement.

c. provide a traffic impact and intersection assessment; and

- The Applicant has not provided a Traffic Impact Assessment, and therefore, the application does not meet this requirement.

d. minimize adverse impacts on existing residential, business, or agricultural uses.

- The subject land is surrounded by agricultural uses. There is insufficient information to determine if the proposed business use(s) would have a negative impact on adjacent lands due to traffic, noise, and dust generated from the proposed business.

CONCLUSION:

Administration evaluated the application based on the applicable policies within the County Plan. The subject land is located adjacent to an identified business area, and therefore redesignation to a business use cannot be supported. The proposal does not meet the policy requirements of Section 14



of the County Plan, and the proposed commercial use(s) could be incompatible with surrounding agricultural uses. Therefore, Administration recommends refusal in accordance with **Option # 2**.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7746-2017 be given first reading.
 Motion #2 THAT Bylaw C-7746-2017 be given second reading.
 Motion #3 THAT Bylaw C-7746-2017 be considered for third reading.
 Motion #4 THAT Bylaw C-7746-2017 be given third and final reading.
- Option #2: THAT application PL20170001 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

AB/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7746-2017 and Schedule A
APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<ol style="list-style-type: none"> 1. It appears that the application proposes to change the land use from agricultural to highway commercial; however, no further information or details are provided. From Alberta Transportation's perspective, this proposal represents isolated, piecemeal commercial subdivision and development activity adjacent to the provincial highway system. The department, therefore, will require specific information regarding the proposed business use(s) that may be expected at this site. Without this additional information, Alberta Transportation can only speculate that the proposed commercial use would compromise the integrity of the provincial highway system, from a safety and operational point of view. 2. Alberta Transportation prefers that this type of subdivision and development activity follow an orderly and controlled pattern, while recognizing the importance of the adjacent provincial highway system. Typically some form of pre-subdivision planning as outlined in Section 14(d) and 14(e) of the Subdivision and Development Regulations will satisfy the department's concerns on this matter. However, in this case, there has been no such pre-subdivision planning activity that has been initiated by the applicant/municipality, nor approved by the department. 3. Strictly from a highway perspective, a number of other technical items relating specifically to the subdivision and development component of this proposal also need to be addressed. These items include the need to complete a Traffic Impact Assessment, identification of future highway improvements, adherence to Alberta Transportation's access management guidelines, legal access to the existing farmstead parcel, the requirement for a Roadside Development Permit, and service road dedication. 4. The department has classified Highway 560 at this location as future freeway, with all access via interchanges. A

AGENCY	COMMENTS
	<p>functional planning study was completed in 2005, which identified future right of way requirements, service road locations, and ultimate interchange locations along the Highway 560 corridor. These items, specifically service road alignment and connection to future interchange locations, should be further refined when considering pre-subdivision planning as note.</p> <p>At this time, Alberta Transportation is not in a position to offer support for this application, however this position would be revisited if the above points are addressed.</p>
Alberta Sustainable Development (Public Lands)	No comment.
Alberta Culture and Community Spirit (Historical Resources)	No comment.
Energy Resources Conservation Board	No comment.
Alberta Health Services	<ol style="list-style-type: none"> 1. If any sensitive land uses (e.g. residential, schools, daycares, etc.) are being considered for the subject site, AHS recommends that at a minimum, a Phase I Environmental Site Assessment be a requirement for the land use application. AHS would like an opportunity to review and comment on Environmental Site Assessment Reports as this information becomes available. This would allow for the evaluation of any potential environmental concerns related to past or present land use of the property and surrounding uses. 2. In general, AHS does not recommend or support holding tanks whenever possible. The mismanagement or irresponsible use of holding tanks can contribute to nuisance issues and contamination of groundwater including drinking water aquifers. AHS would support the concept of communal, regional or municipal collection and treatment of wastewater if this is made available to the subject area in the future. 3. AHS would like an opportunity to review and comment on building permit applications to construct public facilities on the subject lands (e.g. food establishments, swimming facilities, daycares, adult care facilities, personal service establishments, etc.) Building plans for these facilities should be forwarded to our department for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations. 4. If any evidence of contamination or other issues of public health concern area identified at any phase of development,

AGENCY	COMMENTS
	<p>AHS wishes to be notified.</p> <p>5. Ensure the property is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates, <i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p>
Public Utility	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comment.
FortisAlberta	No easement is required by FortisAlberta.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comment.
Other External Agencies	
EnCana Corporation	No comment.
City of Chestermere	No comments.
Rocky View County Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	No comment.
Chestermere-Conrich District Recreation Board	The Chestermere-Conrich District Recreation Board has reviewed the application. They have no comments at this time, but will provide comment at the time of subdivision.
Internal Departments	
Agricultural Services	The redesignation of a parcel of land from Ranch and Farm Two District (RF-2) to Business – Highway Frontage District (B-HF) is not supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the commercial land use from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter,

AGENCY	COMMENTS
Municipal Lands	pets, noise and concern over fertilizers, dust & normal agricultural practices.
Development Authority	The Municipal Lands Office has no concerns at this time; however, comments pertaining to reserve dedication will be provided at any future subdivision stage.
GeoGraphics	No comment.
Building Services	No comment.
Emergency Services	No comment.
Infrastructure and Operations - Engineering Services	<p data-bbox="618 756 724 783"><u>General</u></p> <ul data-bbox="667 810 1451 1115" style="list-style-type: none"> <li data-bbox="667 810 1451 940">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; <li data-bbox="667 947 1451 1115">• The applicant has not provided any indication of development plans with the application. ES requests that this be provided prior to the application going to Council in order for ES to provide a proper assessment of the technical aspects and impacts of the proposal. <p data-bbox="618 1129 1179 1157"><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul data-bbox="667 1184 1435 1415" style="list-style-type: none"> <li data-bbox="667 1184 1179 1211">• ES has no requirements at this time; <li data-bbox="667 1218 1435 1415">• At future subdivision and/or development permit stages, the Applicant may be required to submit a Geotechnical report prepared by a licensed professional. The report shall evaluate the soil characteristics, existing groundwater conditions and provide a recommendation on soil suitability for the proposed industrial use. <p data-bbox="618 1430 1198 1457"><u>Transportation</u> - Section 400.0 requirements:</p> <ul data-bbox="667 1484 1451 1915" style="list-style-type: none"> <li data-bbox="667 1484 1451 1547">• The lands are currently accessed by a gravel approach off of Range Road 281 (which is a gravel standard road); <li data-bbox="667 1554 1451 1915">• In accordance with the County Plan, a TIA should be submitted in support of land use amendments outside of designated business areas (Policy 14.22). At this stage, a TIA has not been provided by the applicant. ES therefore does not have sufficient information to determine whether there could be potential impacts of this development on the surrounding road network, nor can we confirm how much traffic the proposed development could generate. ES recommended a TIA be completed prior to this application being brought forward to council, however not TIA was submitted;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • In accordance with the County Plan, business proposed out of a designated business area should have direct access to a paved Country road. ES therefore recommends that at future subdivision/development permit stage, the applicant be required to enter into a Development Agreement with the County for the upgrade of Range Road 281 to a paved County Standard (modified Industrial/Commercial standard) from the intersection with HWY 560 to the site entrance. Additional offsite upgrades, including upgrades to the intersection of HWY 560/Range Road 281 may be required. This must be assessed as part of the TIA; • All future development must be in accordance with AT requirements, and an AT waiver/roadside DP will be required for future subdivision and/or development; • At future subdivision and/or development permit stage, the applicant will be required to provide payment of transportation offsite levy for the gross area of lands to be subdivided / developed in accordance with the applicable TOL Bylaw. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • The County requires sewage holding tanks for industrial and commercial uses. At future Development Permit stage, the Applicant will be required to provide a detailed drawing showing the location of sewage tanks and truck out connections for any industrial/commercial uses. <p><u>Water Supply And Waterworks</u> - Section 600.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • ES recommends the use of cistern tanks for potable water supply for non-residential uses including commercial and industrial uses. At future Development Permit stage, the applicant will be required to provide a detailed drawing showing the location of the cistern tanks on site; • Should the applicant wish to pursue the use of groundwater for any other uses on site, ES will require proof of approval from AENV. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • At future subdivision / development permit stage, the applicant will be required to submit a site specific storm water management plan depending on the extent of the development proposed. The storm water management plan must comply with all regional studies for the area.

AGENCY	COMMENTS
	<p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • The County Wetland inventory shows that active wetlands exist on this property. At future subdivision / development permit stage, the Applicant may be required to submit a Biophysical Impact Assessment in accordance with County Servicing Standards depending on the extent of development proposed and proximity to wetlands; • The applicant will be responsible for obtaining the required approvals from AEP should any disturbance to wetlands be proposed.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Maintenance	No additional issues.
Infrastructure and Operations - Operations	<p>Applicant should be made aware that he will have to address the following items if land redesignation is granted before they proceed with DP application:</p> <ol style="list-style-type: none"> 1. Access location; 2. Business signage; 3. Traffic Impact Assessment to confirm if any upgrade required to County road Range Road 281 as a result of the proposed business.
Infrastructure and Operations – Solid Waste	No concerns.
Infrastructure and Operations – Utility Services	No concerns.

Circulation Period: January 16, 2017 to February 6, 2017.



BYLAW C-7746-2017

A Bylaw of Rocky View County to amend Bylaw C-4841-97, being the Land Use Bylaw.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7746-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No.33 and No. 33-NE of Bylaw C-4841-97 be amended by redesignating Lot 1, Block 17, Plan 0710539 within SW-25-23-28-W04M from Ranch & Farm Two District to Business – Highway Frontage District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Lot 1, Block 17, Plan 0710539, is hereby redesignated to Business – Highway Frontage District, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7746-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 5
File: 03325002/PL20170001

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018 (if required)</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2018
READ A SECOND TIME IN COUNCIL this	day of	, 2018
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2018 (if applicable)</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2018

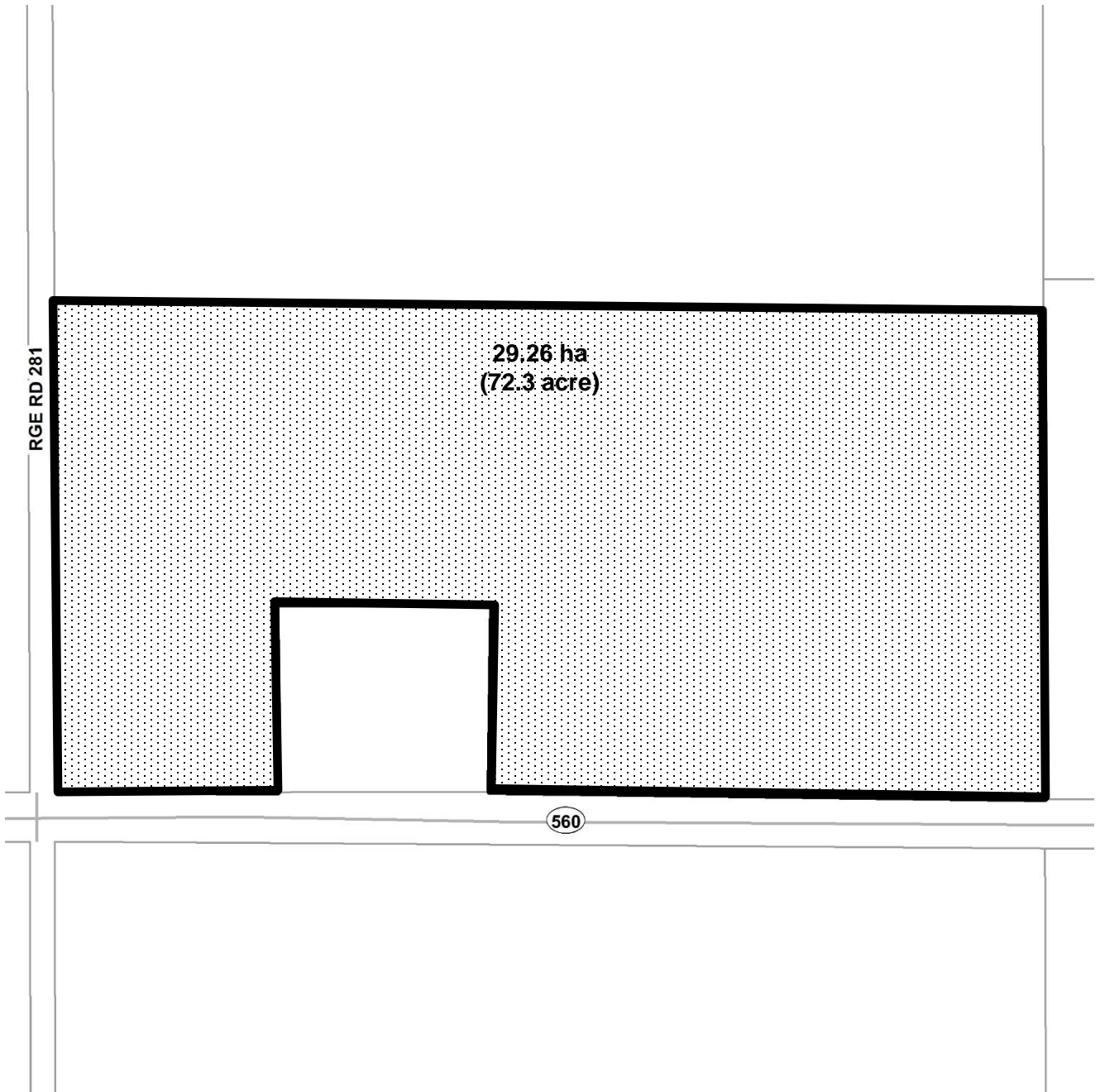
Reeve



CAO or Designate

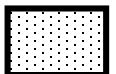
Date Bylaw Signed

BYLAW: C-7746-2017



AMENDMENT

FROM Ranch and Farm Two District TO Business – Highway Frontage District



Subject Land _____

LEGAL DESCRIPTION: Lot 1, Block 17, Plan 0710539

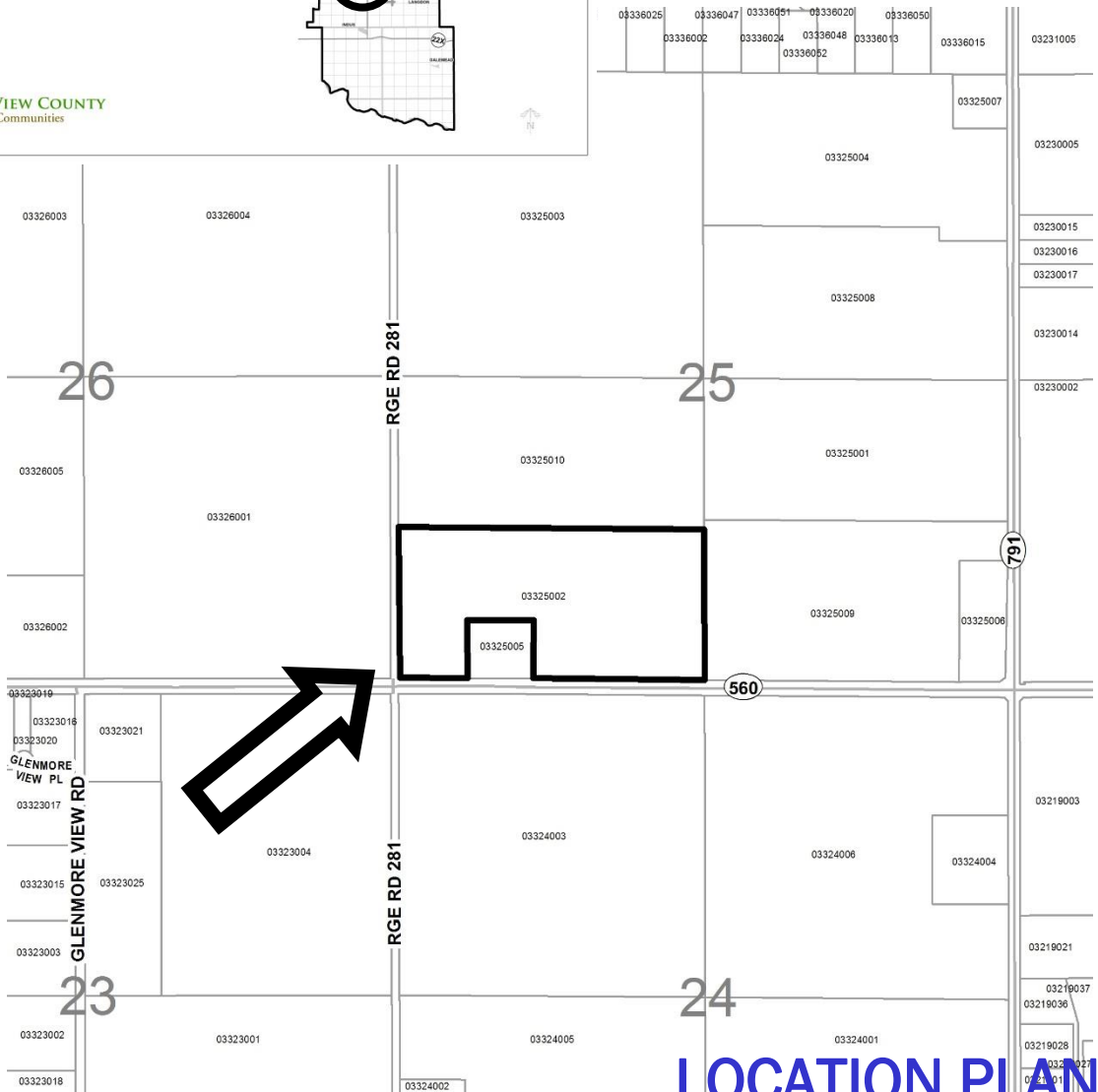
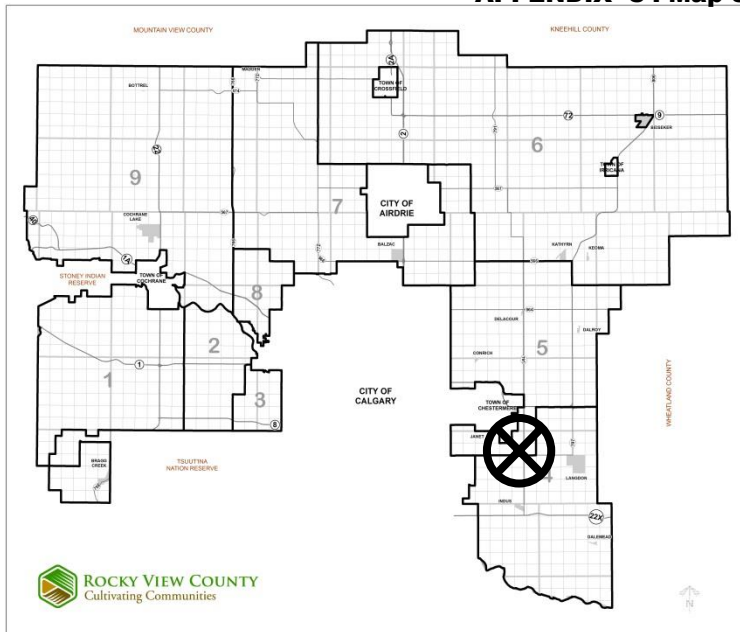


ROCKY VIEW COUNTY
Cultivating Communities

FILE: 03325002 PL20170001

DIVISION: 5

AGENDA
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LOCATION PLAN

Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm Two District to Business – Highway Frontage District to support an unknown business development.

RGE RD 281

RF-2 → B-HF
29.26 ha
(72.3 acre)

560

DEVELOPMENT PROPOSAL

Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M

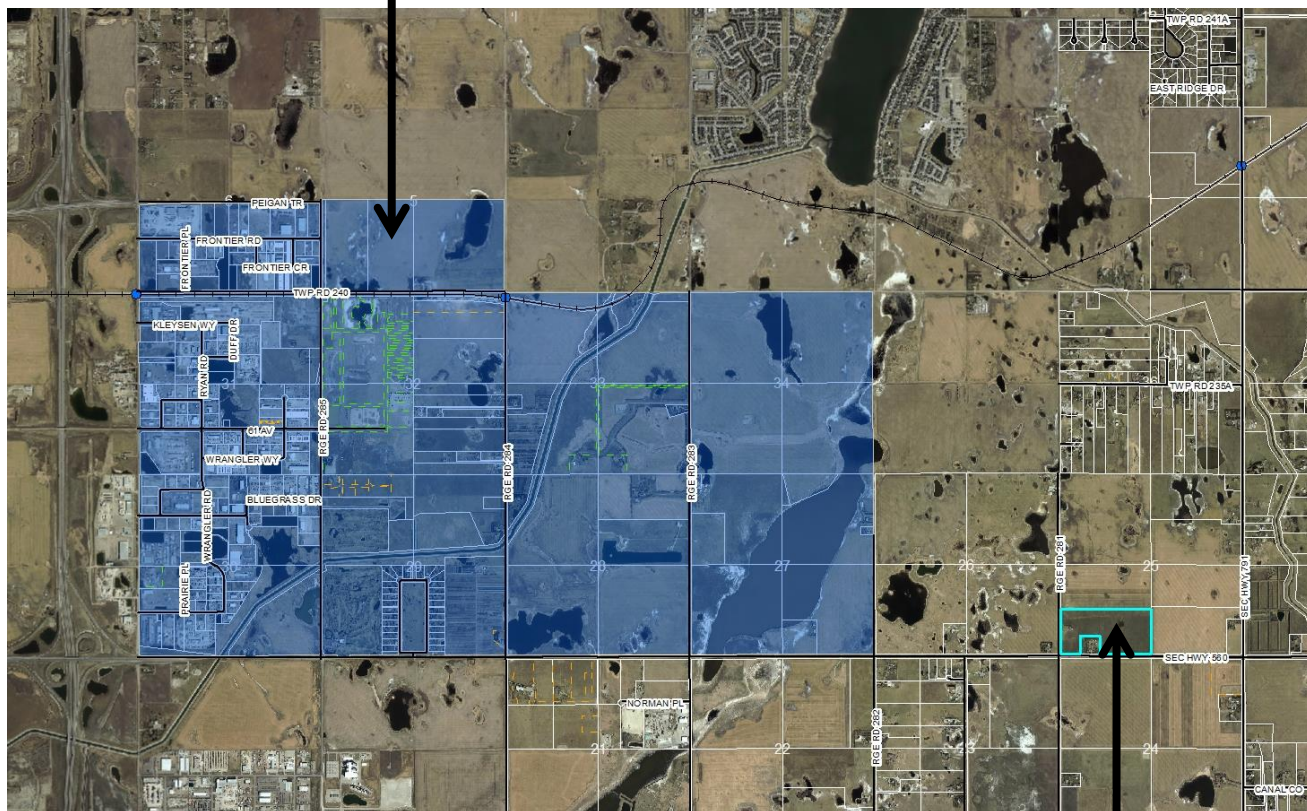
Date: Jan 10, 2017

Division # 5

File: 03325002**AGENDA**

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Janet Area Structure Plan



Subject Property

PROPOSAL IN THE VICINITY OF A BUSINESS AREA – JANET AREA STRUCTURE PLAN

Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M

Date: Jan 10, 2017

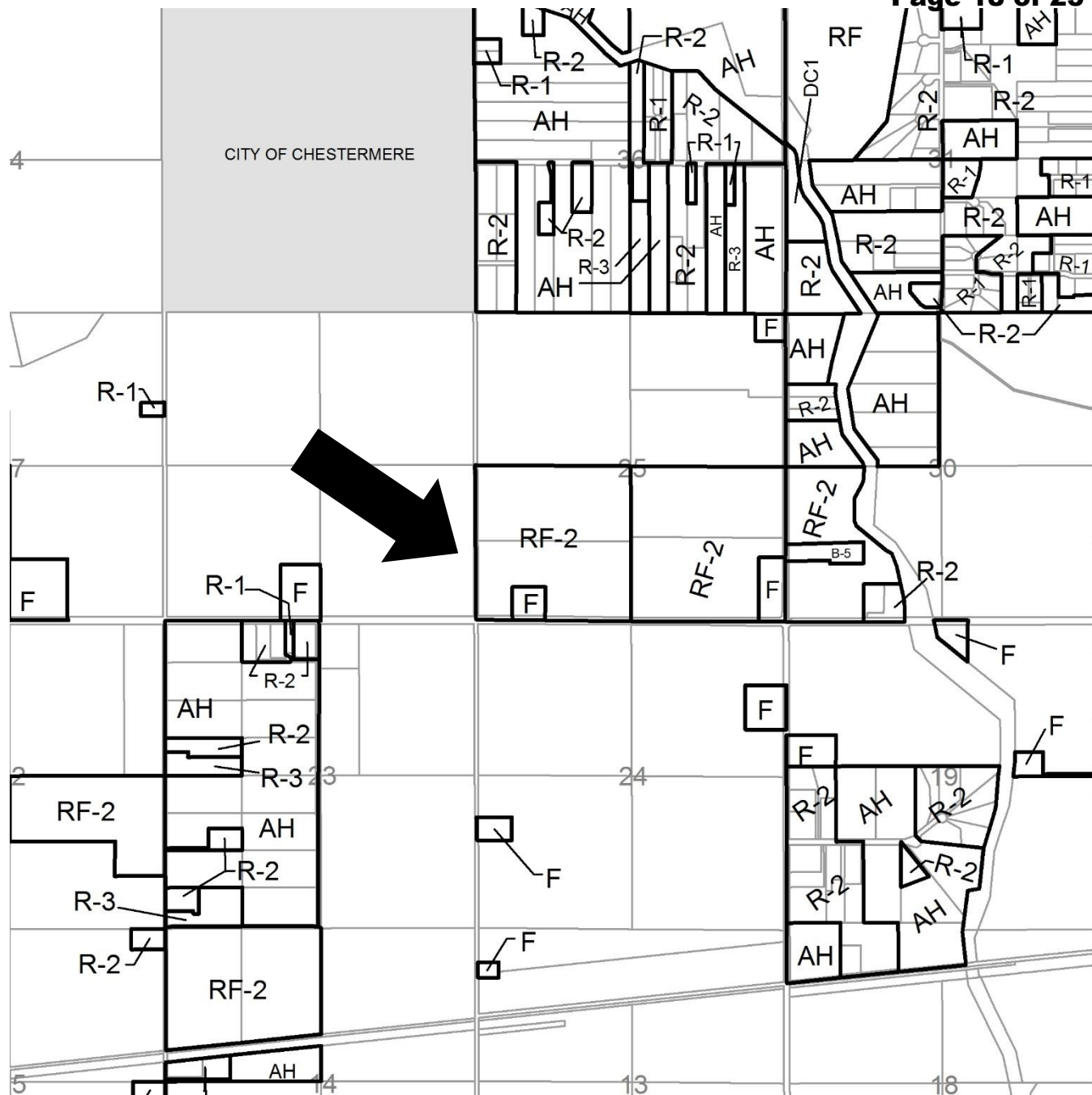
Division # 5

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

LAND USE MAP

Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M



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

TOPOGRAPHY

Contour Interval 2 M

**Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M**

Date: Jan 10, 2017

Division # 5

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

AIR PHOTO

Spring 2016

**Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M**

Date: Jan 10, 2017

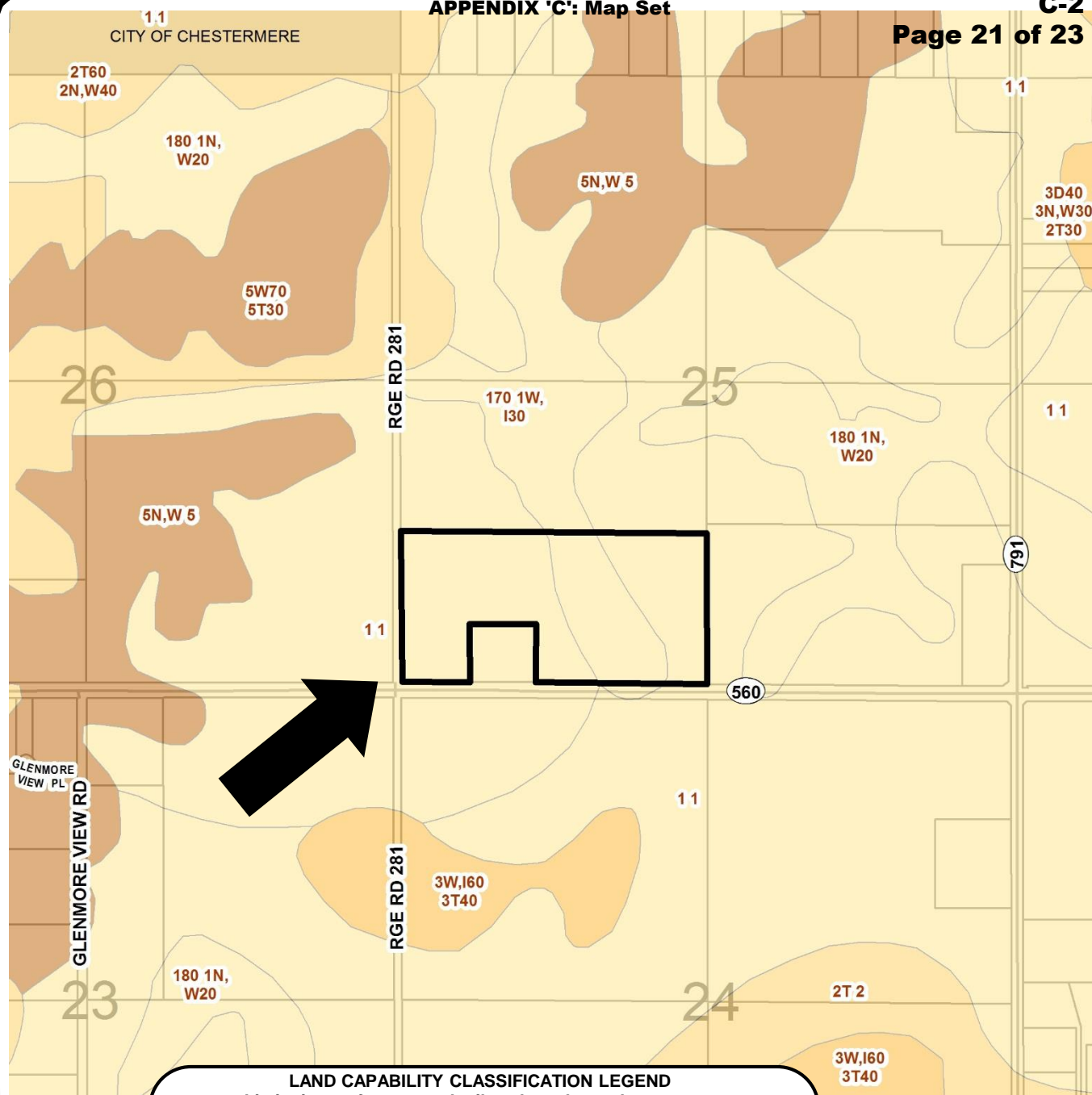
Division # 5

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

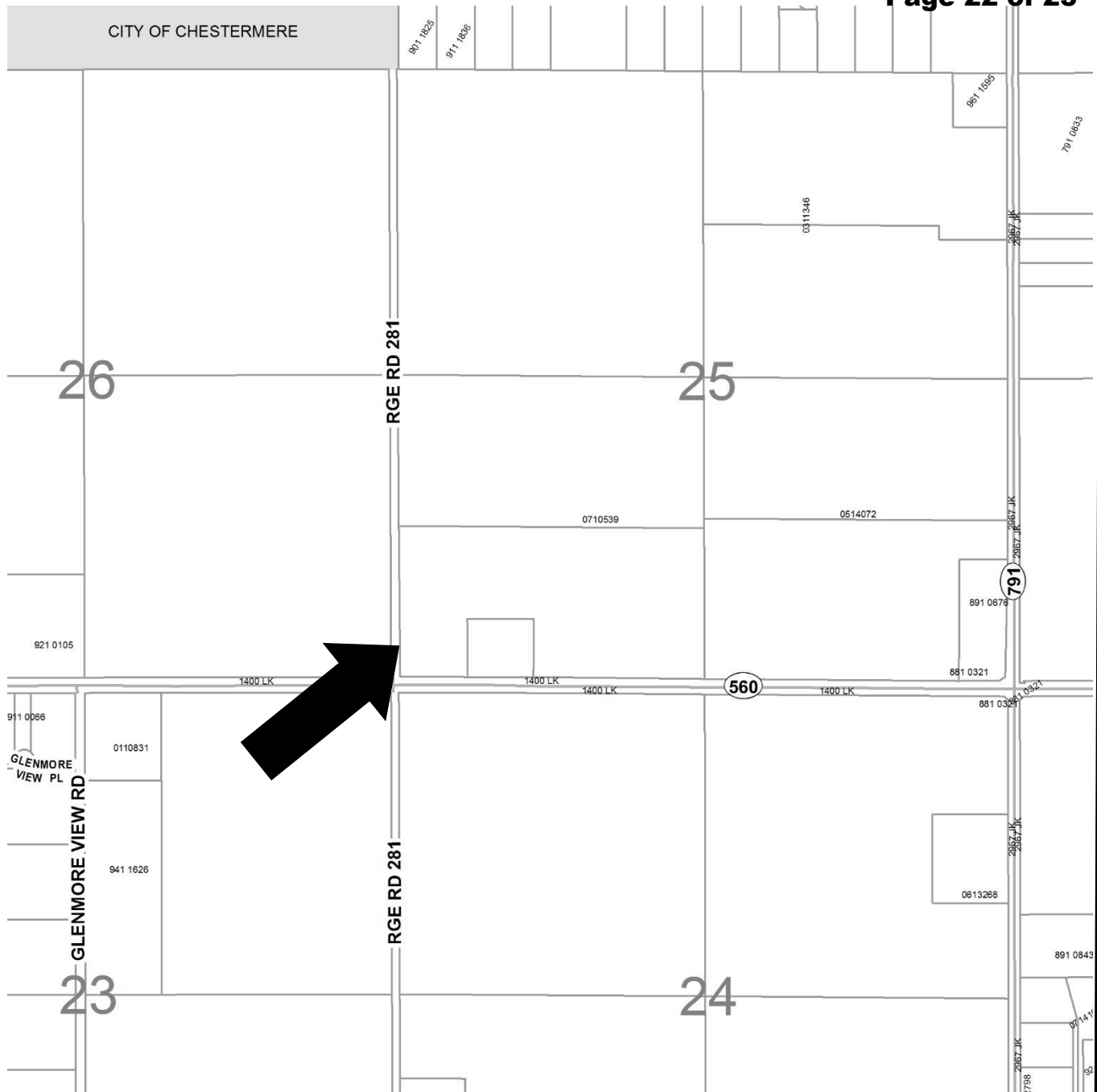
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M

**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

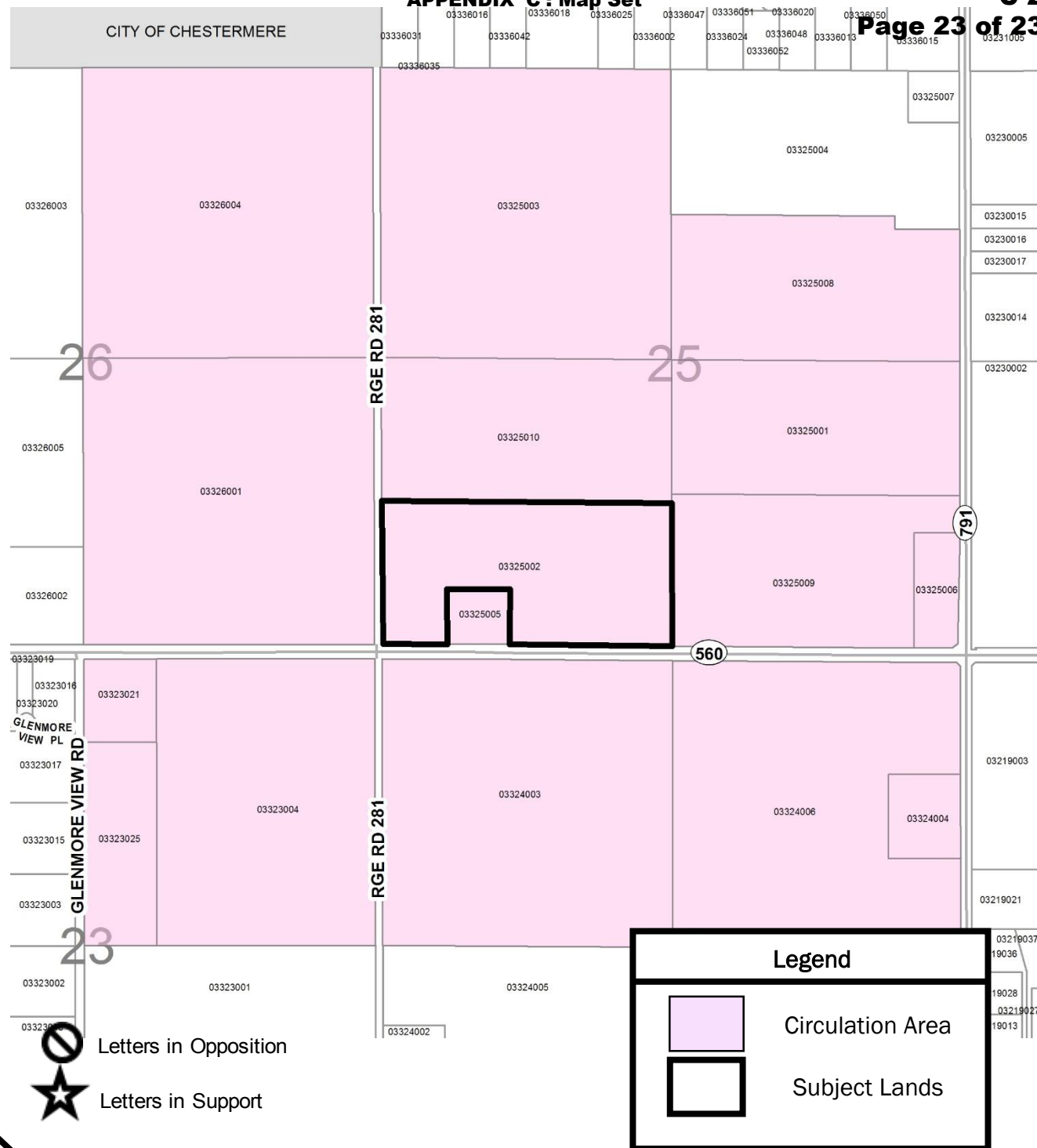
Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M

Date: Jan 10, 2017

Division # 5

File: 03325002**AGENDA****Page 71 of 486**

CITY OF CHESTERMERE



LANDOWNER CIRCULATION AREA

Lot:1 Block:17 Plan:0710539
SW-25-23-28-W04M

Date: Jan 10, 2017

Division # 5

File: 03325002

AGENDA

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FINANCIAL SERVICES

TO:	Council	DIVISION: All
DATE:	January 23, 2018	
FILE:	2025-100	
SUBJECT:	2017 Audit Service Plan	

¹ADMINISTRATION RECOMMENDATION:

THAT the 2017 Audit Service Plan be received as information.

EXECUTIVE SUMMARY:

This report is to provide Council with the 2017 Audit Service Plan. Audit Service Plans are mandated by the provincial government and provided to Council as information on an annual basis. The attached plan outlines how MNP LLP will conduct Rocky View County's 2017 audit. MNP intends to present their audit findings to Council on April 24, 2018.

Administration recommends **Option #1**.

BACKGROUND:

The *Municipal Government Act* requires that each Council must appoint one or more auditors for the municipality (s. 280(1)). On September 24, 2013, Council appointed MNP LLP as Rocky View County's auditors for a period of five years.

MNP has provided the attached 2017 Audit Service Plan to discuss their overall strategy and general arrangements for the audit of the County's 2017 financial statements. MNP's mandate includes completing an audit of the following areas: (1) The County's annual Financial Statements and supporting information; (2) the Family & Community Support Services (FCSS) program; and (3) the Local Authorities Pension Plan (LAPP) contributions.

MNP responsibilities are as follows:

- 1) Report whether the December 31, 2017 financial statements present fairly, in all material respects, the financial position, results of operations, and cash flows of the municipality in accordance with Canadian Public Sector Accounting Standards.
- 2) Provide reasonable, but not absolute, assurance of detecting misstatements, fraud, or non-compliance with laws and regulations having a material effect on the financial statements as a whole.
- 3) Conduct the audit in accordance with Canadian generally accepted auditing standards.
- 4) Obtain an understanding of the risk of material misstatement.
- 5) Examine, on a test basis, evidence supporting the amounts and disclosures within the financial statements.
- 6) Assess the appropriateness of the accounting policies selected and their application, the significant estimates made by management, and the use of the going concern assumption

The Audit Service Plan indicates that MNP intends to provide additional value to the County through recommendations that take into account the limitations and opportunities that are unique to Rocky

¹Administration Resources

Barry Woods, Financial Services



View County. The recommendations and their implementation are in accordance with Council's Strategic Plan, which includes a strategic pillar of "Fiscal Responsibility". This will allow Administration to seek out best practices and efficiencies in compliance, and will help Rocky View County to achieve its strategic goals.

MNP will attend Council and will be available to discuss various topics, including fraud, the County's specific needs and expectations, and any other issues or concerns. Council has the opportunity to contact the Auditor at any time or to direct the undertakings of the Auditor. For the purposes of this discussion, Council may choose to move in camera pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

BUDGET IMPLICATION(S):

The funding for this initiative is included in the 2018 operating budget.

OPTIONS:

Option #1: THAT the 2017 Audit Service Plan be received as information.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Acting County Manager

ATTACHMENTS:

Attachment 'A' – Rocky View County Audit Service Plan, Year Ending December 31, 2017



**ROCKY VIEW COUNTY
AUDIT SERVICE PLAN**

Year Ending December 31, 2017
For presentation at the Council Meeting
January 23, 2018



January 23, 2018

Members of the Council of Rocky View County

Dear Members of Council:

We are pleased to put forward this report for discussion of our overall strategy and general arrangements for the audit of the financial statements of Rocky View County ("the Municipality") for the year ended December 31, 2017. In this report, we cover those significant matters which, in our opinion, you should be aware of as members of the Council.

At MNP, we adhere to the highest level of integrity and professionalism. Our goal is to meet or exceed the Council's requirements and ensure you receive outstanding service.

Our team of experienced professionals has been selected for this engagement because of their knowledge and understanding of your Municipality. As a valued client of MNP, we look forward to working with you, your management team and employees over the course of our audit work.

We are dedicated to maintaining open channels of communication throughout this engagement. Please feel free to approach our team with any questions you may have about our upcoming audit, and to discuss any other matters that may be of interest to you.

Yours truly,

A handwritten signature in black ink that reads 'MNP LLP'.

MNP LLP

encls.

EXECUTIVE SUMMARY

To make strategic business decisions with confidence, your stakeholders and the Council of Rocky View County need relevant, reliable and independently audited financial information. But that's not all. You need an audit team that can deliver insight beyond the numbers and enhance Rocky View County's strategic planning and implementation processes so you can embrace new opportunities while effectively managing risk. Our senior team members have extensive knowledge of municipalities from many years of experience. Our audit strategy takes into account the limitations and opportunities you encounter each day, allowing our recommendations to be implemented with greater ease. Committed to your success, MNP delivers meaningful, reliable financial information to not only help you fulfill your compliance obligations, but also to achieve your key strategic goals.

Our audit service plan outlines the strategy we will follow to provide Rocky View County's Council with our independent auditors' report on the December 31, 2017 financial statements.

We propose to use \$3,000,000 as overall materiality for audit planning purposes.

To meet your requirement of final financial statements released before the municipal reporting deadline, we plan to present our audit findings to the Council on April 24, 2018.

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1. INTRODUCTION

We are pleased to assume the appointment as auditors of Rocky View County ("the Municipality"). Our engagement letters have previously been provided to Barry Woods.

Our Audit Service Plan will:

- Document the overall audit strategy and the general arrangements for the conduct of our December 31, 2017 audit
- Assist Council and management in understanding the approach to the December 31, 2017 audit
- Illustrate our commitment to assisting you reach your engagement objectives and to demonstrate our expertise

2. TOPICS FOR DISCUSSION

We are committed to providing superior client service by maintaining effective two-way communication.

Topics for discussion include, but are not limited to:

- Changes to your operations and developments in the financial reporting and regulatory environment
- Business plans and strategies
- The management oversight process
- Fraud:
 - How could it occur?
 - Risk of fraud and misstatement?
 - Actual, suspected or alleged fraud?
- Your specific needs and expectations
- Audit Service Plan
- Any other issues and/or concerns

3. KEY CHANGES AND DEVELOPMENTS

Based on our knowledge of the Municipality and our discussions with management, we have noted the recent developments set out below. Our audit strategy has been developed giving consideration to these factors.

ISSUES AND DEVELOPMENTS	SUMMARY
<p>REPORTING: Future Accounting Standards</p>	<p>PS 1201 – Financial statement presentation: Effective in the same period PS 2601 and PS 3450 are adopted. PS 2601 and PS 3450 are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.</p> <p>PS 2200 – Related party disclosures: Effective for fiscal years beginning on or after April 1, 2017. Early adoption is permitted.</p> <p>PS 2601 – Foreign currency translation: Effective in the same period PS 3450 is adopted. PS 2601 and PS 3450 are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.</p> <p>PS 3041 – Portfolio investments: Effective in the same period PS 1201, PS 2601 and PS 3450 are adopted. PS 2601 and PS 3450 are to be adopted together and are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.</p> <p>PS 3210 – Assets (New): Effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.</p> <p>PS 3320 – Contingent assets (New): Effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.</p> <p>PS 3380 – Contractual rights (New): Effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.</p> <p>PS 3420 – Inter-entity transactions (New): Effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.</p> <p>PS 3430 – Restructuring transactions (New): Effective for new restructuring transactions that occur in fiscal periods beginning on or after April 1, 2018. Earlier application is permitted.</p> <p>PS 3450 – Financial instruments (New and amendment): Effective for fiscal years beginning on or after April 1, 2019. In</p>

	the period that a public sector entity applies PS 3450, it also applies PS 1201, PS 2601 and PS 3041. Early adoption is permitted.
Exposure Drafts	<p>Revenue: The amendments are proposed to be effective for fiscal periods beginning on or after April 1, 2021. Earlier application will be permitted.</p> <p>Asset Retirement Obligations: The amendments are proposed to be effective for fiscal periods beginning on or after April 1, 2021. Earlier application will be permitted.</p>
ASSURANCE: New and Proposed	<p>CAS 250 Consideration of Laws and Regulations in the Audit of Financial Statements Effective for audits of financial statements for periods ending on or after December 15, 2018.</p> <p>CAS 315 Identifying and Assessing the Risks of Material Misstatement Through Understanding the Entity and its Environment Effective for audits of financial statements for periods ending on or after December 15, 2018.</p> <p>CAS 330 The Auditor's Responses to Assessed Risks Effective for audits of financial statements for periods ending on or after December 15, 2018</p> <p>CAS 701 Communicating Key Audit Matters in the Independent Auditor's Report Effective for audits of financial statements for periods ending on or after December 15, 2018</p>
Exposure Drafts	<p>Auditing Accounting Estimates and Related Disclosures: The proposed effective date is for audits of financial statements for periods ending approximately 18 months after the approval of the final CASs. Earlier application will be permitted.</p> <p>Reporting on Compliance The proposed effective date for CSAE 3530 and CSAE 3531 is for attestation engagements and direct engagements when the practitioner's report is dated on or after April 1, 2019. Earlier application will be permitted.</p>

Detailed information on Key Changes and Developments are included as Appendix A.

4. KEY RESPONSIBILITIES

Effective discharge of the respective responsibilities of management, MNP and Council, and maintenance of strong working relationships and open communication between MNP as auditors, the management and Council of the Municipality, is directed toward a common duty to provide appropriate and adequate financial accountability, and quality financial disclosure.

MANAGEMENT RESPONSIBILITIES

- Preparation and fair presentation of the financial statements, including the notes thereto, in accordance with Canadian Public Sector Accounting Standards
- Initial selection of and changes to significant estimates and accounting policies
- Disclosure of sufficient information about the extent and nature of events having an effect on the Municipality
- Provide an adequate description of the selected applicable financial reporting framework
- Safeguarding of assets
- Establishment and maintenance of policies, financial reporting systems and controls (including those designed to prevent and detect fraud and misstatement)
- Ensuring compliance with applicable legislative authorities
- Provide and make available financial records and related data, copies of all minutes of meetings of Council
- Provide information relating to any known or possible non-compliance with legislative or regulatory requirements, and laws and regulations
- Provide information about all related parties and related party transactions
- Allow access to staff and management, and other business associates (i.e., lawyers, bankers) as necessary
- Provide written confirmation of representations relating to significant and/or material financial reporting items and disclosures

MNP RESPONSIBILITIES

- Report whether the December 31, 2017 financial statements present fairly, in all material respects, the financial position, results of operations and cash flows of the Municipality in accordance with Canadian Public Sector Accounting Standards
- Provide reasonable, but not absolute, assurance of detecting misstatements, fraud or non-compliance with laws and regulations having a material effect on the financial statements as a whole.
 - Absolute assurance cannot be provided due to inherent limitations of the audit including the possibility of intentional misstatements due to management override or collusion
- Conduct our audit in accordance with Canadian generally accepted auditing standards
- Obtain an understanding of the risk of material misstatement
 - Understand the environment
 - Evaluate internal controls (should we test internal controls, our assessments would not be sufficient to conclude on the effectiveness or efficiency of internal controls)
- Examine, on a test basis, evidence supporting the amounts and disclosures within the financial statements
- Assess the appropriateness of the accounting policies selected and their application, the significant estimates made by management, and the use of the going concern assumption

Detailed information on the Audit Process and the Audit Response to Identified Risk are included as Appendix B and Appendix C respectively.

COUNCIL RESPONSIBILITIES

- Review and approve the financial statements and report thereon
- Allocate responsibility between governance and management
- Maintain oversight of management to ensure the integrity of accounting and financial reporting systems
- Delegates the authority to management to ensure that appropriate controls are in place, including those needed for monitoring risk, financial reporting, prevention and detection of fraud and misstatement, and compliance with relevant laws and regulations
- Consider the potential for management override of controls or other inappropriate influences, such as earnings management
- Prevention and detection of fraud and misstatement
- Creation and maintenance of a culture of honesty and high ethics
- Approval of policies and the monitoring of performance areas
- Provide information to assist MNP in updating its understanding of the entity and its environment, including internal control
- Provide information about the entity's objectives, strategies and related business risks that may give rise to material misstatements
- Provide information about significant communications with regulators
- Inform MNP of appropriate governance person(s) with whom to communicate
- Identify additional areas of concern for MNP to consider when undertaking the audit

5. DELIVERABLES

We are committed to providing you with the highest level of professional service. Based on our understanding of your needs and expectations, our planned service response includes:

- We will keep you informed of the effect and timing of relevant new and proposed financial reporting requirements
- We will assist you to plan for and implement relevant new financial reporting requirements
- We will communicate effectively, and in a timely manner, with the Council. Our communications include this Audit Service Plan and, at the conclusion of our audit, the Audit Findings Report and our Management Letter
- We will attend and participate in Council meetings as appropriate
- We will assign an engagement team that understands your Municipality, the environment in which it operates, and the accounting, tax and regulatory issues that affect your financial reporting
- We will provide ongoing business, taxation and accounting advice, including financial reporting recommendations on unusual transactions, business contracts and other business arrangements as they arise
- Upon completion of our audit, we will issue our independent auditors' report on your financial statements, prepared in accordance with Canadian Public Sector Accounting Standards



6. TIMETABLE

	DATE
Presentation of December 31, 2017 Audit Service Plan to the Council	January 23, 2018
Interim procedures	December 11, 2017
Year-end procedures	March 12, 2018
Draft year-end financial statements to be discussed with management	April 10, 2018
Report on the December 31, 2017 Audit Findings to Council	April 24, 2018
Council approval for release of final year-end financial statements <ul style="list-style-type: none"> • Issuance of independent auditors' report 	April 24, 2018
Issuance of Management Letter	April 24, 2018

7. INDEPENDENCE

An essential aspect of all our services to the Municipality is an independent viewpoint, which recognizes that our responsibilities are to Council and ratepayers. While the concept of independence demands a questioning and objective attitude in conducting our audit, it also requires the absence of financial or other interests in the Municipality. In accordance with our firm's policy and the Rules of Professional Conduct which govern our profession, neither MNP nor any of its team members assigned to the engagement nor any of its partners are permitted to have any involvement in or relationship with the Municipality that would impair independence or give that appearance. As auditors, we subscribe to the highest standards and are required to discuss our independence with Council on an annual basis. We will:

- Disclose to Council, in writing, all relationships between MNP and the Municipality that in our professional judgment may reasonably be thought to bear on our independence;
- Confirm in writing that, in its professional judgment, MNP is independent within the meaning of the Rules of Professional Conduct of the Institute of Chartered Professional Accountants of Alberta; and,
- Discuss our independence with Council.

Our draft letter to Council discussing our independence, the general form and content of which we expect to provide to Council upon the conclusion of our audit, is included as Additional Materials following this report.

During the course of the audit, we will communicate any significant new matters that come to our attention that, in our professional judgment, may reasonably be thought to bear on our independence. At the completion of our audit, we will reconfirm our independence.

8. AUDIT TEAM AND MNP RESOURCES

In order to ensure effective communication between Council and our firm, we briefly outline below the key members of our audit team and the role they will play.

Rocky View County
December 31, 2017 Audit
Team

Julie Oliver, CPA, CA
Engagement Partner

Melisa Milne CPA, CA
Peer Reviewer

Laura Allard
Detail File Review

Danielle Hunt, CPA
Audit Senior

Olivia Plain
Gina Van Haren
Audit Team Members

In order to serve you better and meet our professional responsibilities, we may find it necessary to expand our audit team to include other MNP professionals whose consultation will assist us to evaluate and resolve complex, difficult and/or contentious matters identified during the course of our audit. Any changes to the audit team will be discussed with you to ensure a seamless process and that all concerned parties' needs are met.

9. FEES AND ASSUMPTIONS

Our audit hours and fees for the year-ended December 31, 2017 are estimated to be the following, exclusive of applicable taxes:

	2017 ESTIMATE
Base fee as per our fee quote dated July 22, 2013	\$ 42,000
LAPP audit	\$ 2,000
FCSS Program audit	\$ 2,000
	\$ 46,000

Our fee is based on the following estimate of our team members' time to complete your audit engagements:

TEAM LEVEL	HOURS	FEE
AUDIT STAFF	100	\$ 11,100
SENIOR	100	\$ 16,500
MANAGER	100	\$ 16,500
PARTNERS	40	\$ 15,000
Total Hours/Fees	340	\$ 59,100
Less Discount		(\$ 13,100)
TOTAL	340	\$ 46,000

Our estimated audit hours above are based on our past experience and our knowledge of the Municipality. These estimated hours rely on the following assumptions:

- No significant deficiencies in internal controls which cause procedures to be extended
- No major unadjusted misstatements or un-reconciled balances
- Significantly all adjusting entries are completed prior to trial balance and journal entries being provided to audit team
- All management and required staff are available as needed
- Information and working papers required, as outlined in our letter of fiscal year-end requirements, are provided in the mutually agreed form and timing
- There are no changes to the agreed upon audit timetable and reporting requirements

If any significant issues arise during the course of our audit work which indicate a possibility of increased procedures or a change in the audit timetable, these will be discussed with management by the engagement partner so a mutually agreeable solution can be reached.

Invoices will be rendered as work progresses in accordance with the following schedule:

Progress billing #1 Upon commencement of field work	\$ 21,000
Progress billing #2 Upon completion of field work	\$ 16,800
Final billing - upon release of independent auditors' report	\$ 4,200
LAPP billing – Upon release of report	\$ 2,000
FCSS billing – Upon release of report	\$ 2,000

APPENDIX A: KEY CHANGES AND DEVELOPMENTS

KEY DEVELOPMENTS IN YOUR BUSINESS AND OUR AUDIT RESPONSE

The County's involvement in various organizations may result in a need to consolidate or pick up equity from those organizations. MNP will review minutes, agreements and enquire with management to ensure that all such relationships are identified and accounted for appropriately.

NEW AND PROPOSED REPORTING AND AUDITING DEVELOPMENTS

PS 1201 Financial Statement Presentation (New)

In June 2011, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 1201 *Financial Statement Presentation*, which revises and replaces PS 1200 *Financial Statement Presentation*. The main features of the new standard are:

- Remeasurement gains and losses are reported in a new statement: the statement of remeasurement gains and losses.
- Other comprehensive income arising when a government includes the results of government business enterprises and government business partnerships in its financial statements, is reported in the statement of remeasurement gains and losses.
- Accumulated surplus or deficit is presented as the total of the accumulated operating surplus or deficit and the accumulated remeasurement gains and losses.

The Section is effective in the same period PS 2601 *Foreign Currency Translation* and PS 3450 are adopted. PS 2601 and PS 3450 are to be adopted together and are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.

PS 2200 Related Party Disclosures (New)

In March 2015, the Public Sector Accounting Board (PSAB) issued a new standard, PS 2200 *Related Party Disclosures*.

This new Section defines a related party and established disclosures required for related party transactions. Disclosure of information about related party transactions and the relationship underlying them is required when they have occurred at a value different from that which would have been arrived at if the parties were unrelated, and they have, or could have, a material financial effect on the financial statements.

This Section is effective for fiscal years beginning on or after April 1, 2017. Early adoption is permitted.

PS 2601 Foreign Currency Translation (New)

In June 2011, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 2601 *Foreign Currency Translation*, which revises and replaces PS 2600 *Foreign Currency Translation*. The main features of the new standard are:

- The definition of currency risk is conformed to the definition in PS 3450.
- Removal of the exception relating to the measurement of items on initial recognition that applies when synthetic instrument accounting is used.
- Subsequent to initial recognition, non-monetary foreign currency items included in the fair value category in accordance with PS 3450 are adjusted at each financial statement date to reflect the exchange rate at that date.
- The deferral and amortization of foreign exchange gains and losses relating to long-term foreign currency monetary items is discontinued.
- Exchange gains and losses are recognized in the statement of remeasurement gains and losses until the period of settlement.
- Removal of hedge accounting and the presentation of items as synthetic instruments.

The transitional provisions in this standard were amended May 2012, effective at the time the standard is initially applied, to clarify application to hedging instruments for government organizations transitioning from the standards in Part V of the CPA Canada Handbook – Accounting. Gains or losses yet to be recognized in net income prior to the transition date associated with designated hedging instruments are accounted for in accumulated remeasurement gains or losses at transition. Additionally, a new transitional provision has been added that applies to government organizations transitioning from the standards in Part V with self-sustaining foreign operations. Accumulated other comprehensive income (OCI) from translation of self-sustaining foreign operations is recognized in accumulated remeasurement gains or losses on transition.

In September 2015, the effective date for governments was extended by three years. The Section is effective in the same period PS 3450 is adopted. PS 2601 and PS 3450 are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.

PS 3041 Portfolio Investments (New)

In March 2012, as a result of the issuance of PS 3450 *Financial Instruments*, the Public Sector Accounting Board (PSAB) issued new PS 3041 *Portfolio Investments*, which revises and replaces PS 3030 *Temporary Investments* and PS 3040 *Portfolio Investments*. The main features of the new standard are:

- PS 3041 does not make a distinction between temporary and portfolio investments, and is cross referenced and conformed to the requirements of PS 3450.
- Investments previously within the scope of PS 3030, which are not cash equivalents, are now accounted for within the scope of PS 3041.

This Section is effective in the same period PS 1201 *Financial Statement Presentation*, PS 2601 *Foreign Currency Translation* and PS 3450 are adopted. PS 1201, PS 2601 and PS 3450 are to be adopted together and are effective for fiscal years beginning on or after April 1, 2019. Early adoption is permitted.

PS 3210 Assets (New)

In June 2015, new PS 3210 *Assets* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new Section provides guidance for applying the definition of assets set out in PS 1000 *Financial Statement Concepts*. The main features of this standard are as follows:

- Assets are defined as economic resources controlled by a government as a result of past transactions or events and from which future economic benefits are expected to be obtained.
- Economic resources can arise from such events as agreements, contracts, other government's legislation, the government's own legislation, and voluntary contributions.
- The public is often the beneficiary of goods and services provided by a public sector entity. Such assets benefit public sector entities as they assist in achieving the entity's primary objective of providing public goods and services.
- A public sector entity's ability to regulate an economic resource does not, in and of itself, constitute control of an asset, if the interest extends only to the regulatory use of the economic resource and does not include the ability to control access to future economic benefits.
- A public sector entity acting as a trustee on behalf of beneficiaries specified in an agreement or statute is merely administering the assets, and does not control the assets, as future economic benefits flow to the beneficiaries.
- An economic resource may meet the definition of an asset, but would not be recognized if there is no appropriate basis for measurement and a reasonable estimate cannot be made, or if another Handbook Section prohibits its recognition. Information about assets not recognized should be disclosed in the notes.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.

PS 3320 Contingent Assets (New)

In June 2015, new PS 3320 *Contingent Assets* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new Section establishes disclosure standards on contingent assets. The main features of this standard are as follows:

- Contingent assets are possible assets arising from existing conditions or situations involving uncertainty. That uncertainty will ultimately be resolved when one or more future events not wholly within the public sector entity's control occurs or fails to occur. Resolution of the uncertainty will confirm the existence or non-existence of an asset.
- Passing legislation that has retroactive application after the financial statement date cannot create an existing condition or situation at the financial statement date.
- Elected or public sector entity officials announcing public sector entity intentions after the financial statement date cannot create an existing condition or situation at the financial statement date.
- Disclosures should include existence, nature, and extent of contingent assets, as well as the reasons for any non-disclosure of extent, and the bases for any estimates of extent made.
- When a reasonable estimate can be made, disclosure should include a best estimate and a range of possible amounts (or a narrower range of more likely amounts), unless such a disclosure would have an adverse impact on the outcome.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.

PS 3380 Contractual Rights (New)

In June 2015, new PS 3380 *Contractual Rights* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). This new Section establishes disclosure standards on contractual rights, and does not include contractual rights to exchange assets where revenue does not arise. The main features of this standard are as follows:

- Contractual rights are rights to economic resources arising from contracts or agreements that will result in both an asset and revenue in the future.
- Until a transaction or event occurs under a contract or agreement, an entity only has a contractual right to an economic resource. Once the entity has received an asset, it no longer has a contractual right.
- Contractual rights are distinct from contingent assets as there is no uncertainty related to the existence of the contractual right.
- Disclosures should include descriptions about nature, extent, and timing.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.

PS 3420 Inter-entity Transactions (New)

In March 2015, the Public Sector Accounting Board (PSAB) issued new PS 3420 *Inter-entity Transactions*.

The new Section establishes standards on how to account for and report transactions between public sector entities that comprise a government's reporting entity from both a provider and recipient perspective. The main features of the new Section are:

- Under a policy of cost allocation, revenues and expenses are recognized on a gross basis.
- Transactions are measured at the carrying amount, except in specific circumstances.
- A recipient may choose to recognize unallocated costs for the provision of goods and services and measure them at the carrying amount, fair value or other amount dictated by policy, accountability structure or budget practice.
- The transfer of an asset or liability for nominal or no consideration is measured by the provider at the carrying amount and by the recipient at the carrying amount or fair value.
- Inter-entity transactions are considered in conjunction with PS 2200 Related Party Disclosures.

The standard is effective for fiscal years beginning on or after April 1, 2017. Earlier adoption is permitted.

PS 3430 Restructuring Transactions (New)

In June 2015, new PS 3430 *Restructuring Transactions* was included in the CPA Canada Public Sector Accounting Handbook (PSA HB). The new Section establishes disclosure standards on contingent assets. The main features of this standard are as follows:

- A restructuring transaction is defined separately from an acquisition. The key distinction between the two is the absence of an exchange of consideration in a restructuring transaction.

- A restructuring transaction is defined as a transfer of an integrated set of assets and/or liabilities, together with related program or operating responsibilities that does not involve an exchange of consideration.
- Individual assets and liabilities transferred in a restructuring transaction are derecognized by the transferor at their carrying amount and recognized by the recipient at their carrying amount with applicable adjustments.
- The increase in net assets or net liabilities resulting from recognition and derecognition of individual assets and liabilities received from all transferors, and transferred to all recipients in a restructuring transaction, is recognized as revenue or as an expense.
- Restructuring-related costs are recognized as expenses when incurred.
- Individual assets and liabilities received in a restructuring transaction are initially classified based on the accounting policies and circumstances of the recipient at the restructuring date.
- The financial position and results of operations prior to the restructuring date are not restated.
- Disclosure of information about the transferred assets, liabilities and related operations prior to the restructuring date by the recipient is encouraged but not required.

The Section is effective for new restructuring transactions that occur in fiscal periods beginning on or after April 1, 2018. Earlier application is permitted.

PS 3450 Financial Instruments (New and Amendment)

- In June 2011, the Public Sector Accounting Board (PSAB) issued new PS 3450 *Financial Instruments*. The new standard establishes requirements for recognition, measurement, derecognition, presentation and disclosure of financial assets and financial liabilities, including derivatives. The main features of the new standard are:
- Financial instruments are classified into two measurement categories: fair value, or cost or amortized cost.
 - Almost all derivatives, including embedded derivatives not closely related to the host contract, are measured at fair value.
 - Portfolio investments in equity instruments quoted in an active market are measured at fair value.
 - Other financial assets and financial liabilities are generally measured at cost or amortized cost.
 - An entity may elect to measure any group of financial assets or financial liabilities (or both) at fair value when the entity has a risk management or investment strategy to manage those items on a fair value basis.
- Remeasurement gains and losses on financial instruments measured at fair value are reported in the statement of remeasurement gains and losses until the financial instrument is derecognized.
- Budget to actual comparisons are not required within the statement of remeasurement gains and losses;
- Financial liabilities are derecognized when, and only when, they are extinguished.
- Financial assets and financial liabilities are only offset and reported on a net basis if a legally enforceable right to set off the recognized amounts exists, and the entity intends to settle on a net basis or realize/settle the amounts simultaneously.

In May 2012, the transitional provisions for this Section were amended, effective at the time the standard is initially applied, to clarify that the measurement provisions are applied prospectively. Adjustments to previous carrying amounts are recognized in opening accumulated remeasurement gains or losses. Additionally, a new transitional provision has been added that applies to government organizations transitioning from the standards in Part V of the CPA Canada Handbook – Accounting with items classified as available for sale. Accumulated other comprehensive income (OCI) from items classified as available for sale is recognized in accumulated remeasurement gains or losses on transition.

In September 2015, the effective date for governments was extended by three years. PS 3450 is effective for fiscal years beginning on or after April 1, 2019. In the period that a public sector entity applies PS 3450, it also applies PS 1201, PS 2601 and PS 3041. Early adoption is permitted.

Revenue, Proposed Section PS 3400 (Exposure Draft)

The Public Sector Accounting Board (PSAB) issued this Exposure Draft (ED) in May 2017 to propose a new Section on revenue to address revenue arising from two specific categories of revenue: exchange transactions and unilateral transactions. The following are the main features of this ED:

- An exchange transaction is a transaction that gives rise to one or more performance obligations for a public sector entity arising directly from a payment or promise of consideration by a payor.
- Performance obligations are enforceable promises to provide goods or services to a payor.
- Revenue from an exchange transaction is recognized when the entity has satisfied the performance obligation(s).
- Performance obligations can be satisfied at a point in time or over a period of time.
- Unilateral revenues increase the economic resources of a public sector without a direct transfer of goods or services to the payor and do not give rise to performance obligations.
- Unilateral revenues are recognized when a public sector entity has the authority to claim or retain an inflow of economic resources and a past event gives rise to a claim of economic resources.

The section is proposed to be effective for fiscal years beginning on or after April 1, 2021. Earlier adoption is permitted.

Asset Retirement Obligations, Proposed Section PS 3280

The Public Sector Accounting Board (PSAB) issued this Exposure Draft (ED) in March 2017 to propose a new Section on asset retirement obligations (ARO liabilities) and withdraw PS 3270 Solid Waste Landfill Closure and Post-Closure Liability. The main features of this ED include the following:

- ARO liabilities represent a legal obligation associated with the retirement of a tangible capital asset.
- Asset retirement costs increase the carrying amount of the related tangible capital asset and are expensed in a rational and systematic matter.
- Asset retirement costs are expensed when they are associated with an asset that is no longer in productive use.

- Subsequent measurement of the ARO liability results in either a change in the carrying amount of the related tangible capital asset or an expense. The accounting treatment depends on the nature of the remeasurement and whether the asset remains in productive use.
- ARO liabilities include costs directly attributable to retirement activities, such as post-retirement operation, maintenance and monitoring.
- The best method to estimate the liability is often a present value technique.

The section is proposed to be effective for fiscal years beginning on or after April 1, 2021. Earlier adoption is permitted.

CAS 250 Consideration of Laws and Regulations in an Audit of Financial Statements (New)

In March 2017, the Auditing and Assurance Standards Board (AASB) issued a revised and replaced version of CAS 250 Consideration of Laws and Regulations in an Audit of Financial Statements. The revised CAS 250 incorporates changes to address actual or perceived inconsistencies in the approach to identifying and responding to instances of identified or suspected non-compliance with laws and regulations between the standard and relevant ethical requirements.

This revised CAS:

- Aligns aspects of the standard to the International Ethics Standards Board for Accountants' revised Code of Ethics for Professional Accountants, particularly the definition of non-compliance and the examples of laws and regulations within the scope of CAS 250;
- Clarifies the requirement regarding the auditor's determination of whether to report identified or suspected non-compliance with laws and regulations to an appropriate authority outside the entity and the auditor's duty of confidentiality, in order to recognize the different provisions of laws, regulations or relevant ethical requirements;
- Highlights that the auditor may have additional responsibilities under law, regulation or relevant ethical requirements, including possible documentation requirements and communicating to other auditors;
- Enhances the consideration of the implications of non-compliance with laws and regulations on the audit; and,
- Emphasizes the fact that, in certain cases, communication with management or those charged with governance may be restricted or prohibited by law or regulation.

Other standards impacted by the revisions to CAS 250 include:

CAS 240 The Auditor's Responsibilities Relating to Fraud in an Audit of Financial Statements;

CAS 450 Evaluation of Misstatements Identified during the Audit;

CSRE 2400 Engagements to Review Historical Financial Statements; and,

CSAE 3410 Assurance Engagement on Greenhouse Gas Statements.

These standards are amended to more clearly articulate the auditor's responsibilities regarding identified or suspected non-compliance with laws and regulations.

The revised CAS 250 is effective for audits of financial statements for periods ending on or after December 15, 2018. The effective date of CAS 250, and of applicable requirements in CAS 240, CAS 450, and CSAE 3410 differ from those in the corresponding International Standards.

CAS 315 Identifying and Assessing the Risks of Material Misstatement Through Understanding the Entity and its Environment (Amendment)

In June 2017, the Auditing and Assurance Standards Board (AASB) issued an amendment to Canadian Auditing Standard (CAS) 315. CAS 315 has been amended to enhance the audit of financial statement disclosures. Amendments to CAS 315 set out the requirements for the auditor to:

- Obtain an understanding of the information system including related business processes that are relevant to financial reporting; and
- Identify and assess the risks of material misstatement.

The revised CAS 315 is effective for audits of financial statements for periods ending on or after December 15, 2018. Earlier application is permitted. The effective date of these amended requirements in CAS 315 differs from that in the corresponding International Standard on Auditing (ISA) 315.

CAS 330 The Auditor's Responses to Assessed Risks (Amendment)

In June 2017, the Auditing and Assurance Standards Board (AASB) issued an amendment to Canadian Auditing Standard (CAS) 330. CAS 330 has been amended to enhance the audit of financial statement disclosures. Amendments to CAS 330 sets out required audit procedures related to the:

Financial statement closing process;
Presentation of the financial statements; and
Documentation.

The revised CAS 330 is effective for audits of financial statements for periods ending on or after December 15, 2018. Earlier application is permitted. The effective date of these amended requirements in CAS 330 differs from that in the corresponding International Standard on Auditing (ISA) 330.

CAS 701 Communicating Key Audit Matters in the Independent Auditor's Report (New)

In June 2017, the Auditing and Assurance Standards Board (AASB) issued new Canadian Auditing Standard (CAS) 701. CAS 701 addresses the auditor's responsibility to communicate key audit matters in the auditor's report including the auditor's judgment as to what to communicate and the form and content of such communication.

CAS 701 sets out requirements related to:

- Determining key audit matters;
- Communicating key audit matters;
- Communicating with those charged with governance; and
- Documentation.

The following standards have been revised and replaced due to the issuance of CAS 701:

- CAS 260 Communication with Those Charged with Governance;
- CAS 570 Going Concern;
- CAS 700 Forming an Opinion and Reporting on Financial Statements;
- CAS 705 Modifications to the Opinion in the Independent Auditor's Report;
- CAS 706 Emphasis of Matter Paragraphs and Other Matter Paragraphs in the Independent Auditor's Report;

- CAS 800 Special Considerations – Audits of Financial Statements Prepared in Accordance with Special Purpose Frameworks;
- CAS 805 Special Considerations – Audits of Single Financial Statements and Specific Elements, Accounts or Items of a Financial Statement;
- CAS 810 Engagements to Report on Summary Financial Statements;

Editorial changes have been made to other standards as a result of the issuance CAS 701 and revisions to other auditor reporting standards.

CAS 701 is effective for audits of financial statements for periods ending on or after December 15, 2018. Earlier application is permitted. The effective dates of CAS 260, CAS 570, CAS 700, CAS 705, CAS 706, CAS 800, CAS 805 and CAS 810 differ from the effective dates of the corresponding International Standards on Auditing (ISAs).

Auditing Accounting Estimates and Related Disclosures (Exposure Draft)

In May 2017, the Auditing and Assurance Standards Board (AASB) issued an Exposure Draft (ED) that proposes to amend CAS 540 Auditing Accounting Estimates, Including Fair Value Accounting Estimates, and Related Disclosures.

The proposed amendments to CAS 540 include:

- Enhanced requirements for risk assessment procedures and the auditor's work effort in responding to the assessed risks of material misstatement for accounting estimates and the related disclosures;
- Consideration of the complexity of accounting estimates, the need for the use of judgment by management, and estimation uncertainty;
- Emphasis on important considerations for complex models, forward-looking information, and internal controls in auditing accounting estimates; and
- Key provisions designed to enhance the auditor's application of professional skepticism and consideration of the potential for management bias.

The proposed effective date is for audits of financial statements for periods ending approximately 18 months after the approval of the final CASs. Earlier application will be permitted.

Reporting on Compliance (Exposure Draft)

An Exposure Draft (ED) of proposed CSAE 3530 Reports on Compliance with Agreements, Statutes and Regulations was originally released in September 2015 by the Auditing and Assurance Standards Board (AASB). After deliberating comments received, the AASB issued a Re-Exposure Draft (Re-ED) in April 2017 that proposes to separately issue new Canadian Standard on Assurance Engagements (CSAE) 3530 Special Considerations – Attestation Engagements to Report on Compliance and CSAE 3531 Special Considerations – Direct Engagements to Report on Compliance to replace the following Sections:

- s.5800 Special Reports – Introduction
- s.5815 Special Reports – Auditor's Reports on Compliance with Agreements, Statutes and Regulations
- s.8600 Reviews of Compliance with Agreements and Regulations

The Re-ED proposes the creation of separate standards for attestation and direct engagements to mirror that of the umbrella assurance standards CSAE 3000 Attestation Engagements Other Than Audits or Reviews of Historical Financial Information and CSAE 3001 Direct Engagements which were issued in July 2015. Proposed CSAE 3530 and CSAE 3531 each address reasonable assurance and limited assurance engagements and more clearly set out differences between attestation and direct engagements to report on compliance, including differences in the practitioner's objective and conclusion and in terminology used.

The proposed new CSAEs aim to:

- Improve consistency in how practitioners perform attestation and direct engagements;
- Provide more transparency and clarity in reporting; and
- Set out specific requirements and application material for engagements to report on compliance.

The proposed effective date for CSAE 3530 and CSAE 3531 is for attestation engagements and direct engagements when the practitioner's report is dated on or after April 1, 2019. Earlier application will be permitted.

APPENDIX B: THE AUDIT PROCESS

OUR PLAN

Our overall audit strategy is risk-based and controls-oriented. Assessment and identification of risk is performed continuously throughout the audit process. We focus on the risks that have a potential impact on the financial accounting systems and subsequent financial reporting.

Our overall audit strategy does not, and is not intended to involve the authentication of documents, nor are our team members trained or expected to be experts in such authentication. Unless we have reason to believe otherwise, we accept records and documents as genuine. The subsequent discovery of a material misstatement resulting from fraud does not, in and of itself, indicate a failure to comply with Canadian generally accepted auditing standards.

AUDIT PROCEDURES

To meet our responsibilities in accordance with Canadian generally accepted auditing standards, our audit examination includes:

- Obtaining an understanding of the entity and its environment, including its controls, in order to identify and assess the risk that the financial statements contain material misstatements due to fraud or misstatement;
- Assessing the adequacy of and examining, on a test basis, the key controls over significant transaction streams and over the general organizational and computer environments;
- Assessing the systems used to ensure compliance with applicable legislative and related authorities pertaining to financial reporting, revenue raising, borrowing, and investing activities;
- Examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements;
- Assessing the appropriateness and consistency of accounting principles used and their application;
- Assessing the significant estimates used by management; and,
- Assessing the entity's use of the going concern assumption in the preparation of the financial statements.

As part of our planning process, we will also undertake to inform Council of concerns relating to management's implementation and maintenance of controls, and the effects of any such concerns on the overall strategy and scope of the audit. These concerns might arise from the nature, extent and frequency of management's assessments of controls in place to detect fraud and misstatement, and of the risk that the financial statements may be misstated; from a failure by management to appropriately address significant deficiencies in controls identified in prior audits; and, from our evaluation of the Municipality's control environment, and management's competence and integrity.

OVERALL RELIANCE

In general, there are three levels of reliance that we can place on controls, or the absence thereof:

Low/None – where we cannot rely on controls because they are weak or absent, or where it is deemed to be more efficient to carry out a high level of direct substantive tests of transactions and balances. Audit evidence is primarily obtained through detailed verification procedures and sufficient substantive tests of details and transactions.

Moderate – where there are some deficiencies in systems application or procedural controls, or where it is deemed to be inefficient to test systems application controls, but where we can test and rely on the management monitoring systems in place to detect and correct material misstatements in the financial reporting systems. Testing of controls is supplemented with a moderate level of substantive tests of details and transactions.

High – where a high degree of control is in place in the areas of management monitoring controls AND systems application and procedural controls. Our audit work focuses on testing both management monitoring and systems application and procedural controls, and is supplemented with a low level of substantive tests of details and transactions.

For the December 31, 2017 audit, we are planning to place some reliance on the Municipality's accounting systems. This level of reliance will involve some substantive tests of transactions and balances. The amount of substantive work will be reduced for cycles where there are controls in place that MNP can test and rely on.

As part of our audit work we will update our understanding of the entity and its environment, including the controls relevant to our audit of the principal transaction cycles, sufficient to identify and assess the risks of material misstatement of the financial statements resulting from fraud or misstatement. This will be accomplished through inquiries with management and others within the entity, analytical procedures and observation and inspection. Furthermore, we will consider whether effective controls have been established to adequately respond to the risks arising from the use of IT or manual systems and test the operation of those controls to an extent sufficient to enable us to reduce our substantive work. Our review of the Municipality's controls will not be sufficient to express an opinion as to their effectiveness or efficiency. Although we will provide Council with any information about significant deficiencies in internal control that have come to our attention, we may not be aware of all the significant deficiencies in internal control that do, in fact, exist.

AUDIT MATERIALITY

Materiality is an important audit concept. It is used to assess the significance of misstatements or omissions that are identified during the audit and to determine the level of audit testing that is carried out. Specifically, a misstatement or the aggregate of all misstatements in financial statements as a whole (and, if applicable, for particular classes of transactions, account balances or disclosures) is considered to be material if it is probable that the decision of the party relying on the financial statements, who has reasonable understanding of business and economic activities, will be changed or influenced by such a misstatement or aggregate of all misstatements. The scope of our audit work is tailored to reflect the relative size of operations of the Municipality and our assessment of the potential for material misstatements in the Municipality's financial statements as a whole (and, if applicable, for particular classes of transactions, account balances or disclosures). In determining the scope, we emphasize relative audit risk and materiality, and consider a number of factors, including:

- The size, complexity, and growth of the Municipality;
- Changes within the organization, management or accounting systems; and
- Concerns expressed by management.

Judgment is applied to determine a level of materiality appropriate to the audit of each set of financial statements (and, if applicable, for particular classes of transactions, account balances or disclosures). Determination of an appropriate level of materiality is affected by our perception of the financial information needs of users of the financial statements. In this context, it is reasonable to assume that users: understand that financial statements are prepared, presented and audited to levels of materiality; recognize uncertainties inherent in the measurement of amounts based on the use of estimates, judgment and consideration of future events; and make reasonable economic decisions based on the financial statements. The foregoing factors are taken into account in establishing the materiality level. **For your information, we propose to use \$3,000,000 as overall materiality for audit planning purposes.**

INHERENT LIMITATIONS IN THE AUDITING PROCESS

An auditor cannot obtain absolute assurance that material misstatements in the financial statements will be detected due to factors such as the use of significant judgment regarding the gathering of evidence and the drawing of conclusions based on the audit evidence acquired; the use of testing of the data underlying the financial statements; inherent limitations of controls; and, the fact that much of the audit evidence available to the auditor is persuasive, rather than conclusive in nature.

Because of the nature of fraud, including attempts at concealment through collusion and forgery, an audit designed and executed in accordance with Canadian generally accepted auditing standards may not detect a material fraud. While effective controls reduce the likelihood that misstatements will occur and remain undetected, they do not eliminate that possibility. Therefore, the auditor cannot guarantee that fraud, misstatements and non-compliance with laws and regulations, if present, will be detected when conducting an audit in accordance with Canadian generally accepted auditing standards.

The likelihood of not detecting material misstatements resulting from management fraud is greater than for employee fraud, because management is in a position to manipulate records, present fraudulent information or override controls.

We will inform the appropriate level of management or Council with respect to identified:

- Misstatements resulting from errors, other than clearly trivial misstatements;
- Fraud, or any information obtained that indicates that fraud may exist;
- Evidence obtained that indicates non-compliance or possible non-compliance with laws and regulations, other than that considered inconsequential;
- Significant deficiencies in the design or implementation of controls to prevent and detect fraud or misstatement; and
- Related party transactions that are not in the normal course of operations and that involve significant judgments made by management concerning measurement or disclosure.

Our concern as auditors is with material misstatements, and thus, we are not responsible for the detection of misstatements that are not material to the financial statements taken as a whole.

APPENDIX C: AUDIT RESPONSE TO IDENTIFIED RISK

We have included our response to risks in all significant areas and marked with an asterisk (*) those we consider to be higher risk.

SIGNIFICANT ACCOUNTS OR DISCLOSURES	AUDIT ASSERTIONS*	DESCRIPTION OF POSSIBLE RISK	CONTROLS TESTING	SUBSTANTIVE PROCEDURES
Cash	Existence and completeness	Overstated or understated	No	Tests of details
Receivables	Existence and completeness	Overstated or understated	No	Tests of details
Temporary investments	Valuation	Improper valuation of investments	No	Tests of details
Accounts payable and accrued liabilities, deposit liabilities, employee benefit obligations, and landfill closure obligations	Existence and completeness	Overstated to report more expenses in the current year or understated to move expenses to next year to manage surplus	No	Tests of details
Long-term debt and capital lease obligations	Existence and completeness	Overstated or understated	No	Tests of details
Deferred revenue*	Existence and completeness	Income may be deferred that should be recognized or recognized that should be deferred	No	Tests of details
Inventories	Valuation	Incorrect valuation	No	Tests of details
Tangible capital assets	Existence, completeness, accuracy	Overstated or understated, inconsistent capitalization	No	Tests of details
Resource assets	Existence, valuation	Incorrect valuation of intangibles	No	Tests of details
Prepaid expenses	Existence, completeness	Overstated or understated to manage surplus	No	Test of details
Taxes	Completeness and occurrence	Overstated or understated	Yes	Combined

Government transfers and contributed assets*	Completeness, accuracy and occurrence	Overstated or understated based on when management wants to recognize revenue. Value of contributed assets subject to manipulation	No	Test of details
Other revenue	Accuracy	Pressure to meet budget	No	Tests of details
Amortization	Accuracy	Inappropriate amortization rates or useful life used	No	Combined
Other expenses	Completeness, accuracy and occurrence	Pressure to meet budget	No	Tests of details
Payroll	Occurrence and accuracy	An employee is fictitious or paid the wrong amount	No	Tests of details

The response provided under the "Substantive Procedures" column is our intended approach to address each respective financial statement item identified. The following is a high-level description of the types of procedures we would perform under the different approaches listed under this column:

- Analytical procedures: Year-over-year comparison, comparison to budget, etc.
- Tests of details: Verification to supporting documentation, third party confirmation, etc.
- Combined procedures: Combination of the above procedures.

DEFINITION OF ASSERTIONS

ASSERTION	DESCRIPTION	SYMBOL
CLASSES OF TRANSACTIONS AND EVENTS		
COMPLETENESS	All transactions and events that should have been recorded have been recorded.	Cm (I/S)
CLASSIFICATION	Transactions and events have been recorded in the proper accounts.	Cl
CUT-OFF	Transactions and events have been recorded in the correct accounting period.	Co
ACCURACY	Amounts and other data relating to the recorded transactions and events have been recorded appropriately.	Ac
OCCURRENCE	Transactions and events that have been recorded have occurred and pertain to the entity.	Oc
FINANCIAL STATEMENT ACCOUNT BALANCES		
EXISTENCE	All assets, liabilities and equity interests exist.	Ex
VALUATION & ALLOCATION	Assets, liabilities and equity interests are included in the financial statements at appropriate amounts and any resulting valuation or allocation adjustments are appropriately recorded.	Va
COMPLETENESS	All assets, liabilities and equity interests that should have been recorded have been recorded.	Cm (B/S)
RIGHTS & OBLIGATIONS	The entity holds or controls the rights to assets, and liabilities are the obligations of the entity.	Ro
PRESENTATION & DISCLOSURE		
OCCURRENCE, RIGHTS & OBLIGATIONS	Disclosed events, transactions and other matters have occurred and pertain to the entity.	Or
COMPLETENESS	All disclosures that should have been included in the financial statements have been included.	Cm (P&D)
ACCURACY & VALUATION	Financial and other information are disclosed fairly and at appropriate amounts.	Av
CLASSIFICATION & UNDERSTANDABILITY	Financial information is appropriately presented and described, and disclosures are clearly expressed.	Cu

ADDITIONAL MATERIALS

We have included our draft independence letter, which formally confirms in writing MNP's independence. At the completion of our engagement, we will reconfirm our independence.



January 23, 2018

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

Dear Sirs/Mesdames:

We have been engaged to audit the financial statements of Rocky View County ("the Municipality") as at December 31, 2017 and for the year then ended.

CAS 260 *Communication With Those Charged With Governance* requires that we communicate with you matters that are significant to our engagement. One such matter is relationships between the Municipality and its related entities or persons in financial reporting oversight roles at the Municipality and MNP LLP and any affiliates ("MNP") that, in our professional judgment, may reasonably be thought to bear on our independence. In determining which relationships to report, the Standard requires us to consider relevant rules and related interpretations prescribed by the appropriate professional accounting body and applicable legislation, covering such matters as:

- (a) Holding a financial interest, either directly or indirectly, in a client;
- (b) Holding a position, either directly or indirectly, that gives the right or responsibility to exert significant influence over the financial or accounting policies of a client or a related entity;
- (c) Personal or business relationships of immediate family, close relatives, partners or retired partners, either directly or indirectly, with a client or a related entity;
- (d) Economic dependence on a client; and
- (e) Provision of non-assurance services in addition to the audit engagement.

We are not aware of any relationship between the Municipality and MNP that, in our professional judgment, may reasonably be thought to bear on our independence, which have occurred from January 1, 2017 to January 23, 2018.

We hereby confirm that MNP is independent with respect to the Municipality within the meaning of the Rules of Professional Conduct of the Institute of Chartered Professional Accountants of Alberta as of January 23, 2018.

The total fees charged to the Municipality for 2017 audit services interim billings were \$21,000.00 and billings for 2016 audit services was \$23,000, during the period from January 1, 2017 to January 23, 2018. There were no billings for non-audit services.

This report is intended solely for the use of Council, management and others within the Municipality and should not be used for any other purposes.

We look forward to discussing with you the matters addressed in this letter as well as other matters that may be of interest to you at our meeting on April 24, 2018. We will be prepared to answer any questions you may have regarding our independence as well as other matters.

Sincerely,

MNP LLP

Chartered Professional Accountants



ABOUT MNP

MNP is one of the largest chartered accountancy and business consulting firms in Canada. For more than 65 years, we have proudly served and responded to the needs of our clients in the public, private and not-for-profit sectors. Through partner-led engagements, we provide a cost-effective approach to doing business and personalized strategies to help you succeed.



By Aon Hewitt

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OFFICE OF THE COUNTY MANAGER

TO:	Council		
DATE:	January 23, 2018	DIVISION:	All
FILE:	N/A	APPLICATION:	N/A
SUBJECT:	Calgary Metropolitan Region Board		

¹ ADMINISTRATION RECOMMENDATION:

- Motion #1: THAT Reeve Boehlke be appointed as the Council representative to the Calgary Metropolitan Region Board until the October 2018 Organizational Meeting.
- Motion #2: THAT Deputy Reeve Gautreau be appointed as the alternate Council representative to the Calgary Metropolitan Region Board until the 2018 Organizational Meeting.

EXECUTIVE SUMMARY:

The Calgary Metropolitan Region Board (CMRB or the Board) became effective on January 1, 2018. The *Municipal Government Act* and *Calgary Metropolitan Region Board Regulation* require the appointment of a municipal Councillor to the Board and allow for the appointment of an alternate representative if the appointed representative cannot act. Council has the option of (i) designating the positions of Reeve and Deputy Reeve as the County representatives, or (ii) nominating an individual Councillor and alternate Councillor as the County representatives. This alternative does not prevent the Reeve or Deputy Reeve from being appointed to this position.

As the role, responsibility, and workload associated with the Board are unknown at this time, Administration is recommending that Reeve Boehlke be appointed as the County representative and Deputy Reeve Gautreau be appointed as the alternate representative, and that the permanent option for determining County representation be deferred to the October 2018 Organizational Meeting.

This report also provides an update on the Interim Growth Plan, Regional Evaluation Framework and the appointment of a non-voting Board Chair.

Administration recommends **Option #1**.

BACKGROUND:

The Calgary Metropolitan Region Board (CMRB or Board) became effective on January 1, 2018. Membership in the Board includes Rocky View County along with nine other municipalities: Airdrie, Calgary, Chestermere, Cochrane, High River, Okotoks, Strathmore, Foothills, and a portion of Wheatland County (Map 1).

County Representative

The *Municipal Government Act* (s.708.04) stipulates that each participating municipality must “appoint a person to represent the participating municipality on the growth management board.” The CMRB Regulation requires the appointed representative to be a Councillor of the participating municipality and allows for the appointment of an alternate representative if the appointed representative cannot act. The Regulation states that municipal representatives are expected to represent the perspectives of their municipality during Board deliberations, but “have a duty to act in the best interests of the Board when taking actions or making decisions.”

¹ **Administration Resource**

Richard Barss, Manager Intergovernmental Affairs

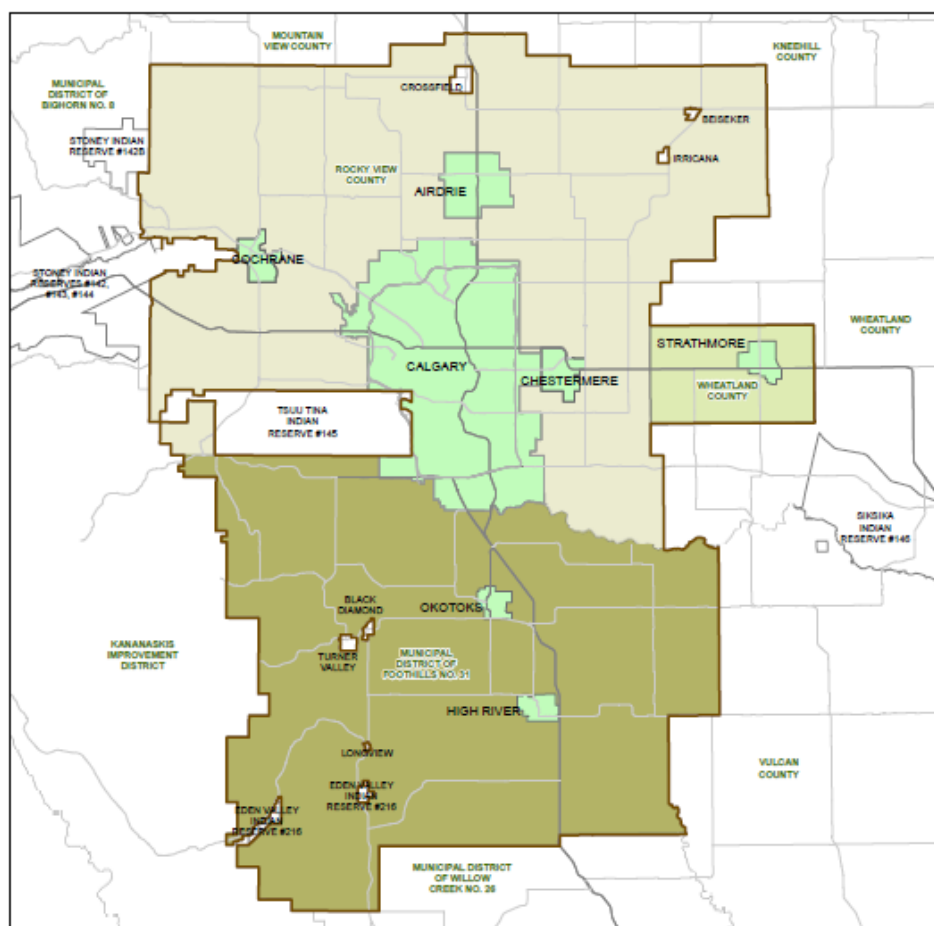


Council must appoint a member to sit on the CMRB. Council can also appoint an alternate member. Until a member is appointed, the Regulation states that the Chief Elected Official (i.e. Reeve) will be the designated representative of the municipality.

As the role, responsibility, and workload associated with Board are unknown at this time, Administration is recommending that:

- a) Reeve Boehlke be appointed as the interim County representative and Deputy Reeve Gautreau be appointed as the interim alternative representative; and
- b) The permanent option for determining County representation be deferred to the October 2018 Organizational Meeting.

MAP1: Calgary Metropolitan Region Board member municipalities.



OTHER CMRB MATTERS:

Regional Growth Plan and Servicing Plan

The primary deliverable of the Board is a Regional Growth and Servicing Plan, to be completed by January 2021. All statutory plans, bylaws, and municipal agreements adopted after January 1, 2018 must be consistent with the Regional Growth Plan and Servicing Plan. Where there is an inconsistency, the Growth and Servicing Plan prevails and the statutory plan, bylaw, or agreement must be amended or it will be declared invalid.

Draft Interim Growth Plan

As the Regional Growth and Servicing Plan may not be completed until January 1, 2021, there is nothing to gauge whether a statutory plan adopted between 2018 and 2021 meets the intent of the Growth Plan. The possibility that decisions over the next three years could be declared invalid created a concern among member municipalities. As a consequence, the municipalities agreed that a limited scope Interim Growth Plan would be developed by September of this year. Statutory plans, bylaws, or agreements that are consistent with the Interim Growth Plan are valid and would remain in effect once the CMRB adopts a final Growth and Servicing Plan. Until the Interim Growth Plan is adopted, there may be some risk that statutory plans, bylaws, or agreements that are inconsistent with an existing ASP or the County Plan may not be valid.

Municipal Affairs has provided the funding for the Interim Growth Plan. Staff from the participating municipalities have drafted a Request for Proposals, which will be released this month. The short timeline to develop the draft Interim Growth Plan does not allow for public engagement.

Regional Evaluation Framework

The CMRB Regulation requires the Board to submit to the Minister a Regional Evaluation Framework (REF) for the “objective evaluation and approval of statutory plans in relation to the Growth Plan and the Servicing Plans.” The REF must contain criteria to determine if a statutory plan is to be submitted for review, a review process, and a voting method to confirm the statutory plan is valid or invalid.

At this time, the criteria to determine if a new ASP or an amended ASP must be submitted to the Board for approval are unknown.

Board Formation

Mr. Chris Sheard has been appointed by the province as the non-voting Board Chair for a minimum one year term. The intent of having a non-voting chair is to allow a dedicated neutral party to perform the organizational work required for the Board to be functional. This work includes securing office space, developing operational bylaws, and facilitating the hiring of administrative staff.

Mr. Sheard has proposed:

- hiring a Chief Officer, an Executive Assistant, and two Project Managers;
- forming two Board Committees (Land Use and Intermunicipal Servicing) with membership of five or more mayors; and
- the Board and likely Committees will hold monthly meetings.

For the 2018 year, there are potentially 27 meetings involving County Council representation with administrative support. In addition, it is likely that there will be additional administrative meetings.

BUDGET IMPLICATION(S):

There are no direct financial costs associated with the appointment of Council representatives to the Calgary Metropolitan Region Board. The County has taken the position that all Board costs should be the responsibility of the provincial government as the CMRB was required by the province.

However, there will be resource costs the County must consider. Administration anticipates there will be a substantial time commitments by the primary Council representatives (27 meetings). All Board/Committee meetings will require administrative support and it is anticipated there will be separate administrative meetings.

RECOMMENDATION:

The roles, responsibility, and workload associated with the political representation on the Calgary Metropolitan Region Board are unknown at this time. Therefore, as an interim measure,



Administration is recommending that Reeve Boehlke be appointed as the County representative and Deputy Reeve Gautreau be appointed as the alternate representative, and that the permanent option for determining County representation be deferred to the October 2018 Organizational Meeting.

OPTIONS:

- Option #1: Motion #1: That Reeve Boehlke be appointed as the Council representative to the Calgary Metropolitan Region Board until the October 2018 Organizational Meeting.
- Motion #2: That Deputy Reeve Gautreau be appointed as the alternate Council representative to the Calgary Metropolitan Region Board until the October 2018 Organizational Meeting.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Acting County Manager

RB/



FINANCIAL SERVICES

TO: Council
DATE: January 23, 2018 **DIVISION:** 5
FILE: 03231059
SUBJECT: Tax Penalty Cancellation Request – Roll 03231059

¹ **ADMINISTRATION RECOMMENDATION:**

THAT the tax penalty cancellation request for Roll 03231059 be refused.

EXECUTIVE SUMMARY:

In 2013, the County received a letter from the owner of Roll #03232059 regarding overland flooding on a private lot. In the letter the owner advised that he was withholding payment of property taxes until a solution to the flooding could be found. The owner was advised of the potential penalties for non-payment. The owner did not pay the 2013 property taxes, and as a result the property has incurred penalties in 2013, 2014, 2015, 2016 and 2017.

As per Rocky View County Policy 204 (Late Tax Payment Penalty Cancellation Policy), the owner submitted a request to have the penalties cancelled. Administration evaluated the request based on the criteria set out in Policy 204 (see Attachment 'A') and denied the request. The owner is now requesting that Council review the penalty cancellation request.

Administration recommends refusal in accordance with **Option #1**.

BACKGROUND:

In 2013, the owner of Roll #03231059 submitted letters to Rocky View County regarding overland flooding problem on a private lot. The letter was sent to advise that they would be withholding property taxes until a solution was found. The Manager of Financial Services called to inform the owner that withholding tax payments would be subject to a 12% penalty July 1 and January 1 each year. The Manager of Financial Services forwarded the letter to the Infrastructure and Operations department for review.

In April 2014, the County contacted the owner and advised that flood waters on personal property are the responsibility of the owner and did not meet the County's flood response guidelines. The ratepayer has been paying only the levy portion of the taxes each year and allowed the penalties to accumulate. As per section 343(1) of the *Municipal Government Act*, payments made by a ratepayer must be applied to the tax arrears (including penalties) first. As per Rocky View County Policy 204, the request to cancel late tax payment penalties went to Administration for adjudication and was denied based on ineligible criteria. The ratepayer is requesting that Council review the penalty cancellation request.

BUDGET IMPLICATIONS:

\$1,426.38 – July 1, 2013 - July 1, 2017 Penalties

¹ **Administration Resources**
Barry Woods, Financial Services



OPTIONS:

Option #1: THAT the tax penalty cancellation request for Roll 03231059 be refused.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

“Kent Robinson”

Acting County Manager

BW/ls

ATTACHMENTS:

Attachment ‘A’ – Policy 204, Late Tax Payment Penalty Cancellation Policy

POLICY

#204



Title:
Late Tax Payment Penalty Cancellation

Legal References:
Municipal Government Act, RSV 2000, M-26,

Policy Category:
Business Services

Cross References:
Procedure PRO-204 Late Tax Payment Penalty Cancellation

Effective Date: October 2003
Revision Date: September 7, 2004
December 15, 2009
November 1, 2011

Purpose:

To establish a general framework Rocky View will use to address late tax payment penalty cancellation requests.

Definitions:

- “Council” means the Council for Rocky View County.
- “County” means Rocky View County.
- “Late tax payment penalty” means a penalty applied to a tax account due to a tax payment being remitted after the prescribed due dates outlined in the county’s *Tax Penalty Bylaw*.
- “*Tax Penalty Bylaw*” means the municipal bylaw which outlines the penalties to be applied to Tax Accounts at times when property taxes remain outstanding after prescribed due dates.
- “The Act” means the Municipal Government Act.
- “Delegation of authority” means the formal delegation to Council, the County Manager, the Business Services Director and the Manager of Financial Services of the responsibilities for implementing this policy.
- “Due dates” means the two calendar dates (June 30th and December 31st) which are identified in the Municipality’s *Tax Penalty Bylaw* as the dates on which property taxes are to be paid in order to avoid the application of late tax payment penalties to Tax Accounts (for those tax accounts not on the Municipality’s *Tax Installment Payment Program*).
- “Exempt tax accounts” means those accounts held under the jurisdiction of the Federal Government of Canada and the Province of Alberta.

Policy Statements:

1. The County recognizes the need to be fair and equitable in its efforts to address late tax payment penalty cancellation requests and will consider and balance the interests of the large majority of County property owners when responding to any penalty cancellation request.
2. The County will comply with the provisions of the Act and all associated regulations in addressing late tax payment penalty cancellation requests.
3. The day to day administration of this policy is delegated to the Director of Business Services.
4. The County has the responsibility to ensure sufficient notice is given of the due dates for the payment of property taxes, the terms of payment for remitting property taxes, and the penalties for late or non-payment of property taxes.
5. The County will endeavour to be consistent from year to year in setting its due dates for payment of property taxes.

6. This policy does not apply to exempt tax accounts held under the jurisdiction of the provincial or federal governments.
7. The cancellation or adjustment of late tax payment penalties may occur in accordance with the situations outlined in Procedure 204 under this policy or at the discretion of Council, Administration or the Director of Business Services.



FINANCIAL SERVICES

TO: Council
DATE: January 23, 2018 **DIVISION:** 4
FILE: 04209003
SUBJECT: 2016 Property Tax Refund Request – Roll 04209003

¹ **ADMINISTRATION RECOMMENDATION:**

THAT the property tax refund request for Roll 04209003 be refused.

EXECUTIVE SUMMARY:

Rocky View County has received a request from the owner of Roll 04209003 for a refund of property taxes related to a communications tower located on their property. The communications tower was constructed between 2013 and 2015 but it was not assessed as linear property by Municipal Affairs until 2017. The County added the tower to the assessment roll in 2016 and the resulting taxes were the responsibility of the property owner. As set out in the lease agreement between the landowner and the owner of the communications tower, the landowner has the ability to collect the taxes related to the tower from the owner of the tower.

Administration recommends refusal in accordance with **Option #1**.

BACKGROUND:

Between 2013 and 2015, a communications tower was constructed on Roll 04209003. The tower was not reported to Municipal Affairs Linear Division for the 2016 tax year. Rocky View County's assessment department assessed the tower and added it to Roll 04209003 for the 2016 tax year. Assessment notices were mailed on February 1, 2016 with a 60 day appeal date, ending April 1, 2016. No appeal or complaint was filed in 2016. The property taxes were paid in full in 2016.

The communications tower was reported and picked up by the Municipal Affairs Linear Division in the first quarter of 2017. The County's assessment department removed the tower from Roll 04209003 and assessed and taxed it under its own roll for 2017 as per the Municipal Affairs Linear Division. The tower was assessable and taxable for the 2016 year.

In the absence of policy to address these matters, Administration has reviewed the lease agreement between the landowner and the owner of the communications tower. In the agreement, the owner of the tower has agreed to pay all fees and taxes associated with the tower. As set out in the *Municipal Governemnt Act*, the owner is responsible for property taxes on all improvements on land. In this case, there was a delay by the tower owner in reporting the tower to Municipal Affairs.

BUDGET IMPLICATIONS:

Municipal Tax	\$2,077.65
School Tax	\$ 943.42
Seniors Foundation	<u>\$ 10.64</u>
Total tax related to the communication tower	\$3,031.71

¹ **Administration Resources**
Barry Woods, Financial Services



OPTIONS:

Option #1: THAT the property tax refund request for Roll 04209003 be refused.

Option #2: THAT alternative direction be provided.

Respectfully submitted,


“Kent Robinson”

Acting County Manager

BW/ls

ATTACHMENTS:

Attachment ‘A’ – Property Tax Refund Request Letter – November 16, 2017


Calgary, Ab T2P 2G7

November 16, 2017

Rocky View County
911 – 32 Avenue NE
Calgary, Ab T2E 6X6

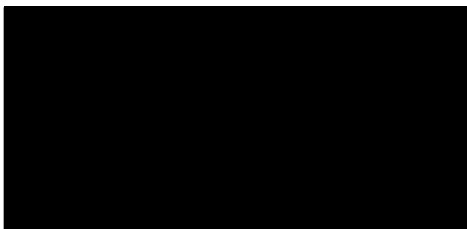
RE: Roll #04209003 Owner #0042150 2016 Taxes

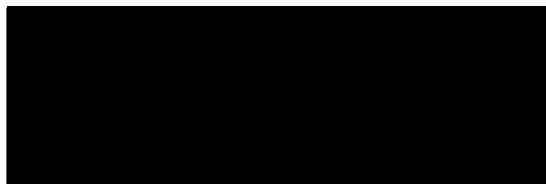
Please accept this formal request for a refund on the over payment of property tax starting in the year 2016.

We trust everything is in order but if you have any questions or require more information please contact the undersigned.

Thank you

Yours truly,







FINANCIAL SERVICES

TO: Council
DATE: January 23, 2018 **DIVISION:** All
FILE: 2020-250
SUBJECT: 2018 Tax Sale Date and Conditions

¹ **ADMINISTRATION RECOMMENDATION:**

THAT the 2018 Tax Sale be held on April 20, 2018 at 2:00 p.m. and that the sale conditions be as follows:

Terms: Cash or certified cheque.
Deposit: 10% of bid at the time of the sale on April 20, 2018.
Balance: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes.

EXECUTIVE SUMMARY:

Properties with outstanding tax arrears which received tax notifications in 2017 are subject to Rocky View County's 2018 Tax Sale. This report is for Council to authorize 2:00 p.m. on Friday, April 20, 2018 as the time and date for the tax sale, as well as to authorize the conditions that apply to the tax sale.

Administration recommends **Option #1**.

BACKGROUND:

Section 419 of the *Municipal Government Act* requires that for each parcel of land to be offered for sale at public auction Council must:

- a) Set the 2018 Tax Sale date to be April 20, 2018 at 2:00 p.m. and,
- b) Establish any conditions that apply to the Tax Sale

Tax Sale Conditions:

Terms: Cash or certified cheque.
Deposit: 10% of bid at the time of the sale on April 20, 2018.
Balance: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes.

Tax sales will only proceed if the outstanding tax arrears as of December 31, 2017 remain unpaid as of 2:00 p.m. on April 20, 2018. In accordance with Sections 420 and 425 of the *Municipal Government Act*, the County is entitled to the right of possession and the right to dispose of a parcel of land if it is not sold at the public auction.

¹ **Administration Resources**
Barry Woods, Financial Services



BUDGET IMPLICATION(S):

Dependent on the actual sale of properties.

OPTIONS:

Option #1: THAT the 2018 Tax Sale be held on April 20, 2018 at 2:00 p.m. and that the sale conditions be as follows:

Terms: Cash or certified cheque.

Deposit: 10% of bid at the time of the sale on April 20, 2018.

Balance: 90% of the bid within 30 days of receipt by Rocky View County; Goods and Services Tax (GST) applicable as per Federal Statutes.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

“Kent Robinson”

Acting County Manager

BW/ls



PLANNING SERVICES

TO:	Council	DIVISION:	9
DATE:	January 23, 2018	APPLICATION:	1042-155
FILE:	06816005 & 06814007		
RE:	Rocky View County/Town of Cochrane – Annexation Notification		

¹ADMINISTRATION RECOMMENDATION:

- Motion #1: THAT receipt of the Town of Cochrane's request to add *Block 1 Plan 1364LK* to the proposed annexation area be acknowledged, and that the County enter into annexation negotiations.
- Motion #2: THAT the Division 9 Councillor and the Reeve be appointed to the Annexation Negotiating Committee.
- Motion #3: THAT Administration be directed to assign two members of Administration as representatives on the Annexation Negotiating Committee.
- Motion #4: THAT Administration be directed to arrange a date for a Negotiating Committee meeting with the Town of Cochrane, at the earliest possible mutually convenient date, and begin discussions.

EXECUTIVE SUMMARY:

The Town of Cochrane (the Town) formally notified Rocky View County (the County) and the Municipal Government Board (MGB) of a proposed annexation of 64.33 hectares (158.97 acres) of land located in the northwest of the County and immediately north of the town of Cochrane (see Appendix 'A'). Negotiations proceeded through 2017, but could not ultimately be completed prior to local government elections. The timing of the 2017 municipal elections affected community engagement, and, ultimately, the outcome of the elections affected the representation of elected representatives on the Negotiating Committee, requiring both Councils to pass new motions. The Town now seeks the addition of a separate parcel of land to the annexation negotiation. The recommendations in this report provide for the recommencement of negotiations and the addition of a parcel to those negotiations.

Annexation proposal regarding SW-16-26-4-W5M

The intent of the annexation of SW-16-26-4-W5M is to provide a site for development of a Rocky View Schools High School, as well as recreational uses and other public uses. The lands were the subject of an application for redesignation to Public Services District in order to facilitate the development of a public school, but the application was ultimately refused by Council on May 12, 2015.

¹ **Administration Resources**
Matthew Wilson, Planning Services



Annexation proposal regarding Block 1 Plan 1364LK

Correspondence was received from the Town on December 28, 2017 requesting the inclusion of another property for the purposes of the annexation (see Appendix 'B'). The additional property is situated to the northeast of the town, and is geographically separated from the property that is the subject of the initial request (see Appendix 'C'). The intent of the annexation of Block 1 Plan 1364LK is to provide for intersection upgrades associated with the development of the Cochrane Sunset Ridge community situated in the northeast of the town.

Section 117 of the *Municipal Government Act* (MGA) outlines the County's obligations upon receipt of a notice of annexation. These include meeting with the initiating Municipal Authority to discuss the proposals included in the notice and negotiating the proposals in good faith. Administration has prepared motions to allow the formal annexation process to begin in accordance with **Option #1**.

BACKGROUND

Annexation proposal regarding SW-16-26-4-W5M

On January 20, 2017, the Town notified the County and the MGB of a proposed annexation of 64.33 hectares (158.97 acres) of land located in the northwest of the County and immediately north of the town of Cochrane. The annexation area encompasses a single titled parcel comprising SW-16-26-4-W5M, at the northeast junction of Horse Creek Road and Township Road 262 (see Appendix 'C').

The subject land contains a dwelling and an accessory building in the southeastern portion of the property. The remainder of the land is currently used for pasture. The Cochrane Extraction Plant (gas plant) operated by Inter Pipeline is situated immediately to the northeast of the subject land on NE-16-26-4-W5M.

The Town has identified that the annexation of these lands would provide for the logical extension of servicing, transportation routes, pathway and adjacent school sites within the Heritage Hills community located immediately to the south. The Town does not wish to commit resources to the purchase and servicing of lands outside its jurisdiction.

The Rocky View County annexation team would consider road maintenance, stormwater drainage, tax revenue and future land uses in negotiating the annexation application. The annexation process itself would be led by the Town of Cochrane, according to the requirements of the Municipal Government Board and the MGA. It is anticipated that the two Municipalities should be able to reach agreement on the annexation terms so that the County can support the Town's application for annexation.

Annexation proposal regarding Block 1 Plan 1364LK

The intent of the annexation of Block 1 Plan 1364LK is to provide for intersection upgrades associated with the development of Cochrane's Sunset Ridge community, situated in the northeast of the town. The Cochrane North ASP identifies the subject land as a future growth area intended for higher densities with appropriate servicing. However, the related policies require the amendment of the ASP prior to any conceptual scheme planning, redesignation, subdivision or development applications. Further, the conceptual road network (figure 8 of the ASP) identifies these lands as encumbered by a proposed main road and an intersection with Highway 22. While the Town of Cochrane acknowledges that the newly proposed intersection arrangement deviates from the original Sunset Ridge transportation network proposal, the Town considers the revised arrangement to be a better solution.



RECOMMENDATION

Section 117 of the MGA outlines the County's obligations upon receipt of a notice of annexation. These include meeting with the initiating Municipal Authority to discuss the proposals included in the notice, and negotiating the proposals in good faith. Although this appears to be a relatively minor annexation, the County must deal with the matter in a procedurally correct manner. Therefore, Administration has provided four motions that would allow the County to formally engage in annexation discussions, and recommends proceeding in accordance with **Option #1**.

OPTIONS

- Option #1:
- Motion #1: THAT receipt of the Town of Cochrane's request to add *Block 1 Plan 1364LK* to the proposed annexation area be acknowledged, and that the County enter into annexation negotiations.
 - Motion #2: THAT the Division 9 Councillor and the Reeve be appointed to the Annexation Negotiating Committee.
 - Motion #3: THAT Administration be directed to assign two members of Administration as representatives on the Annexation Negotiating Committee.
 - Motion #4: THAT Administration be directed to arrange a date for a Negotiating Committee meeting with the Town of Cochrane, at the earliest possible mutually convenient date, and begin discussions.

Option #2: That Council provide Administration with alternative direction.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

General Manager

Acting County Manager

MW/rp

APPENDICES:

APPENDIX 'A': Notice of Annexation Application, Town of Cochrane, January 20, 2017

APPENDIX 'B': Notice of Annexation Application, Town of Cochrane, December 28, 2017

APPENDIX 'C': Map Set

TOWN OF COCHRANE

101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



January 20, 2017

Mr. Kevin Greig
Chief Administrative Officer
Rocky View County
911 – 32nd Avenue NE
Calgary, AB T2E 6X6

RE: Formal Notice of the Town of Cochrane Annexation Application

On January 9, 2016, the Town of Cochrane Council authorized Administration to proceed with a Notice of Annexation.

The purpose of this letter is to fulfil the requirements of Section 116 of the *Municipal Government Act* ("MGA") and to initiate an annexation application for the area on the attached map. By copy of this letter, all affected authorities as required by Section 116 of the MGA have been notified.

NOTIFICATION

This notification is being sent to you as the municipal authorities from which the land is to be annexed, to the Municipal Government Board, and all relevant local authorities as defined in Section 1(1) (m) of the MGA.

DESCRIPTION OF LANDS TO BE ANNEXED

Appendix 1 contains a map and a description of the lands that are the subject of this proposed annexation. The Town of Cochrane seeks to annex those lands identified in red.

REASONS FOR THE PROPOSED ANNEXATION

Appendix 2 contains a summary of the reasons for the proposed annexation. A complete justification for the annexation will be provided as part of the report required under Sections 118 and 119 of the MGA.

PROPOSALS FOR CONSULTING WITH THE PUBLIC AND LANDOWNERS

Appendix 3 contains the proposed public consultation program.

AUTHORIZATION

Appendix 4 includes a copy of the Town of Cochrane Council decision with respect to this notice, which authorizes Administration to proceed with the notice of annexation.

Appendix 5 includes a copy of the motion from Rocky View County Council that authorized their Administration to begin the process of collaborative and good faith negotiations with the Town of Cochrane for the potential annexation of the lands that are the subject to this Notice of Annexation.

NEGOTIATION / MEDIATION COMMITTEE

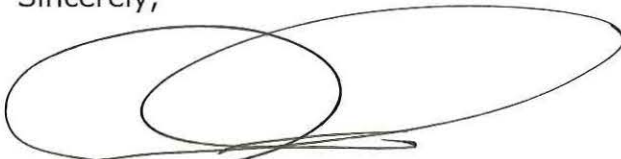
In order to address the requirements of Section 117 of the MGA, members of a negotiation committee (political and administrative) will be appointed by the respective Councils.

ADDITIONAL NOTICE TO THE MUNICIPAL GOVERNMENT BOARD

Appendix 6 contains an expanded list of authorities that may be affected by the proposed annexation. These additional authorities have not been copied on this letter but are listed as required by Section 6.1 of the Municipal Government Board's Annexation Procedure Rules (effective January 1, 2013).

Should you have any further questions with respect to the proposed annexation, please contact Drew Hyndman, Senior Manager of Development Services by telephone at 403-851-2563 or by email drew.hyndman@cochrane.ca.

Sincerely,



Julian Decocq
Chief Administrative Officer
Town of Cochrane
Julian.decocq@cochrane.ca
403-851-2504

cc.

Rick Duncan, Case Manager, Municipal Government Board; Darrell Couture, Associate Superintendent of Business & Operations, Rocky View Schools; Trevor Richelhof, Development Technologist, Alberta Transportation; Niska Waite, Manager, District Planning, Calgary Catholic School District; Yvan Beaubien, Secrétaire corporatif & Services opérationnels, Conseil Scolaire FrancoSud; Lori Craig, Deputy CAO, Town of Cochrane

APPENDIX 1

DESCRIPTION OF LANDS TO BE ANNEXED

The lands within Rocky View County proposed for annexation to the Town of Cochrane are described on the attached map forming part of Appendix 1, including all titles and road plans that lie within listed Sections unless otherwise stated, and are described as follows:

LANDS WITHIN ROCKY VIEW COUNTY

SW ¼ 16-24-4-W5M
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT
THE ROADWIDENING ON PLAN 7410599
CONTAINING 0.417 HECTARES (1.03 ACRES) MORE OR LESS
EXCEPTING THEREOUT ALL MINES AND MINERALS



APPENDIX 2

ANNEXATION JUSTIFICATION

The *Municipal Government Act* in Section 116 (2) (b) requires, as part of a written notice of a proposed annexation, that the notice "set out the reasons for the proposed annexation". The following is an **overview** of the context and major reasons why the Town of Cochrane is pursuing annexation of the lands identified on the map of proposed annexation areas. Further and more detailed annexation justification will be provided as part of the report to be prepared describing the results of the annexation negotiation and public consultation processes.

The annexation justification is based on the following rationale:

The Town of Cochrane recognizes the annexation of this property as a unique opportunity for the Town and Rocky View County to collaborate on a regional recreation and public use solution, with significant benefits for everyone involved.

The Town envisions that a portion of the subject quarter section would be developed as a future High School Site by Rocky View Schools, while the balance of the property would be developed for recreational & public uses to meet the future recreational needs of Cochrane and the surrounding community. The Town also recognizes that the balance of the property could also provide an ideal site for the potential relocation of other regional public service organizations and/or lands for future municipal purposes.

The Town also recognizes there are also other inherent benefits that support the annexation of these lands into Cochrane, including the logical extension of servicing, transportation routes, pathway and adjacent school sites within the Heritage Hills community located immediately to the south. In addition, this would eliminate the need to service a site outside the boundary of the Town of Cochrane.

Rationale Summarized:

Town of Cochrane:

- The Town is unwilling to commit the financial resources to purchase, service, and potentially develop these lands for future recreational uses unless the land is under its own jurisdiction and control. These include servicing and transportation costs.
- Rocky View Schools, as the Owner of the lands, has confirmed their desire for their future school to be located within the Town's boundary in order to be a fully serviced site.
- This would eliminate the need for Town of Cochrane to gain approval from City of Calgary for servicing a site outside the municipal boundary.
- The logical extension of servicing, transportation routes, and pathways from the Heritage Hills community, located immediately to the south.

Rocky View County:

- The reduction of Council and administrative resources/costs for managing site development, including application, review, and decision making.
- The removal of costs/risks associated with the servicing the development.
- There would be minimal loss of tax revenue.

CONCLUSION

This **overview** forms the initial justification for the proposed annexation boundary to facilitate negotiations with Rocky View County, and for public consultation. Further and more detailed annexation justification will occur as part of the annexation negotiations and public consultation processes, providing the basis for the Town of Cochrane's annexation application to the Municipal Government Board.

APPENDIX 3

PROPOSED PUBLIC CONSULTATION PROGRAM

Section 116 (2) (i) and (ii) requires that the notice for an annexation must include proposals for consulting with the public and meeting with the owners of the land to be annexed and keeping them informed about the progress of the negotiations. The Town of Cochrane will undertake a consultation process to inform, update, and allow stakeholders and residents the opportunity to express their opinions regarding the proposed annexation of the subject lands.

The following public consultation program is proposed in order to meet this requirement of the *Municipal Government Act*.

1. Website

The Town of Cochrane will have a website to provide the general public with easy access to information. The website will utilize a Frequently Asked Questions (FAQ) format and includes a mechanism for contacting staff representatives from the Town of Cochrane and Rocky View County. Links to each municipality's website will be included.

2. Mailing Lists

The lands that are proposed to be acquired by the Town of Cochrane are owned by one land owner, Rocky View Schools.

The Town of Cochrane and Rocky View County will be working directly with Rocky View Schools to keep them informed and address any questions or concerns.

3. Open Houses

A joint Open House session is planned and would be hosted by representatives from the Town of Cochrane and Rocky View County. This Open House will allow members of the public to learn about the proposed boundary adjustment and provide feedback.

4. Mail Outs

Direct and electronic mail outs are envisioned to affected landowners during the public consultation processes. These joint mail outs are intended to assist in sharing of information related to the boundary adjustment, informing interested parties of public engagement opportunities, establishing contact with other affected stakeholders and providing an opportunity for feedback.

Newspaper Advertisements

All open houses will be advertised in the Municipal Matters section of the Cochrane Eagle, a newspaper within the Town of Cochrane and The Rocky View Weekly, a newspaper within Rocky View County. Advertisements will also be posted on the Town of Cochrane's website.

Summary of the Public Consultation Program

A summary will be included in the report to the Municipal Government Board as required in Sections 118 and 119 of the *Municipal Government Act*.

APPENDIX 4

AUTHORIZATION BY TOWN OF COCHRANE

On January 9th, 2017, Council passed the following Motion:

That Council direct Administration to prepare a Notice of Annexation for the SW 1/4 of 16-24-4-W5M in accordance with Section 116(1) of the Municipal Government Act and to begin collaborative and good faith negotiations with the Rocky View County regarding the proposed annexation of these lands into the boundary of the Town of Cochrane.

APPENDIX 5**AUTHORIZATION BY ROCKY VIEW COUNTY**

On July 27, 2016, Rocky View County Council granted permission to the Town of Cochrane to acquire an interest in the SW ¼ 16-26-4-W5M, as per Section 72(1) of the Municipal Government Act

On November 22, 2016, Rocky View County Council passed the following motion:

That Administration be directed to begin the process of collaborative and good faith negotiations with the Town of Cochrane for the potential annexation of the SW ¼ of Section 16-24-4-W5M once the Town has provided the Notice of Intent to annex to the Municipal Government Board.

APPENDIX 6**ADDITIONAL NOTICE TO THE MUNICIPAL GOVERNMENT BOARD**

Section 6.1 of the Municipal Government Board's Annexation Procedure Rules (effective January 1, 2013) requires that written notice to the Municipal Government Board under section 116 (1) (b) of the *Municipal Government Act* must be accompanied by a list of the authorities that the Town of Cochrane believes may be affected by the proposed annexation. The following list of authorities is provided in order to meet this requirement.

List of affected authorities that notice has been provided to by copy of this letter, as required by the *Municipal Government Act*:

- Municipal Government Board
- Rocky View County

List of authorities that may be affected, as required by the Municipal Government Board's Annexation Procedure Rules:

- Alberta Transportation
- Rocky View Schools
- Calgary Catholic School District
- Conseil Scolaire FrancoSud
- Alberta Health Services
- ATCO Gas
- Fortis Alberta Inc.
- Energy Resources Conservation Board

TOWN OF COCHRANE

101 RancheHouse Rd.
 Cochrane, AB T4C 2K8
 P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



December 28, 2017

Mr. Richard Barss
 Acting Manager, Intergovernmental Affairs
 Rocky View County
 911 -32nd Avenue NE
 Calgary, AB T2E 6X6
 Via e-mail to: rbarss@rockyview.ca

Dear Mr. Barss

RE: Request for Rocky View County to enter into collaborative and good faith negotiations on the annexation of Plan 1364LK, Block 1

Further to our recent discussions, please accept this correspondence as the Town of Cochrane's formal request for Rocky View County to enter into collaborative and good faith negotiations on the annexation of Plan 1364LK, Block 1 (+/-40 acres).

The Town of Cochrane and Rocky View County previously agreed to discuss the potential annexation of a quarter section north of the Town's boundary and adjacent to Horse Creek Road in January 2017, intended for the future development of a High School site. The Annexation Negotiation teams from the Town and County held a preliminary meeting to discuss our respective interests in the Spring 2017. Following the meeting, Administrations were directed to investigate a series of matters related to the annexation proposal. Upon completing these tasks, it was determined that it would not be appropriate to proceed with community engagement efforts on the proposed annexation due to the arrival of summer. The subsequent Municipal Election in the Fall of 2017 also precluded any further discussions on this matter.

With our respective new Councils now in place, the Town of Cochrane would like to confirm our continued interest in the SW ¼ 16-24-4-W5M and add Plan 1364LK, Block 1 (+/-40 acres) to the annexation negotiations. As previously discussed, the Town of Cochrane recognizes the annexation of this specific property as a unique opportunity for the Town and County to collaborate on a long term access solution, with significant benefits for residents of both municipalities. Not only is this area a gateway to our two communities, but there is a recognized need for both jurisdictions to plan and maintain a coordinated long term transportation network within the region.

The Town of Cochrane has recently received a formal application for the Sunset Ridge Stage Three Neighbourhood Plan, the area immediately adjacent to our shared boundary. As part of this application, the Applicant is proposing the future development of the balance of the Sunset Ridge community. One of the key aspects of their proposal is an Interim Access from Highway 22 to their community, whereby their development may proceed prior to the Ultimate Intersection being in place. As a result, the Ultimate Intersection originally envisioned in the Stage 1, Stage 2 Area Structure Plans and Stage 2 Neighbourhood Plan may not proceed without a coordinated effort between the Town of Cochrane and Rocky View County, a

TOWN OF COCHRANE

101 RancheHouse Rd.
Cochrane, AB T4C 2K8
P: 403-851-2500 F: 403-932-6032
www.cochrane.ca



strategy that may require the annexation of this property. Please note, as part of their proposed Interim Access, County residents in the View Ridge Place community will also have their access to Highway 22 temporarily re-aligned. (See attached Figures for more information)

The Town of Cochrane acknowledges that this proposal deviates from the original vision for the build out of Sunset Ridge and that the future annexation of Plan 1364LK, Block 1 has always been considered as a potential solution to this matter, but to date, has never formally pursued. Furthermore, the Interim Access, as currently proposed, may not be in the best interests of the Town of Cochrane and Rocky View County.

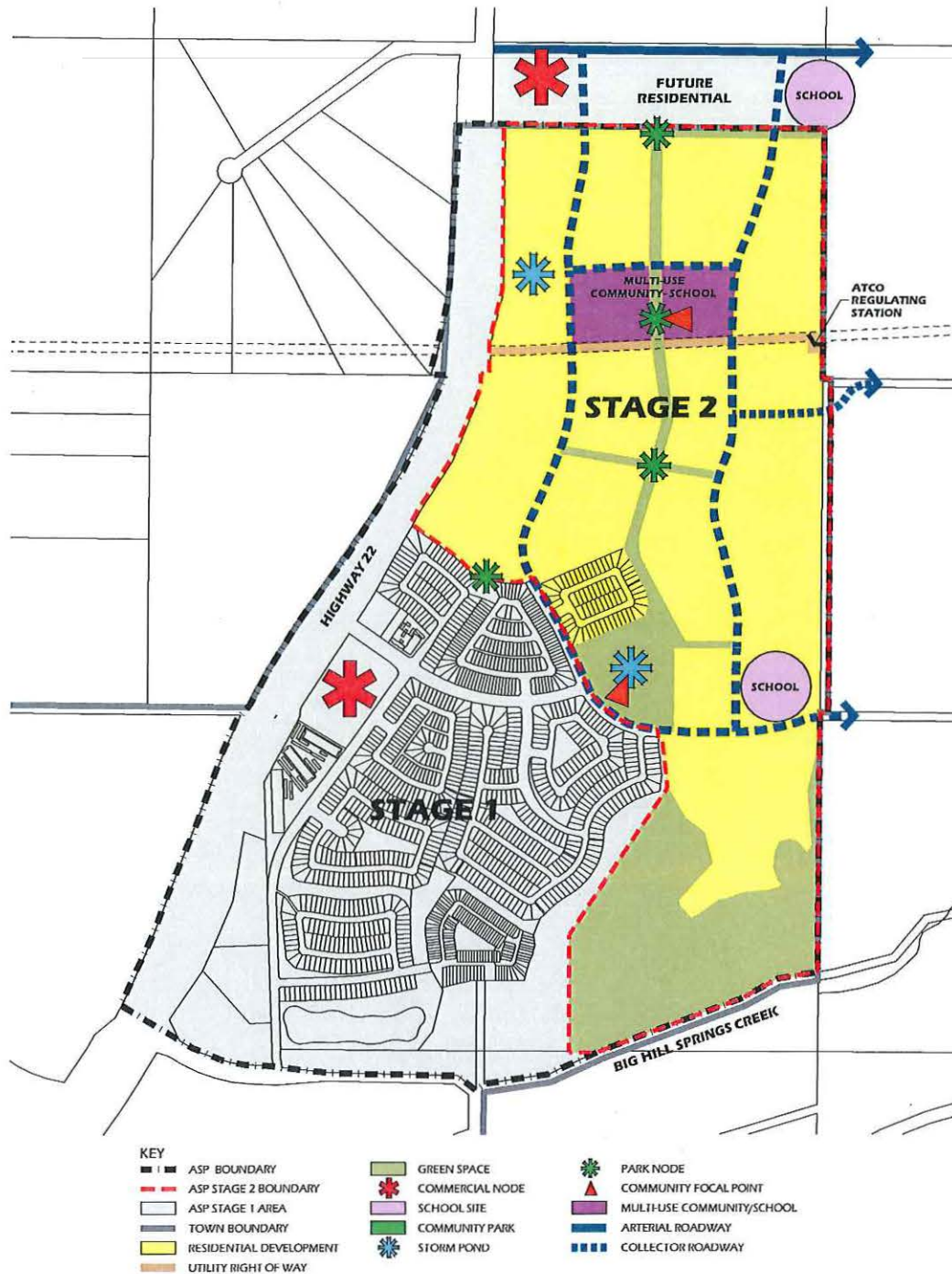
Therefore, in an effort to address the access considerations of both jurisdictions, the Town of Cochrane formally request that Rocky View County consider the addition of Plan 1364LK, Block 1 to the annexation negotiation discussions moving forward.

Thank you and we look forward to your response.

Sincerely,

Drew Hyndman
Senior Manager, Development Services
Town of Cochrane
Drew.hyndman@cochrane.ca
(403) 851-2563

FIGURE 2: APPROVED SUNSET RIDGE AREA STRUCTURE PLAN - LAND USE CONCEPT



DECEMBER 2017 | 04

FIGURE 3: AERIAL PHOTO AND LEGAL INFORMATION

- Legend**
- Sunset Ridge Stage 2 Neighbourhood Plan
 - Sunset Ridge Stage 3 Neighbourhood Plan
 - Sunset Ridge Area Structure Plan Boundary

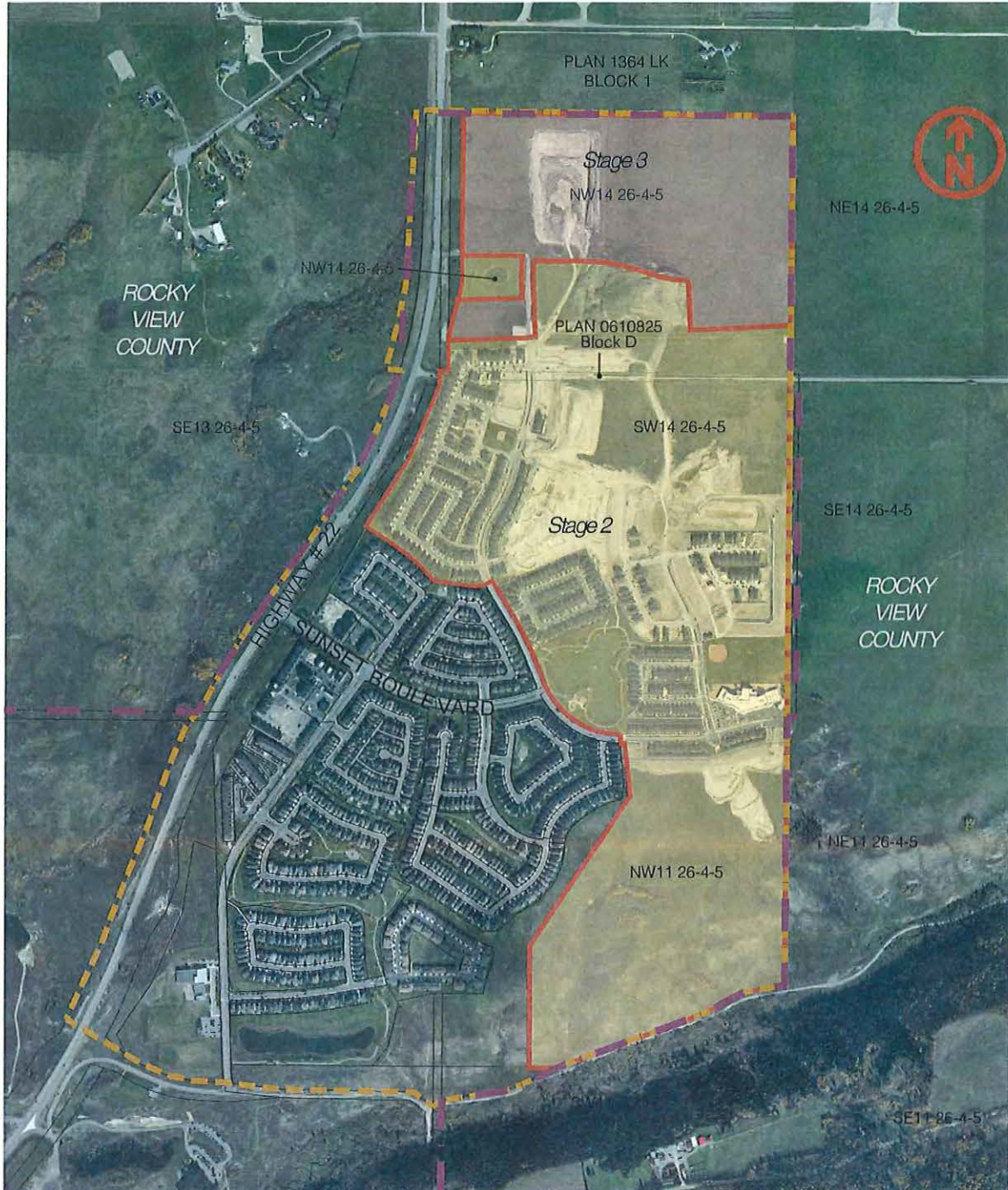


FIGURE 7: CONCEPT PLAN

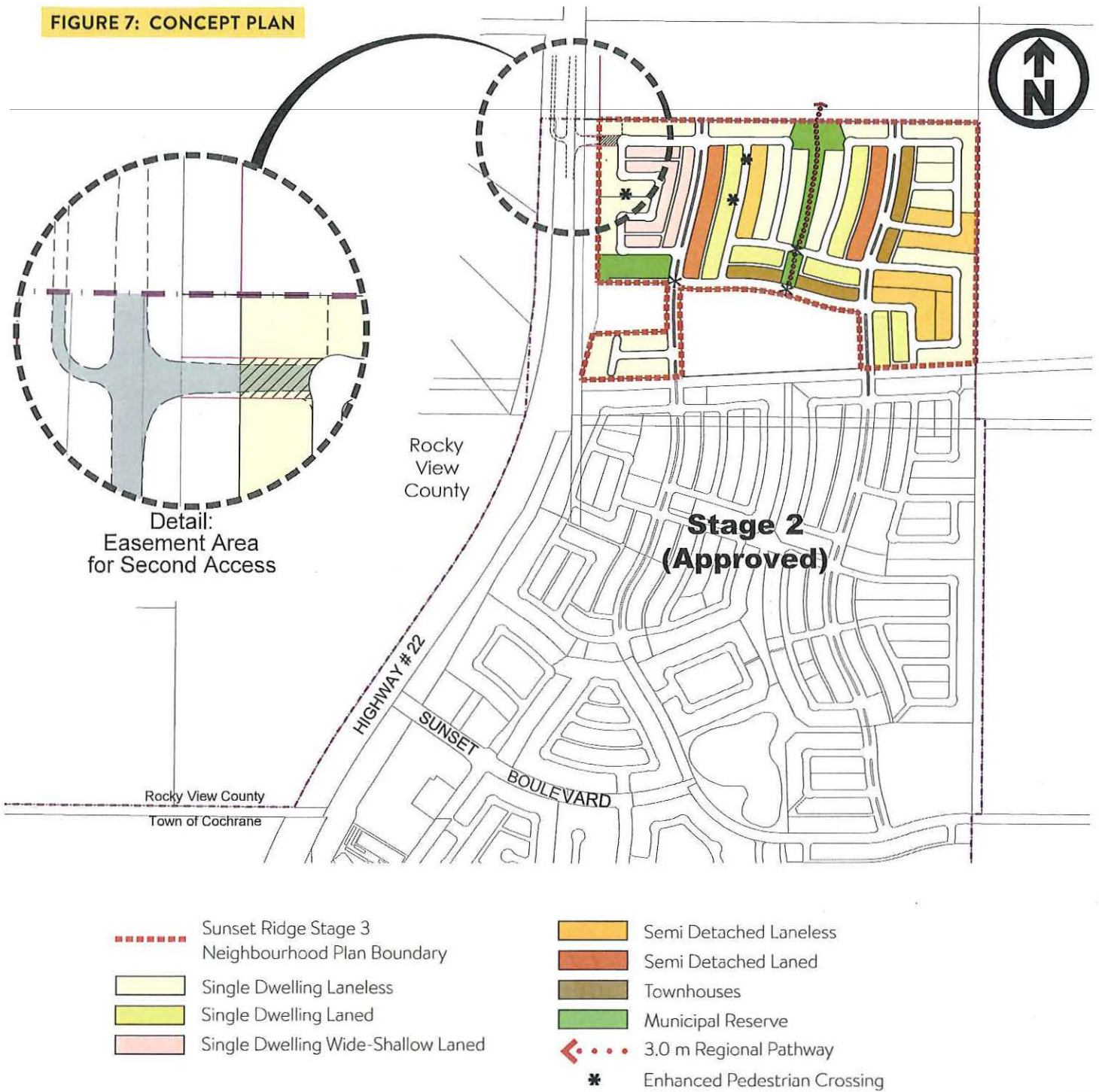


FIGURE 16: EXTERNAL TRANSPORTATION NETWORK

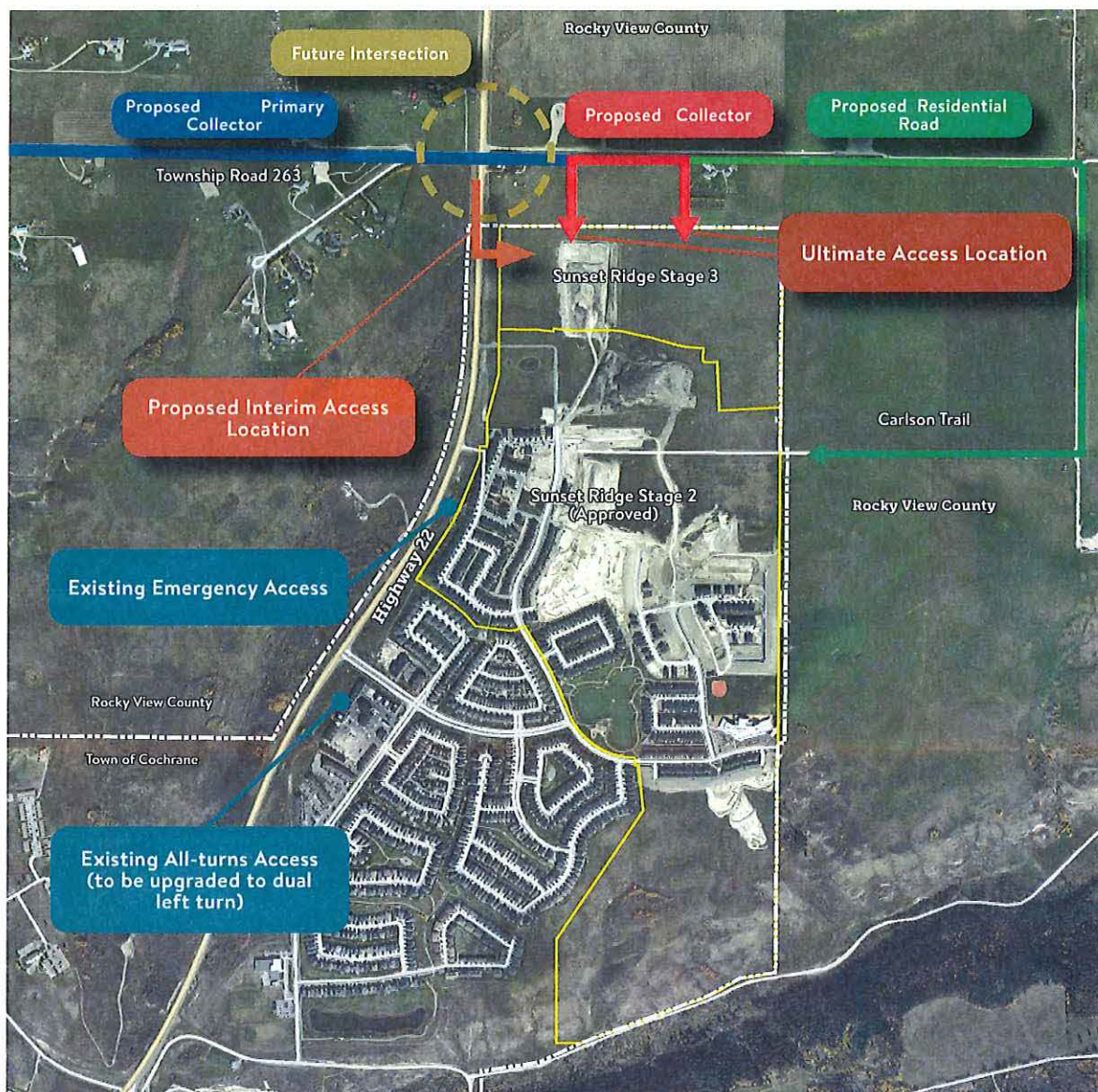
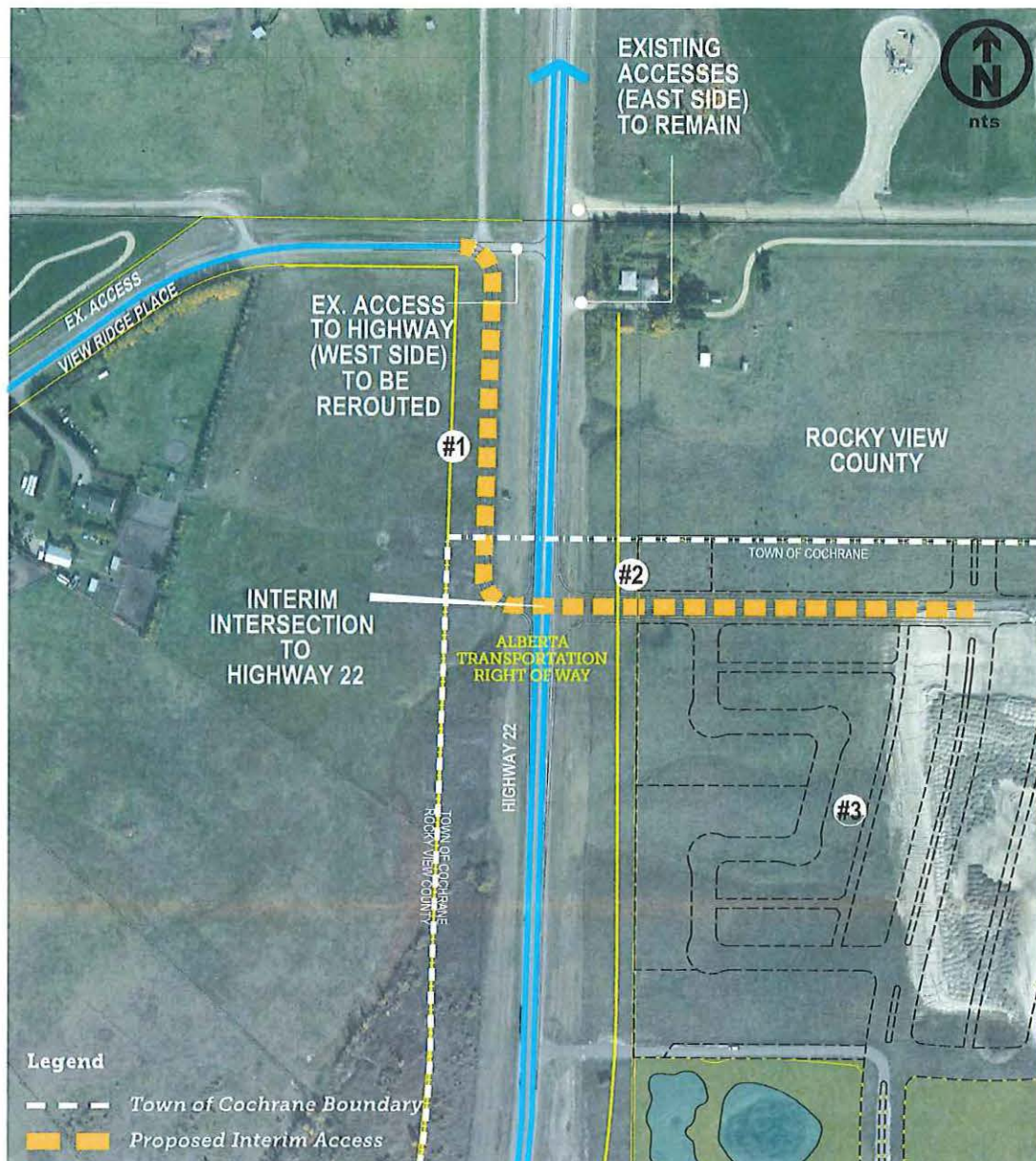


FIGURE 18: INTERIM ACCESS SOLUTION



Notes:

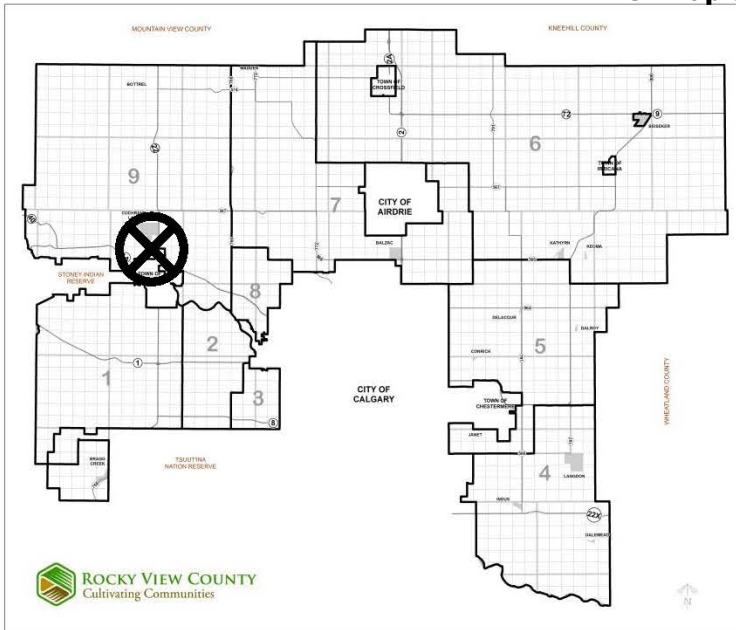
- #1: Interim Road to be contained within the existing Alberta Transportation (Highway 22) Right of Way
- #2: Interim Access to be removed once lands in Rocky View County (north of Sunset Ridge) are developed
- #3: Neighbourhood design is conceptual and is subject to change through the Neighbourhood Plan application process.

This aerial map illustrates the proposed road layout and access points for the Cochrane Lake Hamlet. The map features several key elements:

- Future East / West Road:** A horizontal road running across the top of the map, labeled "FUTURE EAST / WEST ROAD AS PER COCHRANE LAKE HAMLET PLAN".
- Future Intersection:** A circular area at the top center, labeled "FUTURE INTERSECTION", indicating the proposed intersection of the future road with Highway 22.
- Highway 22:** A vertical road running through the center of the map, labeled "HIGHWAY 22".
- Service Road Relocation:** A road on the left side, labeled "EX-ACCESS VIEW RIDGE PLACE", with a note indicating "CLOSURE OF SERVICE ROAD TO VIEW RIDGE ROAD TO BE RELOCATED TO NORTH ROAD (ONCE CONSTRUCTED)".
- Interim Access Closure:** A road on the left side, labeled "CLOSURE OF INTERIM ACCESS TO SUNSET RIDGE".
- Ultimate Access:** A road on the right side, labeled "ULTIMATE ACCESS TO SUNSET RIDGE".
- Rocky View County Boundary:** A dashed line running horizontally across the middle of the map, labeled "ROCKY VIEW COUNTY TOWN OF COCHRANE".
- Alberta Transportation Right of Way:** A yellow line running vertically along Highway 22, labeled "ALBERTA TRANSPORTATION RIGHT OF WAY".
- Legend:**
 - Town of Cochrane Boundary:** Represented by a dashed line.
 - Closed Interim Access:** Represented by a yellow line.
 - Proposed Ultimate Access:** Represented by an orange line.
- Map Markers:** Three numbered markers (#1, #2, #3) are placed along the roads to indicate specific locations.
- North Arrow:** A north arrow is located in the top right corner, labeled "nts".

Notes:

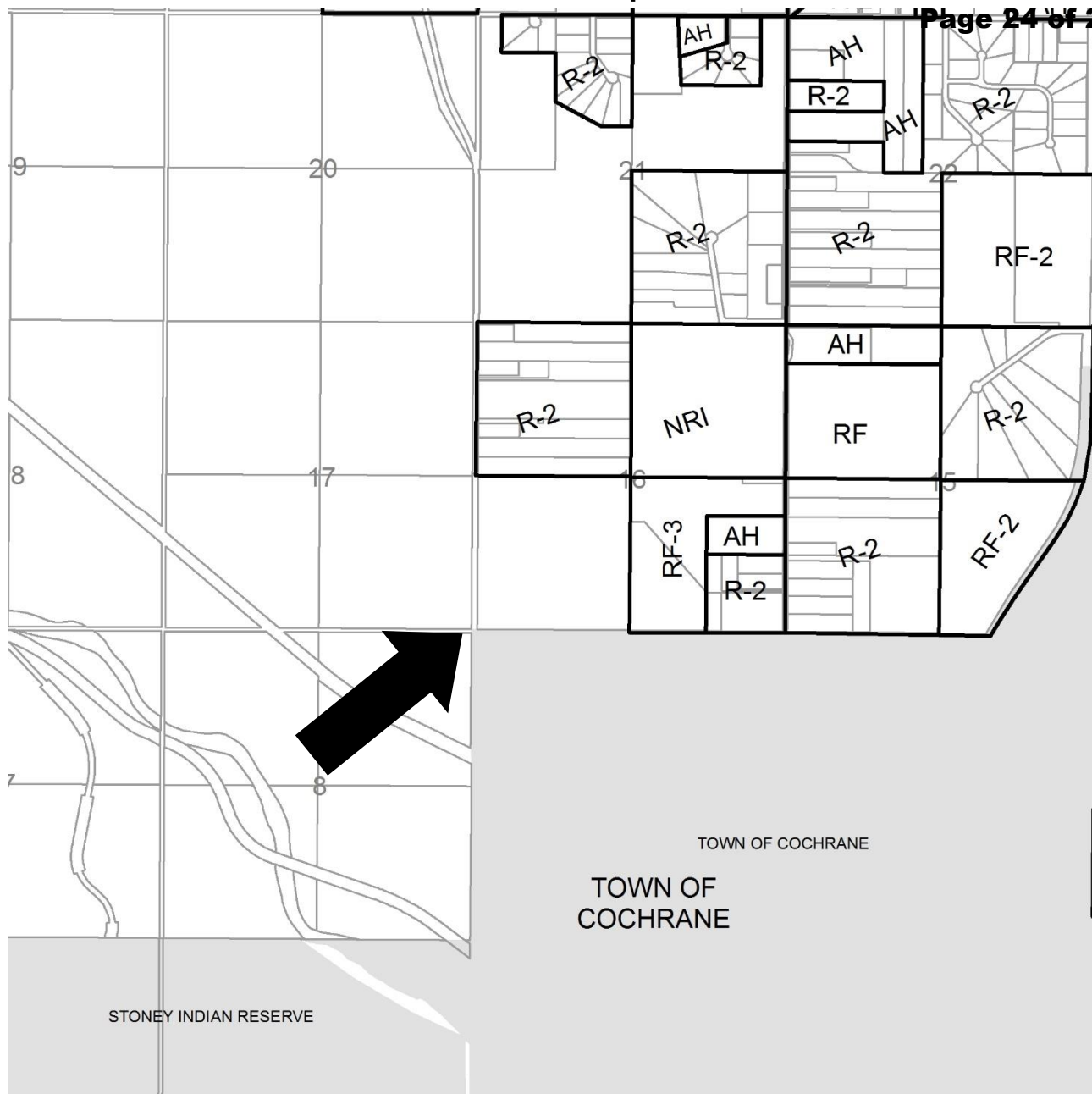
- #1: Access alignment to be determined at the detailed design stage
#2: Road classification and alignment to be determined at time of development
#3: Neighbourhood design is conceptual and is subject to change through the Neighbourhood Plan application process.



LOCATION PLAN

SW-16-26-04-W05M &

Block:1 Plan:1364 LK within NW-14-26-04-W05M



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

LAND USE MAP

SW-16-26-04-W05M &

Block:1 Plan:1364 LK within NW-14-26-04-W05M

Date: Jan 11, 2018

Division # 9

File: 06814007 & 06816005

AGENDA

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

LAND USE MAP

SW-16-26-04-W05M &

Block:1 Plan:1364 LK within NW-14-26-04-W05M

Date: Jan 11, 2018

Division # 9

File: 06814007 & 06816005

AGENDA

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TOPOGRAPHY

Contour Interval 2 M



**SW-16-26-04-W05M &
Block:1 Plan:1364 LK within NW-14-26-04-W05M**

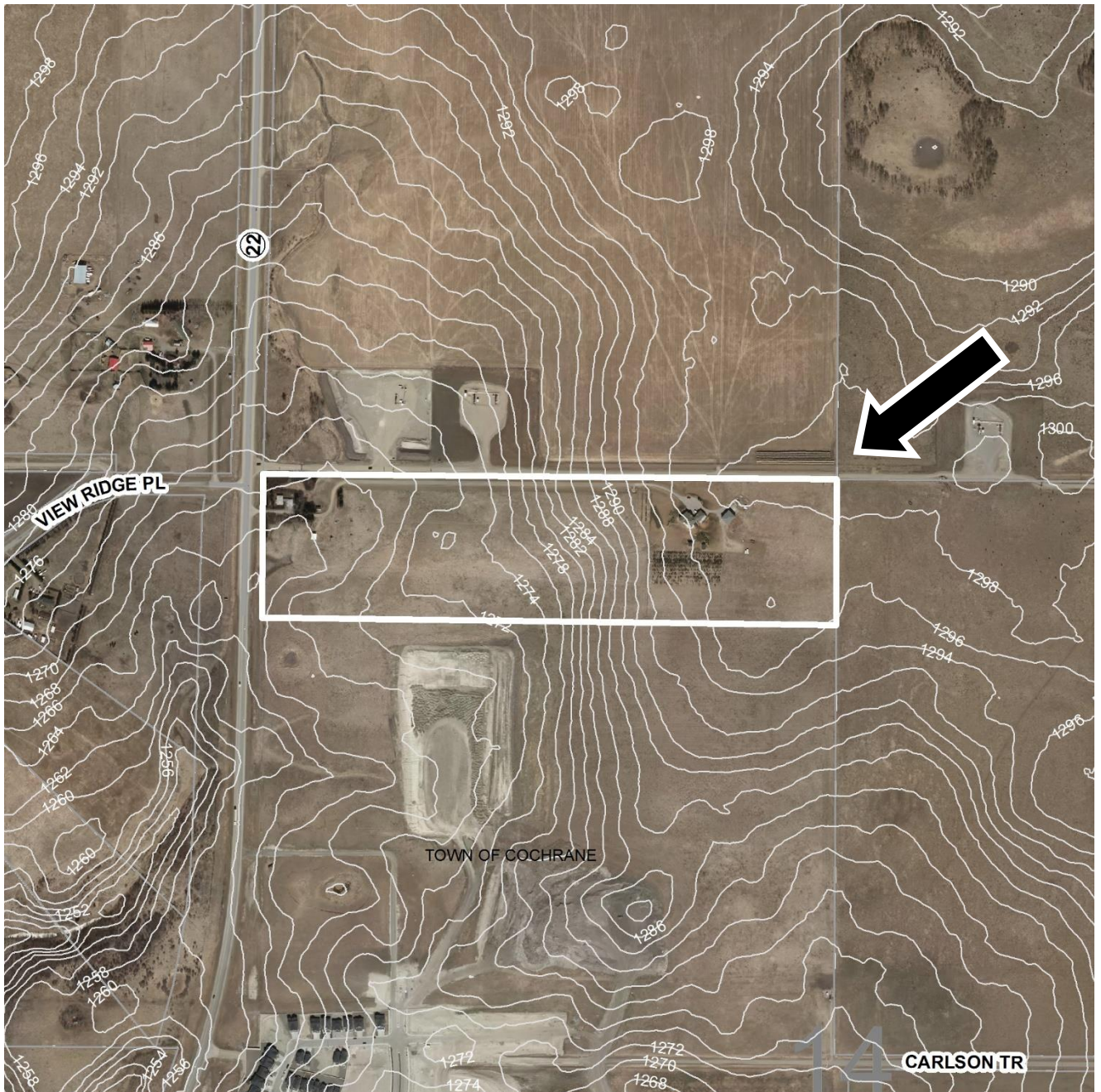
Date: Jan 11, 2018

Division # 9

File: 06814007 & 06816005

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

Contour Interval 2 M



SW-16-26-04-W05M & Block:1 Plan:1364 LK within NW-14-26-04-W05M

Date: Jan 11, 2018

Division # 9

File: 06814007 & 06816005

AGENDA

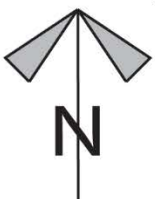
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2016



**SW-16-26-04-W05M &
Block:1 Plan:1364 LK within NW-14-26-04-W05M**

Date: Jan 11, 2018

Division # 9

File: 06814007 & 06816005

AGENDA

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

AIR PHOTO

Spring 2016

SW-16-26-04-W05M &

Block:1 Plan:1364 LK within NW-14-26-04-W05M

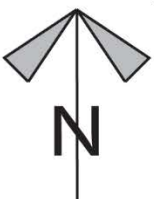
Date: Jan 11, 2018

Division # 9

File: 06814007 & 06816005

AGENDA

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RECREATION AND COMMUNITY SERVICES

TO:	Council	DIVISION: 4
DATE:	January 23, 2018	
FILE:	6060-300	
SUBJECT:	2017 Langdon Recreation Special Tax Funding Grant Applications	

¹ADMINISTRATION RECOMMENDATION:

THAT 2017 Langdon Recreation Special Tax Funding Grant funding be approved for the following community initiatives:

- a) Langdon Community Association – Baby Talk and Adopt-a-Planter programs, not to exceed \$5,000.00;
- b) Langdon Community Association - maintenance of and services for the Langdon Fieldhouse, community rink and the Langdon Community Playground; and volunteer training, not to exceed \$15,000.00;
- c) 1st Bow Valley Scouts – replacement and repair of outdoor activity equipment, not to exceed \$5,000.00; and
- d) Synergy Youth and Community Development Society – program leader wages, volunteer bursaries, and program supplies, not to exceed \$5,000.00.

EXECUTIVE SUMMARY:

The Langdon Recreation Special Tax Funding Grant is an annual program funded through a special tax levy on households within Langdon for the purpose of providing enhanced recreation service delivery and resourcing for new community initiatives. Administration received four Langdon Recreation Special Tax Funding Grant applications in 2017, totaling \$30,000.00.

Council is the approval authority under Rocky View County Policy 322, being the “Langdon Recreation Special Tax Funding Grant”. Administration reviewed each funding request application for eligibility, and recommends that \$30,000 be approved by Council.

Administration recommends approval in accordance with **Option #1**.

BACKGROUND:

The Langdon Recreation Special Tax Funding Grant is an annual program funded through a special tax levy on households within the Hamlet of Langdon. The purpose of the grant is to enhance service delivery for diverse programs and facility improvements by not-for-profit organizations. Applications are accepted from November 1 through November 30 annually. Funding requests are reviewed by Administration based on the criteria in the Langdon Recreation Special Tax Funding Grant Policy 322 (Attachment ‘A’). All applications received in 2017 satisfied the eligibility criteria outlined in the policy.

\$84,657.98 was collected through Langdon Special Tax for Recreational Services levy in 2017, in addition to a Langdon Special Tax for Recreational Services reserve balance of \$123,267.71 consequently \$207,925.69 is available for immediate distribution.

BUDGET IMPLICATION(S):

Applications received during the 2017 intake period totalled \$30,000.00. Allocation recommendations

¹ **Administration Resources**

Susan de Caen, Recreation & Community Services

(summarized in the table below) total \$30,000.00, leaving a balance of \$177,925.69 for future programs and projects.

DISCUSSION:

The following is a summary of the funding requests received and allocation amounts recommended:

Community Group	Amount Requested	Recommendation	Funding Type
1. Langdon Community Association	\$5,000.00	\$5,000.00	Programming
2. Langdon Community Association	\$15,000.00	\$15,000.00	Maintenance
3. 1 st Bow Valley Scouts	\$5,000.00	\$5,000.00	Programming
4. Synergy Youth and Community Development Society	\$5,000.00	\$5,000.00	Programming

1. The Langdon Community Association applied for \$3,273.74 to offset costs for maintaining planters along Main Street in Langdon. They later requested additional support for the Baby Talk program. These programs both encourage community gathering and well-being. Administration recommends that \$5,000.00 be allocated to these community programs (\$2,000 for the Baby Talk program and \$3,000 for the Adopt-a-Planter program).
2. The Langdon Community Association applied for \$15,000.00 to assist with snow clearing, Fieldhouse cleaning, playground and community rink maintenance, port-a-potties for the spring through fall, and volunteer training.
3. 1st Bow Valley Scouts applied for \$5,000 to assist with purchasing and repairing outdoor activity equipment to serve youth participating in Scouting.
4. Synergy Youth and Community Development Society applied for \$5,000 to employ a local Summer Program Leader to lead activities, provide youth volunteers with bursaries, and program materials.

OPTIONS:

Option #1: THAT 2017 Langdon Recreation Special Tax Funding Grant funding be approved for the following community initiatives:

- a) Langdon Community Association – Baby Talk and Adopt-a-Planter programs, not to exceed \$5,000.00;
- b) Langdon Community Association - maintenance of and services for the Langdon Fieldhouse, community rink and the Langdon Community Playground; and volunteer training, not to exceed \$15,000.00;
- c) 1st Bow Valley Scouts – replacement and repair of outdoor activity equipment, not to exceed \$5,000.00; and
- d) Synergy Youth and Community Development Society – program leader wages, volunteer bursaries, and program supplies, not to exceed \$5,000.00.

Option #2: THAT alternative direction be provided.



Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

SD/cm

ATTACHMENTS:

Attachment ‘A’ – Policy 322 (Langdon Recreation Special Tax Funding Grant)

Attachment ‘B’ – 2017 Langdon Recreation Special Tax Funding Grant Applications

POLICY

#322



	Title: Langdon Recreation Special Tax Funding Grant (Langdon Rec Plus Program)
Legal References: Provincial Act(s): Municipal Government Act: Special Tax Bylaw, section 382 (1) (I)	Policy Category: Recreation & Community Support
Cross References: Special Tax Bylaw For Recreational Services for the Hamlet of Langdon	Sponsor: Recreation & Community Support
Repeals:	Adoption Date: October 14, 2014 Effective Date: October 14, 2014 Revision Date(s): Administration Review: Annually

A. Purpose

The Hamlet of Langdon is a growing community that has been identified in the County Plan as a future full service rural community. Residents of the Hamlet of Langdon have identified an additional need for recreational amenities, programing and services as an important issue for the community. The special tax for recreational services is levied against assessable property in the Hamlet for the purpose of providing funding for an increased service delivery model for the development of community programs, amenities and events exclusively for community organizations that operate and support projects within the Hamlet of Langdon.

B. Definitions In this Policy:

1. **"Administration"** means an employee(s) of Rocky View County.
2. **"Amenities"** a useable feature, building, park or open space that incorporates recreational and/or cultural activities.
3. **"Community Organization"** means community based not for profit organizations that are registered (or incorporated) under the Province of Alberta's Societies Act or the Agricultural Societies Act.
4. **"County"** means Administration or Council of Rocky View County.
5. **"Council"** means the Council of Rocky View County.
6. **"Criteria"** means the tool that will be used to evaluate each application on its own merits.
7. **"Financial Report"** is defined as a report a community organization is required to remit to the County that outlines how grant funds were actually spent.
8. **"Financial Statements"** is a formal record of the financial records of a community organization.
9. **"Operating or Maintenance"** means funds for the ongoing cost of running or maintaining a facility or program.
10. **"Recreational Services"** reflects a broad concept related to sports, fitness, social recreation and special community events.

C. Policy Statement

To establish an annual special funding program to offer additional financial support to community organizations or the County acting as an agent, exclusively within the Hamlet of Langdon boundaries. Grants will be dispersed according to applicants meeting grant criteria with the objective of improving quality and quantity of recreation services; which includes community programs, facilities and special events. Implementation, compliance and management of this policy is the responsibility of County Administration, pending Council's approving of the annual budget.

D. Criteria

1. Applications shall only be accepted for Recreational Services programs or projects, as defined in this policy and must occur within the Hamlet of Landon boundaries
2. Projects and programs must first service Langdon Residents.
3. Applicants must be community organizations that reside in Langdon or the County acting as an agent on behalf of the Hamlet of Langdon.
4. A maximum of \$15,000 per project shall be considered for development, or annual operating and maintenance of recreational infrastructure.
5. A maximum of \$5,000 per project shall be considered for annual program funding.
6. Applicants must complete an application form.
7. All applications must include current financial statements, audited if available.
8. Community organizations must provide a Project Completion Financial Report on how the grant funds were used no later than three (3) months after completion of the project or program. If the financial report is not provided, then future funding requests shall not be considered.

E. Non-Eligible Associations, Projects and Expenditures:

1. Libraries
2. Museums
3. Amenities or programs that are outside the Hamlet of Langdon
4. Amenities or programs on private property without public interest to the land
5. Amenities or programs that do not allow reasonable access to the public
6. Homeowners Associations
7. Expenditures or financial commitments made before the organization's grant application was approved.

F. Special Tax Levy Reserve Funds

Any funds that are not allocated in a current funding cycle will be carried over, which may increase the available funds in any given year.

G. Deadline

Annual applications will be accepted November 1st to 30th of each year and completed applications must be officially received by the County offices no later than 4:00 pm on November 30th of each year.

H. Approving Authority & Notification

1. Council will be the approving authority.
2. Applicants will be notified of Council's decision no later than January 31st of each year.
3. Successful Applicants will receive their grant funding no later than March 1st of that same year.

I. Other

1. Funds must be used for the project(s) identified in the approved application.
2. Any unused grant funds must be returned to the County unless written permission from the County to redirect these funds is provided.

If the number of funding requests exceed the funds available, not all eligible projects may receive funding.

For further information, contact the Recreation Services Coordinator at 403-520-1658 or dlang@rockyview.ca.

Langdon Recreation Special Tax Funding Grant

Langdon Recreation Funding Application

Recreation Programs and Maintenance Program

Please type or print legibly. Applications will only be accepted for programs or projects occurring within the Hamlet boundary of Langdon.

1. ORGANIZATION INFORMATION

Organization's Name: Langdon Community Association

Mailing Address: Box 134

City: Langdon Province: AB Postal Code: TOJ1X3
(All correspondence and cheques will be mailed to this address)

Contact Person: Chrissy Craig

Telephone: (W) _____ (H) _____ (C) 403-827-5575

Email: chrissydickinson@hotmail.com

2. TOTAL AMOUNT OF FUNDING REQUESTED: \$ 3273.74

(Maximum funding provided for projects or program funding is \$5,000)

(Maximum funding provided for maintenance, development and/or operational expenses for recreational infrastructure is \$15,000)

3. FACILITY/PROGRAM INFORMATION AND BENEFIT

Please indicate **the number of people** who utilize your facility, amenity or program for which funding is being sought who reside in:

• Hamlet of Langdon: 5000 _____ • Outside the Hamlet of Langdon: 2000 _____

Indicate which target group will benefit from your program/project. If more than one group benefits, please assign a percentage (%) to each group:

	Number	Percentage		Number	Percentage
Children/Youth	_____	<u>25%</u>	Families:	_____	<u>50%</u>
Adults	_____	<u>12.5%</u>	Seniors:	_____	<u>12.5%</u>

How many volunteers were involved with your project? 45 people

How many volunteer hours? ~1200 hrs

How will these funds better serve the organization and Langdon community?

(Attach a separate sheet if required)

The Langdon Community Association will be entering the 8 year of the Adopt a Planter Program. These planters are located along main street in Langdon and within Langdon Park. This program allows all ages to volunteer to take care of a planter for the summer, by weeding and watering the flowers, within their own free time. This program has been wonderful to get families and seniors involved in the community. We are requesting flowers to support this program and keep it operational. These requested funds will help the LCA keep this program running for the 2017 year.

4. BUDGET

Revenue – List all revenues, including grants, for the project in which this application references.

1. Langdon Plus Program _____	\$ <u>3273.74</u>
2. _____	\$ _____
3. _____	\$ _____

List all Expenditures for the project in which this application references.

1 Flowers for Adopt a flower program _____	\$ <u>3273.74</u>
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____
Total Revenue	\$ <u>3273.74</u>
Total Expenditures	\$ <u>3273.74</u>
Net gain or Loss	\$ 0

5. SUPPORTING DOCUMENTS

The following documents MUST be attached:

- Quotes for project (if applicable)
- Organization's most recent Financial Statements – audited (if available)
- List of organization's officers and directors
- Other documents required for further clarification, as requested

Chrissy Craig
Print Name

Grant Coordinator
Title

Nov 17, 2017
Date

Chrissy Craig
Signature of Applicant

Susan de Caen

From: Chrissy Craig <chrissydickinson@hotmail.com>
Sent: Wednesday, December 06, 2017 12:57 PM
To: Susan de Caen
Subject: Potential Program/Grant

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Sue,

I know we just all applied for the Langdon Plus program, but We just had an amazing opportunity to bring a program to Langdon in partnership with the LCA. And it is very much needed here with the current population.

It would be a 12 week program to start with of brining a medical professional in once a week to meet with new parent's in the community. She would offer them a chat over important issues for the first hour and second hour would be a parent/baby play time.

I am wondering if there is a way to add on to my application for this program.

Chrissy Craig

The LCA would like to run a program called Baby Talk. This would be a free program for new parents in the community that would allow them to connect with other parents, as well have a chance to ask questions and get updates on their new babies. We would hire a nurse practitioner to come out for 2 hours once a week. Her services would include:

- Accurate weights, heights with provision of up to date growth charts for each child generated electronically
- Hand out on particular topic we are discussing or an email up date that would include links and an info pdf
- Availability to answer questions from parents regarding any concerns or issues they are having
- Facilitate the new parent group to ensure they feel well-supported and able to interact with other parents
- Be able to provide referral services as needed for parents or children that need closer follow-up for health concerns
- Be able to provide basis assessment/screening for new moms for signs of postpartum depression

There is a huge need for this in Langdon. We have lots of new parents, who don't know a lot of people in town and may not have family support. Many new parents feel isolated out in a rural community, and this would facilitate a parent group, so new parents can connect.

The cost for this practitioner is \$250 a week, which includes the two hours once a week and her preparation time for the program. (She has discounted it, as she is normally \$200 a hour). We would love to run the program for 12 weeks (3000), but could do for 8 weeks (\$2000) .



ROCKY VIEW COUNTY
Cultivating Communities

Langdon Recreation Special Tax Funding Grant

Langdon Recreation Funding Application

Recreation Programs and Maintenance Program

Please type or print legibly. Applications will only be accepted for programs or projects occurring within the Hamlet boundary of Langdon.

1. ORGANIZATION INFORMATION

Organization's Name: Langdon Community Association

Mailing Address: Box 124

City: Langdon Province: AB Postal Code: T0J1X3
(All correspondence and cheques will be mailed to this address)

Contact Person: Chrissy Craig

Telephone: (W) _____ (H) _____ (C) 403-827-5575

Email: chrissydickinson@hotmail.com

2. TOTAL AMOUNT OF FUNDING REQUESTED: \$ 15,000

(Maximum funding provided for projects or program funding is \$5,000)

(Maximum funding provided for maintenance, development and/or operational expenses for recreational infrastructure is \$15,000)

3. FACILITY/PROGRAM INFORMATION AND BENEFIT

Please indicate **the number of people** who utilize your facility, amenity or program for which funding is being sought who reside in:

• Hamlet of Langdon: 5000 _____ • Outside the Hamlet of Langdon: 2000 _____

Indicate which target group will benefit from your program/project. If more than one group benefits, please assign a percentage (%) to each group:

	Number	Percentage		Number	Percentage
Children/Youth	_____	<u>25%</u>	Families:	_____	<u>50%</u>
Adults	_____	<u>12.5%</u>	Seniors:	_____	<u>12.5%</u>

How many volunteers were involved with your project? 20

How many volunteer hours? 300



How will these funds better serve the organization and Langdon community?
(Attach a separate sheet if required)

The Langdon Recreation Special Tax Funding will help the LCA to continue to operate the Langdon Fieldhouse, community rink and the Langdon Community Playground.

The Fieldhouse and outdoor rink is currently the only public recreational space located within the hamlet. The Fieldhouse is used by many community groups and renters throughout the week. As well is the Emergency gathering point for the schools and the community. The rink is used full time during the winter by all persons of Langdon for skating, hockey and recreation. The Fieldhouse and the community rink share a road way and parking lot. We are asking for funds to help keep the parking lot and road way cleared of snow for the winter of 2018.

The Fieldhouse is currently rented 20% of the time by profit groups and 80% of the time by non-profit community groups. The outdoor rink is used 100% of the time by the community group for no charge. We have rated the snow removal costs to reflect this.

The Fieldhouse is used 80% of the time by Non-profits within the community, that are providing services to the community. They pay a discounted rate to assist with rental costs. Due to the high use of the Fieldhouse, we are required to have cleaning completed more frequently and by an outside contractor. We are seeking funds to pay the cleaning contract. We have rated the cleaning contract to reflect the non-profit/for profit ratio.

The Langdon Community playground is a project that the LCA worked hard on to bring to the community and needs to keep it up to CSA standards. To do this the maintenance is hired out to a third party who has 20 years of experience and is a certified inspector. This will ensure the playground will stay useable and safe for the residents of Langdon

Langdon Park is a vibrant, well used central park within Langdon. There currently is no access to public washrooms within Langdon Park. The LCA is requesting funds to be able to provide temporary washrooms, that are open to the public from March to October.

The Langdon Community Board is made up of some dedicated volunteers. These volunteers come from a variety of different backgrounds, which may or may not include working and directing a non-profit. The LCA would like to be able to provide training to the board members, so that they are more prepared and informed on the non-profit sector.

These funds would go a long way to assist the LCA in continuing to provide ability to access the recreation facilities and safe playground for the residents of Langdon.



ROCKY VIEW COUNTY
Cultivating Communities

4. BUDGET

Revenue – List all revenues, including grants, for the project in which this application references.

1. Langdon Plus Grant _____ \$ 15000 _____

2. Fundraising and/or rent _____ \$ 2135 _____

3. _____ \$ _____

List all Expenditures for the project in which this application references.

1. Snow Removal _____ \$4883.00 _____

2. Playground Maintenance (July 2016-June 2017) _____ \$3700 _____

3. Board Member Training _____ \$2132.00 _____

4. Porta Potties _____ \$ 2260.00 _____

5. Fieldhouse Cleaning _____ \$4160 _____

Total Revenue _____ \$ 17135 _____

Total Expenditures _____ \$17135 _____

Net gain or Loss _____ \$0 _____

5. SUPPORTING DOCUMENTS

The following documents MUST be attached:

- Quotes for project (if applicable)
- Organization's most recent Financial Statements – audited (if available)
- List of organization's officers and directors
- Other documents required for further clarification, as requested

Chrissy Craig
Print Name

Grant Coordinator
Title

Nov 17, 2017
Date

Chrissy Craig
Signature of Applicant



Langdon Recreation Special Tax Funding Grant

Langdon Recreation Funding Application

Recreation Programs and Maintenance Program

Please type or print legibly. Applications will only be accepted for programs or projects occurring within the Hamlet boundary of Langdon.

1. ORGANIZATION INFORMATION

Organization's Name: 1st Bow Valley Scouts

Mailing Address: Box 207

City: Langdon Province: Alberta Postal Code: T0J 1X0
(All correspondence and cheques will be mailed to this address)

Contact Person: Tim Weber Telephone: (W) 403.-232-7559 (H) 403.936.2388

(C) 403.993-8386

2. TOTAL AMOUNT OF FUNDING REQUESTED: \$ 5,000.00

(Maximum funding provided for projects or program funding is \$5,000)

(Maximum funding provided for maintenance, development and/or operational expenses for recreational infrastructure is \$15,000)

3. FACILITY/PROGRAM INFORMATION AND BENEFIT

Please indicate **the number of people** who utilize your facility, amenity or program for which funding is being sought who reside in:

• Hamlet of Langdon: 58 • Outside the Hamlet of Langdon: 6

Indicate which target group will benefit from your program/project. If more than one group benefits, please assign a percentage (%) to each group:

	Number	Percentage		Number	Percentage
Children/Youth	<u>64</u>	<u>100</u>	Families:	<u></u>	<u></u>
Adults	<u></u>	<u></u>	Seniors:	<u></u>	<u></u>

How many volunteers were involved with your project? 25

How many volunteer hours? 4688



Attachment 'B'

How will these funds better serve the organization and Langdon community?
(Attach a separate sheet if required)

See Attached

4. BUDGET

Revenue – List all revenues, including grants, for the project in which this application references.

1. <u>Registration Fees</u>	\$ <u>1100.00</u>
2. <u>Popcorn Sales</u>	\$ <u>22670.00</u>
3. <u>Bottle Drive</u>	\$ <u>10000.00</u>
4. <u>Camp Fees/Dues</u>	\$ <u>1100.00</u>
5. <u>Other Fundraising</u>	\$ <u>3000.00</u>
6. <u>Misc Income</u>	\$ <u>800.00</u>

List all Expenditures for the project in which this application references.

1. <u>Popcorn Sales Expense</u>	\$ <u>12341.00</u>
2. <u>Bottle Drive Expense</u>	\$ <u>1000.00</u>
3. <u>Program Expenses</u>	\$ <u>25500.00</u>
4. <u>Camp Equipment</u>	\$ <u>5000.00</u>
Total Revenue	\$ <u>38670.00</u>
Total Expenditures	\$ <u>43841.00</u>
Net gain or Loss	\$ <u>-5171.00</u>

5. SUPPORTING DOCUMENTS

The following documents MUST be attached:

- Quotes for project (if applicable)
- Organization's most recent Financial Statements – audited (if available)
- List of organization's officers and directors
- Other documents required for further clarification, as requested

Tim Weber
Print Name

Group Commissioner
Title

Nov 28, 2017
Date

[Signature]
Signature of Applicant

The Langdon Recreation Funding Grant funds will be utilized to allow the 1st Bow Valley Scouts to serve the Langdon Community by teaching local youth the value of civic pride through responsibility, teamwork, leadership and volunteering.

Scouts Canada engages youth of all ages in the development of social and civic skills that enable them to become empowered Citizens as they grow. By involving youth in Scouts throughout their formative years in informal, experiential learning opportunities and by using a specific experiential method, Scouting makes each individual participant the Principle Agent of his/her own development as a self-reliant, supportive, responsible and committed person. The Scout Method is an approach with youth that is unique to Scouting throughout the world and has demonstrated success in encouraging youth to become meaningful engaged citizens.

Scouts Canada has just introduced the Canadian Pathway which encourages youth to be the orchestrators of their own programming within the following elements:

- Youth-led
- Plan-Do-review
- Adventure
- SPICES (Social, Physical, Intellectual, Character, Emotional, Spiritual)

Our 1st Bow Valley Scouts program offers opportunity for youth of all ages;

Beaver Scouts engages youth aged 5 to 7 in fun and friendship by providing a variety of activity opportunities including but not limited to; nature walks, hikes, picnics, family-based camping, tree planting, games, sports, crafts, storytelling, singing, playacting; putting into action the Beaver Law, “A Beaver has fun, works hard and helps family and friends.

Cub Scouts continues the youth experience for 8 to 10 year olds, encouraging them through the motto, “Do your best.” Cubs offers youth adventure hiking and weekend camping, and an introduction to water activities such as kayaking and canoeing. By broadening their horizons through increasingly challenging adventures, teaching, self-reliance, cooperation, responsibility and creativity.

Scouts (11 to 14) is about having fun while gaining valuable leadership skills and self-confidence through focusing on outdoor and environmental activities, citizenship and community services, leadership and personal development by planning and participating in extended hikes and camping opportunities, crafts, competition, and participating in provincial and national youth forms (Jamborees).

Venturer Scouts (15 to 17) enables youth to nurture an active, healthy lifestyle, acquire the knowledge and skills for career development and participate in thrilling outdoor adventures. Youth are supported in the development of their own adventures including Survivorman challenges, Scouting around the world, vocational Venturers and are encouraged to become Scouters-in Training and Activity Leaders for the younger groups.

The 1st Bow Valley Scouts have been serving the Langdon Community for over 50 years and our Community continues to grow.



1st Bow Valley Scouts would like to thank the RVC for their continued support.

While our fundraising revenue remains consistent the cost of running the program continues to increase. The funding provided will help assist us in the day to day operational costs of our program. This includes indoor and outdoor activities, ensuring we have adequate equipment and supplies to serve all the youth interested in Scouting.

Last year we used the grant money to start replacing some of the aged camping equipment and add new equipment (ie. snowshoes). As our group continues to grow and expand there is still a need to replace and add more equipment allowing us to explore new and different outdoor activities.

Through your assistance we feel we will be able to continue to offer a challenging and rewarding program for our youth. Thank you for your consideration.

Yours in Scouting,

The 1st Bow Valley Scouts



Langdon Recreation Special Tax Funding Grant

Langdon Recreation Funding Application

Recreation Programs and Maintenance Program

Please type or print legibly. Applications will only be accepted for programs or projects occurring within the Hamlet boundary of Langdon.

1. ORGANIZATION INFORMATION

Organization's Name: Synergy Youth and Community Development Society

Mailing Address: 101-340 Merganser Drive W

City: Chestermere Province: AB Postal Code: T1X 1L6
(All correspondence and cheques will be mailed to this address)

Contact Person: Christy Redl

Telephone: (W) 403-212-0242 (H) _____ (C) _____ Email: christy@yoursynergy.ca

2. TOTAL AMOUNT OF FUNDING REQUESTED: \$ 5000

(Maximum funding provided for projects or program funding is \$5,000)

(Maximum funding provided for maintenance, development and/or operational expenses for recreational infrastructure is \$15,000)

3. FACILITY/PROGRAM INFORMATION AND BENEFIT

Please indicate **the number of people** who utilize your facility, amenity or program for which funding is being sought who reside in:

• Hamlet of Langdon: 65 • Outside the Hamlet of Langdon: 5

Indicate which target group will benefit from your program/project. If more than one group benefits, please assign a percentage (%) to each group:

	Number	Percentage		Number	Percentage
Children/Youth	<u>70</u>	<u>100%</u>	Families:	_____	_____
Adults	_____	_____	Seniors:	_____	_____

How many volunteers were involved with your project? 10

How many volunteer hours? 250



ROCKY VIEW COUNTY
Cultivating Communities

How will these funds better serve the organization and Langdon community?
(Attach a separate sheet if required)

Please see attached.

4. BUDGET

Revenue – List all revenues, including grants, for the project in which this application references.

- | | |
|--|----------------|
| 1. <u>Langdon Recreation Special Tax Funding Grant</u> | \$ <u>5000</u> |
| 2. _____ | \$ _____ |
| 3. _____ | \$ _____ |

List all Expenditures for the project in which this application references.

- | | |
|--|----------------|
| 1. Summer Program Leader – Training and Wages _____ | \$ <u>3000</u> |
| 2. Volunteer Youth Intern Bursaries _____ | \$ <u>1000</u> |
| 3. <u>Program supplies (including snacks, re-usable water bottles, recreation equipment, craft supplies, etc.)</u> | \$ <u>1000</u> |
| 4. _____ | \$ _____ |
| Total Revenue | \$ <u>5000</u> |
| Total Expenditures | \$ <u>5000</u> |
| Net gain or Loss | \$ <u>0</u> |

5. SUPPORTING DOCUMENTS

The following documents MUST be attached:

- Quotes for project (if applicable)
- Organization's most recent Financial Statements – audited (if available)
- List of organization's officers and directors
- Other documents required for further clarification, as requested

<u>Christy Redl</u>	<u>Program Coordinator</u>	<u>November 8, 2017</u>
<small>Print Name</small>	<small>Title</small>	<small>Date</small>

Christy Redl
Signature of Applicant

Langdon Summer Drop In

The Synergy Langdon Summer Drop In program has been a staple of summer for the Hamlet of Langdon for the past 5 years. Each year we've built on the program to provide a greater level of support to Langdon youth and their families. The past three years we've provided the program five days a week through July and August with 2017 being our most successful year yet. We saw double our expected youth turn out and supported the youth on a daily basis to disconnect from electronics and reconnect with their peers, mentors, and community through sports, crafts, and games.

Program Delivery Dates: July 3 – August 24, 2018

Program Times: 1:00 pm – 4:00 pm Weekdays (excluding stat holidays)

Program Location: This program is based entirely in the Langdon Field (surrounding the Field House), with the support of the Langdon Community Association. The program is outdoors.

Intended Demographic: Residents of Langdon, ages 9 – 14 (participants). Residents of Langdon, ages 15 – 21 (volunteers and mentors)

Program Description: Langdon Summer Drop In is a recreational program where youth can spend 3 hours every afternoon enjoying recreational sports, arts, games, and activities with caring mentors in a local, centralized location. Summer Drop In provides a variety of developmental benefits (as defined by Search Institutes Developmental Assets and FCSS funding criteria):

1. Youth receive support from non-parent adults and community mentors.
2. Youth experience caring neighbours and a caring neighbourhood.
3. Local teens are given meaningful roles as mentors in the community.
4. Community mentors reinforce positive behaviour and expectations in youth.
5. Youth experience positive peer and adult role models.
6. Youth practice healthy intrapersonal and interpersonal skills.
7. Youth experience more physical activity and creative, outdoor play.
8. Youth have a safe place to spend their afternoons while their parents are at work.
9. Parents and families receive community support.
10. Youth practice conflict resolution skills with support from mentors.
11. Youth build community connections while having FUN!

What this funding will provide for Langdon:

The Langdon Recreational Special Tax Funding Grant will allow us to hire and train a local Summer Program Leader to plan and facilitate all the activities with the youth throughout the summer. Our training consists of general orientation, High Five: the Best Way to Play (PHCD <http://www.highfive.org/>) recreational standards training, First Aid/CPR C with AED, and mental health awareness training. The Summer Program Leader gains important skills to support their future development and leadership potential in the community.

The grant would also allow us to provide honorariums to local teens who volunteer their time to assist the Summer Program Leader with program delivery. When possible, the teens are also invite to applicable training sessions. The teens gain valuable skills that prepare them as community leaders and

for the workforce. Teen volunteers will have the option to apply to become Summer Program Leaders in the future.

Finally, the grant will allow us to purchase program supplies and materials for the Langdon Summer Drop In. This includes, but is not limited to, snacks for participants, sports equipment, arts & crafts supplies, and re-usable water bottles.



LEGISLATIVE & LEGAL SERVICES

TO:	Council	DIVISION:	All
DATE:	January 23, 2018		
FILE:	0185		
SUBJECT:	2018 Census		

¹ADMINISTRATION RECOMMENDATION:

- Motion #1: THAT Administration be authorized to conduct a Rocky View County Census for 2018.
- Motion #2: THAT an interim budget adjustment of \$130,000 be approved for the 2018 Rocky View County Census as per Attachment A.

EXECUTIVE SUMMARY:

A municipal census is a population count of the total number of individuals living in a certain area. In Alberta, the Federal Government and municipal governments have authority to conduct a municipal census. While the Federal Government completes a census every five years, the *Municipal Government Act* gives municipalities authority to conduct a census every year. The most recent Federal census occurred in 2016 and the most recent Rocky View County conducted census occurred in 2013.

Between 2006 and 2011, the population of Rocky View County grew by 7.72%, and between 2011 and 2013, it grew by 6.5%. Between 2013 and 2016, the population grew by 3.55%. In the past two years, Rocky View County has experienced growth in its assessment. It is possible that this has resulted in an increase in population, which would mean that the 2016 census data is no longer current.

The benefit of current census information is that it provides guidance for service delivery and decision-making processes. Population size also affects the Municipal Sustainability Initiatives (MSI) grant funding that the County receives annually. Therefore, if the County's population has increased, this could mean increased grant funding. However, there are costs and time commitments in conducting a census that Council can weigh in deciding whether to proceed.

This matter is in front of Council for its direction of whether Administration should proceed with the Census in 2018. Administration recommends approval in accordance with **Option #1**.

DISCUSSION

Law

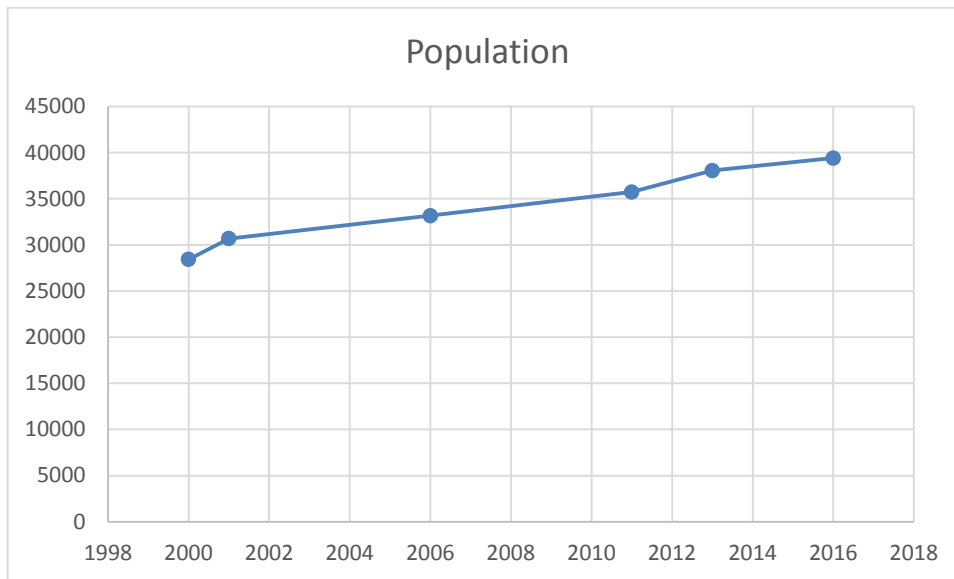
The *Municipal Government Act* gives Council the authority to conduct a census (s 57). The *Determination of Population Regulation*, Alta Reg 63/2001 sets out the rules surrounding how to conduct the census. It states that where a municipal authority decides to conduct a census, it must be done in the period between April 1 and June 30 of the same year (s 3(1)).

¹ Administration Resources

Angie Keibel, Legislative & Legal Services

Previous Census Data

- 2016: 39,407 (conducted by the Federal government)
- 2013: 38,055 (conducted by Rocky View County)
- 2011: 35,734 (conducted by the Federal government)
- 2006: 33,173 (conducted by Rocky View County)
- 2001: 30,688 (conducted by the Federal government)
- 2000: 28,441 (conducted by Rocky View County)



History

It was Rocky View County's intention to conduct a census every three years with one scheduled for 2016. Given that the federal census was held in May 2016, Council decided to delay the municipal census for the following reasons:

- Survey fatigue: Residents may be reluctant to answer two long questionnaires back to back;
- Federal census would already collect the required information; and
- It would be inefficient to spend tax payer dollars to complete a municipal census at the same time as the federal government.

Instead, Council directed administration to develop a policy to conduct a municipal census commencing two years after each federal census. In response to that direction, Administration has prepared a Census Policy for consideration at the Policy and Priorities committee that would set out the rules for conducting a Municipal Census in Rocky View County.

Why conduct a census?

Up-to-date census information is essential for Rocky View County and its residents in order to make informed and appropriate decisions. The census produces statistical information on the residents of Rocky View County, which is used by planning, development, roads, fire protection, enforcement, utilities, agricultural, and recreation services. With updated demographics, Council can make best use of Rocky View County's revenues and resources in times of rapid and constant growth.

Data Collection

In 2013, Rocky View County used an electronic census program developed by the City of Airdrie that allowed residents to submit their responses online and allowed for census workers to collect data using electronic tablets when going door-to-door. For the 2018 census, Administration intends to do the same and intends to contract with the City of Airdrie to use the proprietary software that they have developed.

BUDGET IMPLICATION(S):

\$130,000 – As per Attachment A

OPTIONS:

Option #1: Motion #1: THAT Administration be authorized to conduct a Rocky View County Census for 2018.

 Motion #2: THAT an interim budget adjustment of \$130,000 be approved for the 2018 Rocky View County Census as per Attachment A.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

“Kent Robinson”

A/County Manager

cs/ak

ATTACHMENTS:

Attachment ‘A’: Budget Adjustment

Attachment 'A'

ROCKY VIEW COUNTY
INTERIM BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2018

Description	Budget Adjustment
EXPENDITURES:	
WAGES AND BENEFITS - TEMPORARY STAFF	17,000
TRAVEL & SUBSISTENCE	13,000
ADVERTISING	10,000
SERVICES	80,000
MATERIALS	10,000
TOTAL EXPENSE:	130,000
REVENUES:	
TRANSFER FROM CENSUS RESERVE	(100,000)
GENERAL PROPERTY TAX	(30,000)
TOTAL REVENUE:	(130,000)
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION: \$130,000 be added to the interim budget to cover the 2018 Rocky View County Census costs	
AUTHORIZATION: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> County Manager: _____ Kevin Greig </div> <div style="width: 45%;"> Council Meeting Date: _____ </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> Gen. Manager Corp. Services: _____ Kent Robinson </div> <div style="width: 45%;"> Council Motion Reference: _____ </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> Manager: _____ </div> <div style="width: 45%;"> Date: _____ </div> </div>	

Budget AJE No: _____

Posting Date: _____



LEGISLATIVE AND LEGAL SERVICES

TO: Council

DATE: January 23, 2018 **DIVISION:** 7

FILE: 0160

SUBJECT: Appointment to the Rocky View Central District Recreation Board

¹ADMINISTRATION RECOMMENDATION:

THAT Jackie Diemert be appointed to the Rocky View Central District Recreation Board as a member at large from east of Highway 2 for a three year term to expire at the Organizational Meeting in October 2020.

EXECUTIVE SUMMARY:

The purpose of this report is for the appointment of one member at large to the Rocky View Central District Recreation Board. At its annual Organizational Meeting, Council appoints members at large to sit on various boards and committees. Several of these positions remained vacant after the 2017 Organizational Meeting due to a lack of applicants. Administration received direction from Council to readvertise for the remaining vacant positions, and has received the following application as a result:

- Jackie Diemert for the Rocky View Central District Recreation Board as a member at large from east of Highway 2.

Administration recommends **Option #1**.

BACKGROUND:

Rocky View Central District Recreation Board

The purpose of the Rocky View Central District Recreation Board is to support parks, recreation, and culture in the Rocky View Central District and its surrounding communities, as well as Rocky View County at large.

Bylaw C-7514-2007 establishes the terms of the Rocky View Central District Recreation Board. In addition to one position on the Board for the area Councillor, the bylaw provides for seven member at large positions, four of which must be from east of Highway 2 and three of which from west of Highway 2. The term of office for the member at large positions is three years.

At the 2017 Organizational Meeting, Councillor Henn was appointed to the Board as the area Councillor. With the appointment of Jackie Diemert as the final member at large from east of Highway 2, all positions on the Rocky View Central District Recreation Board will be filled.

BUDGET IMPLICATION(S):

N/A

OPTIONS:

Option #1: THAT Jackie Diemert be appointed to the Rocky View Central District Recreation Board as a member at large from east of Highway 2 for a three year term to expire at the Organizational Meeting in October 2020.

¹ Administration Resources

Charlotte Satink, Deputy Municipal Clerk

Option #2: THAT alternative direction be provided.

Respectfully submitted,

“Kent Robinson”

Acting County Manager

CS/adk

ENGINEERING SERVICES

TO: Council
DATE: January 23, 2018 **DIVISION:** All
FILE: N/A
SUBJECT: Response to Notice of Motion – Increase Speed Limit on Highway 1 East of
Chestermere

¹ADMINISTRATION RECOMMENDATION:

THAT on behalf of Rocky View County Council, the Reeve shall submit a letter to the Minister of Transportation advising of the safety concerns on this stretch of highway and that the speed limit should be returned to 110 km/h.

EXECUTIVE SUMMARY:

Alberta Transportation, since August of 2017, reduced the speed limit on Highway 1, approximately 1 km east of the City of Chestermere's corporate limits, from 110km/hr to 80km/hr.

The reduced speed limit of 80 km/h applies to both east bound and west bound traffic for approximately a 2 km stretch of highway from the intersection of Range Road 281 to the intersection east of Secondary Highway 791.

The reduction has brought concern to motorists, inclusive of Rocky View residents, as highway users are not following the speed reduction which is creating an unsafe traffic situation in the area.

Based on the concerns being heard by Rocky View County Council, a letter from the Reeve has been drafted for the Minister of Transportation advising of the safety concerns for the area of Highway 1 that was reduced to the 80km/hr.

Administration recommends **Option #1**.

BUDGET IMPLICATIONS:

No budget implications.

OPTIONS:

- Option #1: THAT on behalf of Rocky View County Council, the Reeve shall submit a letter to the Minister of Transportation advising of the safety concerns on this stretch of highway and that the speed limit should be returned to 110 km/hr.
- Option #2: THAT alternative direction be provided.

¹Administration Resources

Byron Riemann, General Manager



Respectfully submitted,

Concurrence,

“Byron Riemann”

“Kent Robinson”

General Manager

Acting County Manager

ATTACHMENTS:

Attachment ‘A’ – Notice of Motion

Attachment ‘B’ – Air photo of location of concern

Attachment ‘C’ – Draft letter to the Minister of Transportation

BR/

Notice of Motion: To be read in at the January 9, 2018 Council Meeting

To be debated at the January 23, 2018 Council Meeting

Title: Increase Speed Limit on Highway 1 East of Chestermere

Presented By: Councillor Jerry Gautreau, Division 5

Whereas The speed limit on Highway 1 commencing approximately 1 km east of the City of Chestermere was reduced from 110 km/h to 80 km/h in the spring of 2017;

Whereas The reduced speed limit of 80 km/h applies to both east bound and west bound traffic of approximately a 5 km stretch of the highway from the intersection of Range Road 281 to the intersection east of secondary highway 791;

Whereas Motorists continue to drive the original speed limit of 110 km/h up to 120 km/h;

Whereas This stretch of highway is now more dangerous as drivers can no longer judge the speed of traffic;

Whereas The newly constructed acceleration lane heading westbound at the intersection of secondary highway 791 and highway 1 has made the intersection more safe;

Whereas The Minister of Transportation should be advised of Rocky View County's safety concerns;

THEREFORE, BE IT RESOLVED THAT on behalf of Rocky View County Council, the Reeve shall submit a letter to the Minister of Transportation advising of the safety concerns on this stretch of highway and that the speed limit should be returned to 110 km/h.





ROCKY VIEW COUNTY
Cultivating Communities

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

911-32 Ave NE | Calgary, AB | T2E 6X6
www.rockyview.ca

January 23, 2018

The Honourable Brian Mason
Minister of Transportation and Infrastructure
320 Legislature Building
10800 – 97 Avenue
Edmonton, AB T5K 2B6

Dear Minister Mason,

Since August of 2017, a speed reduction, from 110km/hr. to 80km/hr., on Highway 1 has been in place, east of the City of Chestermere and around the intersection of Highway 797. It was Rocky View County's understanding that the speed reduction was implemented to improve safety on Highway 1 in this location.

It is Rocky View County's observation that the speed reduction has created more safety issues at this location, as some drivers are not respecting the speed reduction and continue to travel at the 110km/hr. speed limit. As you can appreciate, this scenario has created several instances where some vehicles are now in a potential collision situation as approaching vehicles are not slowing down for the speed reduction.

We respectfully request that the Minister reconsider the speed reduction at this location on Highway 1 and further look to the ultimate solution of constructing an Interchange at the intersection of Highway 1 and Highway 791 as identified within Alberta Transportation Access Management and Functional Design Studies.

We look forward to your response on this matter.

Sincerely,
ROCKY VIEW COUNTY

Greg Boehlke
Reeve

cc: Leela Aheer, MLA, Chestermere-Rocky View
Rocky View County Council
Kevin E.J. Greig, County Manager, Rocky View County

PLANNING SERVICES

TO: Council

DATE: January 23, 2018 **DIVISION:** 1

FILE: 03925001 **APPLICATION:** PL20150065

SUBJECT: Consideration of third reading for Bylaw C-7709-2017 – Greater Bragg Creek Area Structure Plan Amendment to include the ‘Resorts of the Canadian Rockies’ (RCR) Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme’

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20150065 be refused.

EXECUTIVE SUMMARY:

The purpose of this report is to bring the proposed RCR Wintergreen Conceptual Scheme application before Council for consideration of third and final reading.

The Applicant has not submitted any additional information or new technical studies to address the outstanding technical issues detailed in the November 28, 2017 staff report.

In keeping with Council’s motion, Administration has prepared the proposed Conceptual Scheme amendments, and met with the Applicant and the Landowner on two occasions in an attempt to mitigate the outstanding technical matters through policy development.

The proposed Conceptual Scheme amendments outlined in Appendix ‘A’ would only delay the provision of the technical information to the future subdivision and development permit stages.

Risk of Deferring the Technical Information

There are many risks of approving the Conceptual Scheme as currently proposed, which can be summarized as follows:

- 1) Without the information, Council and the County would not be able to fully understand the impacts and the viability of the proposed development.
- 2) Without fully understanding the proposed development, Council and the County would not be able to adequately address and mitigate the impacts as a result of the proposal.
- 3) Any of the technical information necessary to fully understand the proposed development, and any of the potential requirements necessary to address and mitigate the impacts as a result of the development, would be subject to appeal at the future subdivision and/or development permit stages. The appeal would be outside of Council’s jurisdiction.

The technical information necessary to determine the potential impacts and to demonstrate the viability of the proposal includes water servicing, on-site and off-site wastewater servicing, stormwater management, transportation (internal and external network), and emergency egress.

Reasons for Refusal

In accordance with the *Municipal Government Act* (Section 3a), one of the main purposes of a municipality is to ‘develop and maintain safe and viable communities’.

¹ Administrative Resources

Johnson Kwan, Planning Services
Eric Schuh, Engineering Services



Creating a community with approximately 300 residences in an isolated, steeply sloped area, with a high/extreme wildfire risk, and a single internal road that funnels all the traffic onto a single access, without an emergency egress in the area, is not safe.

Also, the Applicant has not demonstrated that the proposed development would be viable without:

- 80% of the water capacity required to service the proposed development;
- the detailed wastewater analysis that outlines the potential impact of the proposed on-site wastewater treatment method;
- the detailed wastewater analysis that outlines the consequences of tying into the Bragg Creek Wastewater Treatment System;
- a full understanding of the potential drainage impacts to the adjacent landowners and the surrounding areas; and
- a full understanding of the potential traffic impacts on the local and regional transportation network.

Therefore, given the fact that:

- 1) there are fundamental issues that have yet to be resolved for this application (i.e. potentially putting 300 or more residences at risk in an emergency situation); and that
- 2) the Applicant has not demonstrated that the subject land is capable of, or suitable for, the proposed development;

Administration retains the original recommendation, and recommends refusal of the application in accordance with **Option #3**.

HISTORY:

This application was originally presented to Council on November 28, 2017. Council closed the public hearing and granted first and second reading to Bylaw C-7709-2017.

In accordance with Section 187(4) of the *Municipal Government Act*, a proposed bylaw must not have more than two readings at a council meeting unless the Councillors present unanimously agree to consider third reading. The proposed bylaw did not receive unanimous support for consideration of third reading. Council, instead, passed the following motion:

'That Administration be directed to work with Urban System Ltd. and Resorts of the Canadian Rockies to address technical issues identified within the Administrative report prior to consideration of third reading of Bylaw C-7709-2017 and C-7710-2017 at the January 23, 2018 Council Meeting.'

The Applicant has not submitted any additional information or new technical studies to address the outstanding technical issues as detailed in the November 28, 2017 staff report.

In keeping with Council's motion, Administration has prepared the proposed Conceptual Scheme amendments, and met with the Applicant and the Landowner on December 14, 2017 and on December 21, 2017, in an attempt to mitigate the outstanding technical matters through policy development.

AMENDMENTS OVERVIEW:

There are 57 proposed amendments to the Conceptual Scheme (Appendix A):

- 55 of which are proposed by Administration to capture the outstanding technical requirements; and
- two of which are proposed by the Applicant; one to reduce the size of the hotel (Amendment #17), and one to require the County and the Developer to explore cost contribution for Wintergreen Road upgrades at the time of subdivision (Amendment #37).



The Conceptual Scheme would become a statutory document as part of the Greater Bragg Creek Area Structure Plan (ASP) should Council adopt the proposed bylaw. Therefore, it is critical to include these proposed amendments in the Conceptual Scheme to ensure the outstanding technical requirements would be addressed at future subdivision and/or development permit stage.

In accordance with the *Municipal Government Act*, the Subdivision and Development Appeal Board must have regard to statutory plans. Adopting the proposed amendments would allow these outstanding matters to be considered by the Subdivision and Development Appeal Board should there be future appeals.

Following is an overview of the proposed amendments:

- **General Amendments** (Amendments #1, 2, and 9): Clarified wording and/or intent, numbered policies, and referenced technical studies.
- **Figures Amendments** (Amendments #16, 18, 23, 29, 38, and 39): Renamed and modified Figures.
- **Biophysical Impacts Assessment** (Amendments #3 and 4): Included mitigation strategies, as listed in the Biophysical Impact Assessment, to be addressed at future subdivision and/or development permit stage.
- **Wildfire Risk Assessment** (Amendments #5 and 6): Included standards, as listed in the Wildfire Risk Assessment, to be addressed at future subdivision and/or development permit stage.
- **Geotechnical Analysis** (Amendments #7 and 8): Included a detailed slope analysis requirement, as per the Geotechnical report, to be addressed at future subdivision and/or development permit stage.
- **Development Concept** (Amendments #10, 11, 12, 13, 14, 15, 17, and 19): Clarified the wording of policies. The Applicant proposed to reduce the size of the hotel from 100 rooms to 50 rooms (Amendment #17). The Applicant also indicated that they would consider removing the hotel should that be Council's direction.
- **Open Space** (Amendments #20, 21, 22, 24, and 25): Removed policies that prescribe open space uses and functions, and clarified open space, pathway, and trails operation and maintenance responsibilities.
- **Transportation Overview** (Amendments #26, 27, and 28): Corrected wording about the existing roadways situation (i.e. three-way stop instead of four-way stop).
- **Transportation – Emergency Egress** (Amendment #30): Included a policy that requires cost contribution to the construction of the West Bragg Creek Emergency Access. Details to be determined at the future subdivision stage.

With approximately 500 dwellings in north and west Bragg Creek, a minimum of two access points is required. The additional development proposed by the Applicant would necessitate a third emergency access in accordance with the National Fire Protection Association standards.

The cost contribution amendment (Amendment #30) is for the second emergency egress that was accepted by Council on October 10, 2017. A timeframe for the construction of this second emergency egress is unknown, as an agreement must be made with TsuuT'ina Nation, funding must be secured, and detailed design must be completed.

The Applicant did not prepare any study to examine the emergency egress situation, and did not provide any solution to address the additional emergency egress requirement.

- **Transportation – External Network** (Amendments #31, 32, 33, 34, 35, 36, and 37): Included a policy that requires an updated Transportation Impact Assessment at future subdivision and/or development permit stage. Added a policy that requires that the Developer is responsible for any road upgrades and intersection improvements as per the updated Traffic Impact Assessment.

The Applicant proposed a policy that requires the County and the Developer to explore cost contribution for Wintergreen Road upgrades at the time of subdivision (Amendment #37).

Administration disagrees with a cost sharing agreement for upgrades to Wintergreen Road that are required to accommodate development-generated traffic. The estimated cost to upgrade Wintergreen Road is approximately \$1,950,000 excluding land acquisition costs. The upgrade is currently not part of the County's road program (see Rocky View County Policy 400, 'Annual Road Program').

It is the County's policy and practice that the Developer is responsible for all on-site and off-site infrastructure costs required to accommodate proposed development. This is to ensure that the County maintains financial sustainability through careful management of growth and development, and that the proposed development does not create additional financial burdens on the County's ratepayers.

- **Transportation – Internal Network** (Amendments #40 and 41): Included a policy that prohibits dead-end roads longer than 90 metres, and requires dedication and construction of secondary means of access to an adjacent developed municipal road.

The proposed development consists of an internal road ($\pm 2,000$ metres long) that funnels all on-site traffic onto Township Road 234. The Applicant has not demonstrated how the secondary means of access would be provided, but instead deferred this discussion to the future subdivision stage.

The internal network, as currently proposed, may trap more than 100 residences should an emergency leave the proposed internal road impassable.

- **Water Servicing** (Amendments #42, 43, and 44): Included a policy that requires adequate water capacity prior to the approval of any subdivision. The policy would allow the Phase 1 development (20 dwelling units) to proceed with upgrades to the existing infrastructure on-site.

It is uncertain at this time whether the snowmaking license, which accounts for 80% of the capacity needed to service the proposed development, can be successfully and fully converted into domestic water use.

- **Wastewater – Off-site connection** (Amendments #45, 46, 47, 48, and 49): Included a policy that requires a detailed wastewater servicing analysis and a cost feasibility analysis at the future subdivision stage. A policy is also added to ensure the Developer is responsible for all upgrades, licenses, permits, and the associated costs required for the Bragg Creek Wastewater Treatment Plant and associated infrastructure.

No additional information was provided to outline the consequences of tying into the Bragg Creek Wastewater Treatment Plant. Allocating the full build-out capacity required for the Wintergreen development would not leave any remaining capacity for future development in the hamlet of Bragg Creek and the hamlet expansion area, potentially jeopardizing the ongoing revitalization effort.

- **Wastewater – On-site treatment and disposal** (Amendments #50 and 51): Included a policy that requires a detailed wastewater servicing analysis and a cost feasibility analysis at the future subdivision stage. A policy is also added to ensure the Developer is responsible for all



upgrades, licenses, permits, and the associated costs required for the proposed on-site wastewater treatment system.

No additional information was provided to outline the implications of the proposed on-site wastewater treatment and disposal methods (i.e. spray irrigation and snow making). Technical feasibility, regulatory approvals, and ongoing operation and maintenance requirements for this proposed servicing option remain unclear.

- **Stormwater Management** (Amendments #52, 53, 54, 55, and 56): Included a policy that requires an updated Stormwater Management Plan, and added a policy that requires the Applicant to obtain any necessary provincial and/or federal licenses, permits, and approvals necessitated by the proposed stormwater management method.
- **Home Owner's Association** (Amendment #57): Included discussion and policies in regard to the Home Owner's Association's responsibilities.

CONCLUSION:

There are many risks of approving the Conceptual Scheme as currently proposed, which can be summarized as follows:

- 1) Without the information, Council and the County would not be able to fully understand the impacts and the viability of the proposed development.
- 2) Without fully understanding the proposed development, Council and the County would not be able to adequately address and mitigate the impacts as a result of the proposal.
- 3) Any of the technical information necessary to fully understand the proposed development, and any of the potential requirements necessary to address and mitigate the impacts as a result of the development, would be subject to appeal at the future subdivision and/or development permit stages. The appeal would be outside of Council's jurisdiction.

Reasons for Refusal

In accordance with the *Municipal Government Act* (Section 3a), one of the main purposes of a municipality is to 'develop and maintain safe and viable communities'.

Creating a community with approximately 300 residences in an isolated, steeply sloped area, with a high/extreme wildfire risk, and a single internal road that funnels all the traffic onto a single access without an emergency egress in the area is not safe.

Also, the Applicant has not demonstrated that the proposed development would be viable without:

- 80% of the water capacity required to service the proposed development;
- the detailed wastewater analysis that outlines the potential impact of the proposed on-site wastewater treatment method;
- the detailed wastewater analysis that outlines the consequences of tying into the Bragg Creek Wastewater Treatment System;
- a full understanding of the potential drainage impacts to the adjacent landowners and the surrounding areas; and
- a full understanding of the potential traffic impacts on the local and regional transportation network.

Therefore, given the fact that:

- 1) there are fundamental issues that have yet to be resolved for this application (i.e. potentially putting 300 or more residences at risk in an emergency situation); and that
- 2) the Applicant has not demonstrated that the subject land is capable of, or suitable for, the proposed development;



Administration retains the original recommendation, and recommends refusal of the application in accordance with **Option #3**.

OPTIONS:

- Option # 1: (This option would approve the Conceptual Scheme with the proposed Amendments, and would require the County and the Developer to explore cost contribution for Wintergreen Road upgrades at the time of subdivision)
Motion #1: THAT Bylaw C-7709-2017 be amended in accordance with Appendix 'A'.
Motion #2: THAT Bylaw C-7709-2017, as amended, be given third and final reading.
- Option # 2: (This option would approve the Conceptual Scheme without the proposed Amendments.)
Motion #1 THAT Bylaw C-7709-2017 be given third and final reading.
- Option # 3: THAT application PL20150065 be refused.
- Option # 4: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

JKwan/rp

APPENDICES:

APPENDIX 'A': Amended Conceptual Scheme – Redline Version

APPENDIX 'B': Original November 28, 2017 Staff Report Package

RCR WINTERGREEN REDEVELOPMENT CONCEPTUAL SCHEME

January 5, 2018

1. INTRODUCTION

Purpose & Scope

Resorts of the Canadian Rockies (RCR) owns and operates the Wintergreen Golf & Country Club and the land that was formerly utilized as the Wintergreen Ski Hill. This conceptual scheme was prepared on behalf of RCR for these lands legally described as Block A, Plan 8310059. This conceptual scheme provides the framework for the development of a new comprehensive community on this site.

The intent of this conceptual scheme is to provide direction for subsequent land use redesignations and subdivisions for the lands and to produce a framework for redevelopment of the former ski hill. This framework considers and complements the existing Wintergreen Golf Course, the adjacent residential development, the Hamlet of Bragg Creek, and strives to preserve the character of the area.

~~Amendment #1: This document fulfills all conceptual scheme requirements stated in the Greater Bragg Creek Area Structure Plan and is in line with the Rocky View County Plan.~~ The lands are identified as a "New Residential Area" within the Greater Bragg Creek Area Structure Plan. This conceptual scheme provides a comprehensive vision for the site, a framework for development, and details around servicing, stormwater, and transportation networks.

2. GUIDING PRINCIPLES

The guiding principles for the Wintergreen redevelopment were generated using ideas from the greater community and values from the Resorts of the Canadian Rockies. These guiding principles have informed the form and style of the proposed community.

2.1 Create ample and diverse four season recreation opportunities

- Create a variety of active and passive recreational opportunities throughout the year accessible to the entire community
- Maintain and protect the golf course

2.2 Help revitalize Bragg Creek

- Bring new population to the area to enhance comprehensive community vitality
- Introduce commercial development in a village core that complements, rather than competes with existing Bragg Creek businesses

2.3 Support and enhance the existing community and site character

- Integrate natural and built environments with a focus on preservation
- Protect the existing wetland and incorporate potential interpretive opportunities
- Create a road network that works with the existing contours of the land and minimizes disruption
- Maintain and create spectacular view corridors and sight lines
- Honour dark-sky development policies

2.4 Capitalize on existing water servicing infrastructure

- Utilize local and regional water, wastewater and stormwater systems where feasible

2.5 Enhance community mobility

- Support or assist in improving new connections for multi-modal transportation networks with an eye to community safety
- Create easily accessible desired destinations for people to come together

2.6 Respect the history of the land

- Ensure that previous users and uses are recognized and celebrated through the design concept and site identity development

2.7 Multi-generational community

- Ensure diversity in housing product, open space opportunities, commercial services, and recreational amenities
- Focus on aging in place opportunities

2.8 Architecture style that is unique to the site but conforms to the character of Bragg Creek

- Build on the existing mountain / rustic style in the tradition of a “Mountain Village” feel
- Use timber, stone, and other natural materials where possible

3. PUBLIC PARTICIPATION

The engagement in this process sought to share information and generate dialogue with a wide variety of stakeholders. The broader community, and those within or adjacent to the conceptual scheme boundary, were included in project discussions.

Early and throughout the engagement process key community stakeholders were asked to provide input and feedback on the project concept. These organizations and individuals included:

- Bragg Creek Community Association
- Bragg Creek Chamber of Commerce
- Greater Bragg Creek Trails Association
- Bragg Creek Environmental Coalition
- Bragg Creek Tennis Club
- Local Realtors

There were three open house sessions on June 11, 2014 with approximately 110 attendees. These sessions were advertised with a sign on the property and word of mouth through the community and was meant to gather information to understand the desires of the community. We generally heard:

- Include a toboggan hill and other winter amenities
- Improve cellular/internet access in the area

- Preservation of the natural surroundings
- Contribute to the economic development of the community
- Increase housing options for the area
- Mitigate light pollution
- Improve existing infrastructure
- Focus on year-round amenities and recreation opportunities
- Improve connectivity within community
- Try to “match” and consider transition of density to adjacent properties

A subsequent open house was held on March 31, 2015, with approximately 85 attendees. Advertisements were placed in the Rocky View Weekly, the project website, the project mailing list, social media (Facebook and Twitter) and Bold advertising sign was placed on the property. The purpose of this event was to show to the community the progress that was made on the development concept. We generally heard:

- Preserve the golf course
- Any commercial development should not compete with business in the Hamlet
- When will development start?
- Pedestrian routes are needed to connect with the Hamlet
- Wintergreen Road needs to be improved
- Avoid large retaining walls
- Avoid too much traffic on local roads
- The community needs opportunities for youth employment
- How will secondary egress be provided from West Bragg Creek?

4. SITE CONTEXT & ASSESSMENT

The subject lands are located approximately three kilometres north of the Hamlet of Bragg Creek along Wintergreen Road on the site of the former Wintergreen Ski Hill. The property consists of 156.05 hectares (385.61 acres) and contains infrastructure and buildings from the previous uses.

The site was formerly used as a ski hill, which was in operation from 1982 to 2003. The ski hill was originally named Lyon Mountain Ski Hill, but was renamed Wintergreen Ski Hill and was purchased by Resorts of the Canadian Rockies in 2001. Although most of the infrastructure that was tied to the ski hill use has been removed, some has been retained to maintain the operation of the Wintergreen Golf and Country Club.

a) 4.1 Historical Impacts

Amendment #2: A Historical Statement of Justification has been prepared for the plan area and has been cleared by Alberta Culture ([HRA Number: 4835-15-0029-001; dated March 4, 2015](#)). Efforts shall be made to reference the area’s history and historic character within the framework

of the development through development signage, monumentation, street naming and other historical references.

b) 4.2 Biophysical Impacts

Amendment #3: A Biophysical Impact Assessment (BIA) has been prepared for the site. All recommendations and mitigation strategies pertaining to species of concern, habitat loss, and local and regional cumulative impacts ~~should shall~~ be implemented ~~wherever possible~~ throughout the development in accordance with the Biophysical Impact Assessment prepared by Sweetgrass Consultants Ltd. (dated January, 2013; revised October, 2016), and in accordance with the applicable provincial and federal regulations.

Amendment #4 (from BIA Section 16 – Mitigation Strategies):

- a) The graminoid fen and shrubby swamp shall be retained as Environmental Reserve, including an appropriate setback for the conservation of the wetland and riparian habitats.
- b) Upland wooded habitats, including a large block of spruce-dominated and pine-dominated woodland in the western portion of the subject area, shall be retained as open space, thus maintaining connections with significant habitats outside of the subject area.
- c) Semi-open habitats in the higher portion of the subject area shall be retained as open space. This strategy will allow for the retention of important habitats and will mitigate concerns relating to the regional ecosystem, including habitat fragmentation, loss of biodiversity, and disruption of wildlife corridors.
- d) Stripping and grading should be conducted outside of the regional nesting season, extending from April 15 to August 31 (Environment Canada 2014) to comply with the Migratory Birds Convention Act. If it is necessary to disturb a potential nesting habitat within this restricted activity period (RAP), a nest sweep and breeding bird survey should be conducted to ensure that the nesting habitat can be avoided and nesting birds will not be disturbed.
- e) Habitats for species of concern, including rare plant, *Sensitive* wildlife, and *Threatened* wildlife species, shall be retained. However, habitats for three species of concern (Least Flycatcher, Dusky Grouse and Olive-sided Flycatcher) have been identified as vulnerable to the effects of additional fragmentation. Key areas of habitat should be identified by a qualified biologist prior to construction to help ensure conservation of these species within the development.
- f) A habitat connection should be maintained along the northern edge of the subject area, between extensive retained habitats and the seepage at the graminoid fen in the northeastern corner, to allow for unobstructed ungulate movement between locally important forage habitats.
- g) Weed control precautions shall be followed through development as per County Bylaw and regulations to comply with the Alberta Weed Control Act.

e) 4.3 Wildfire Risk Assessment

Amendment #5: A Wildfire Risk Assessment has been prepared in order to evaluate the threat of wildfire to the development and provide FireSmart recommendations to reduce that threat. Development standards recommended in ~~this report~~ the FireSmart Wildfire Risk Assessment

report, prepared by Montane Forest Management Ltd., dated March 31, 2015, shall be incorporated into the development's design guidelines at the subdivision stage, and shall be registered as a restrictive covenant on title at the subdivision stage.

Amendment #6 (from Section 3 Wildfire Risk Assessment):

The following standards shall be addressed at the subdivision stage, prior to endorsement of any subdivision of any development cell:

- a) Design and construct adequate emergency access from the development area to ensure that residents have a secondary means of egress in case of a wildfire;
- b) Underground installation of power distribution;
- c) Design and develop adequate fire suppression water supply for the proposed development; and
- d) Design and install street and address signage meeting FireSmart Standards (non-combustible, reflective).

The following standards shall be implemented and enforced by the Developer/Home Owner's Association at the development/building permit stage:

- e) Require the use of a minimum ULC Class C fire-rated roofing materials;
- f) Require the use of fire-resistant siding materials, including but not limited to fibre-cement (Hardi-plank), rock, stucco, brick, metal, etc.;
- g) Require the use of fire resistant decking materials including Trex "Escapes" or "Transcend" composite deck board or equivalent;
- h) Complete adequate FireSmart Priority Zone 1 fuel removal on all building envelopes;
- i) Require the establishment of a minimum of 1 metre non-combustible surface cover (gravel, rock, concrete, maintained lawn) around the footprint of each structure and underneath un-skirted porch/deck areas;
- j) Require the use of fire-resistant species in landscaping, appropriate to the growing zone and wildfire conflicts.
- k) Complete fuels reduction for a minimum of 100 metres from each lot in Priority Zone 2-3.

Figure 1: Wildfire Risk Assessment

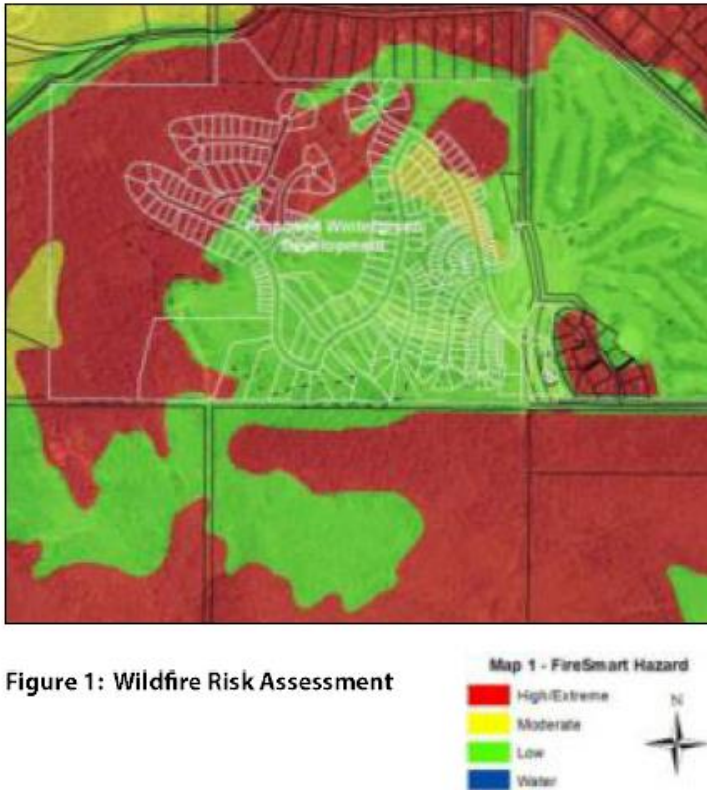


Figure 1: Wildfire Risk Assessment

d) 4.4 Geotechnical Analysis / Slope Stability Analysis

Amendment #7: A geotechnical investigation and slope stability analysis was conducted for the lands to assess subsurface soil and groundwater conditions, and to provide comments and recommendations related to geotechnical aspects of a proposed development. In accordance with the Geotechnical investigation prepared by Clifton Associates, dated December 2014, a detailed slope stability analysis satisfactory to the County shall be completed at the subdivision stage.

Amendment #8 (from Geotechnical report Section 5.8 – Preliminary Slope stability):

- a) The detailed slope analysis in post-construction conditions shall be performed after the grading plan becomes available. Further recommendations on setback requirements shall be provided upon the completion of the post-construction stability analysis, and shall be registered on title as a restrictive covenant.

e) 4.5 Environmental Site Assessment

Amendment #9: A Phase 1 Environmental Site Assessment has been completed to estimate the likelihood, location, and types of surface and/or subsurface contamination that may be present within the plan area. No further investigation or assessment is ~~required~~ recommended as per the Phase I Environmental Site Assessment prepared by Trace Associates, dated December 2012.

4.6 Visual Impact Analysis

A visual impact analysis has been completed to understand the visual impact on adjacent residents in both pre and post development scenarios. These scenarios are included in *Figures 2, 3 and 4*.

Figure 2: Pre-Development from Observation Point 2

Figure 3: Post-Development from Observation Point 2



Figure 2: Pre-Development from Observation Point 2



Figure 3: Post-Development from Observation Point 2

Figure 4: Visibility Analysis

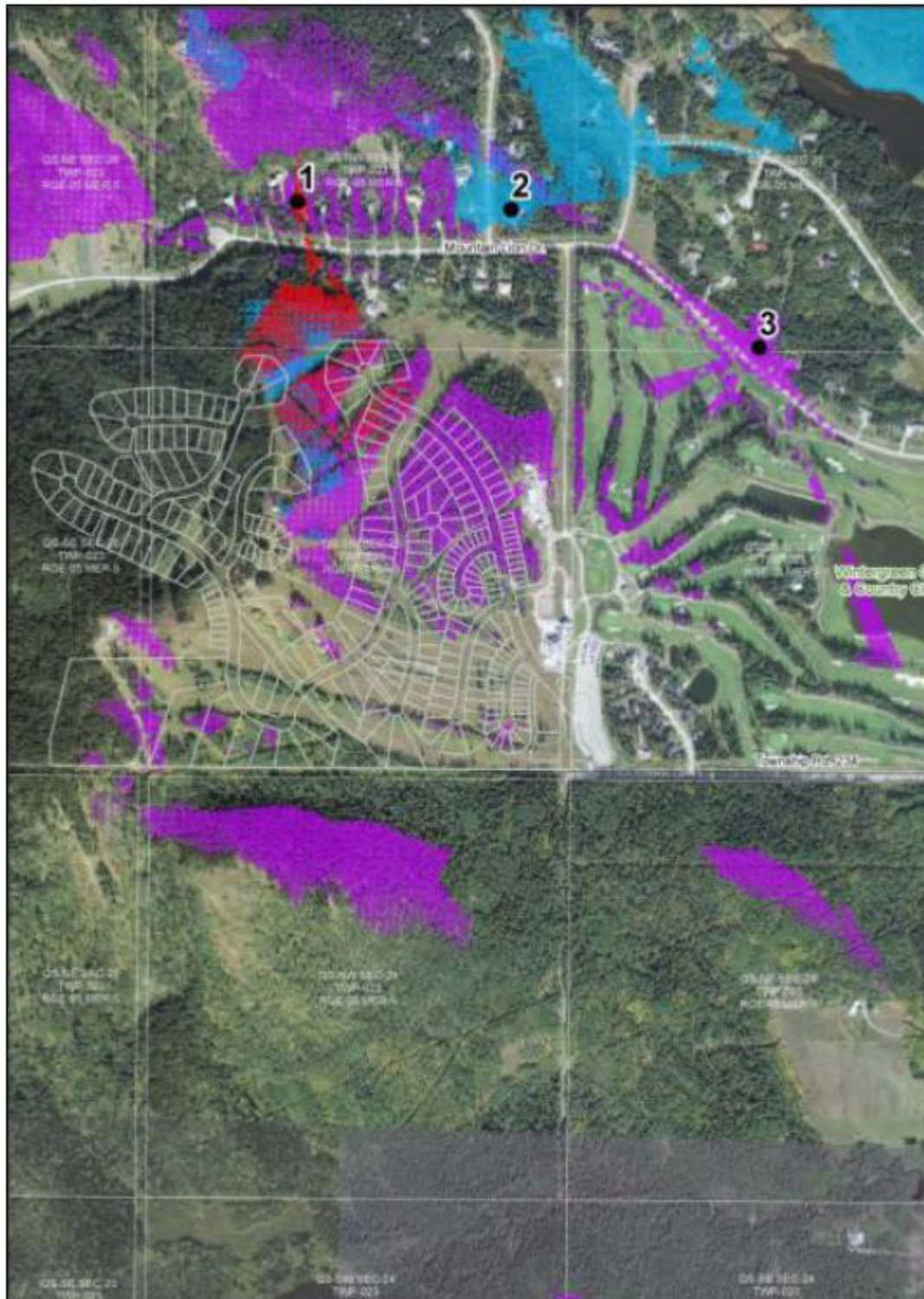
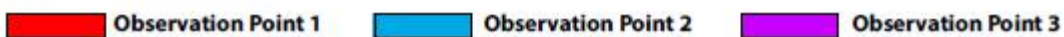


Figure 4: Visibility Analysis



5. VISION OF DEVELOPMENT

The Wintergreen redevelopment will provide a recreation-oriented mountain lifestyle, complemented by a village core containing businesses and amenities geared toward serving the local community. The development will provide a variety of housing forms, introducing a greater variety of housing choices and allowing current and new residents to access a wider range of dwelling options within the community. The core will also facilitate the development of a hotel, which will provide the opportunity to tap into a greater tourism market, making significant contributions to the revitalization of the broader community. It is critical that new features and amenities be incorporated into, complement, and support the existing community.

Figure 5: Cell Boundaries

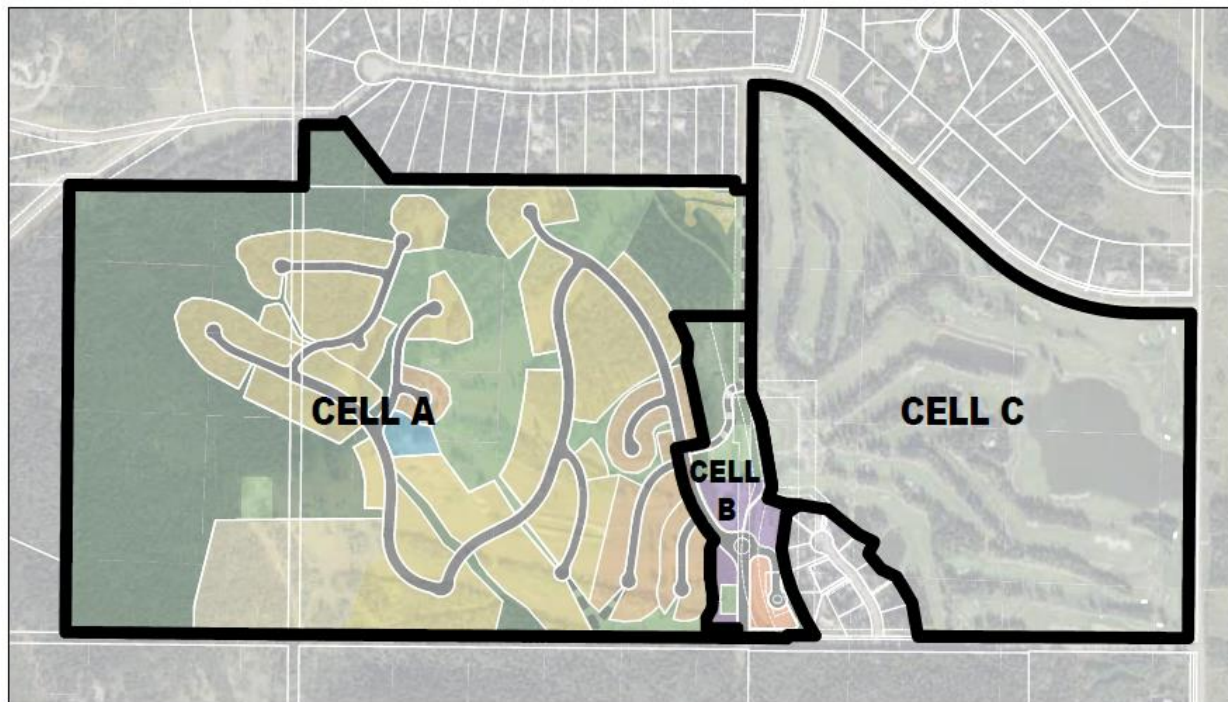


Figure 5 : Cell Boundaries

5.1 Residential Cell (Cell A)

This residential hillside development will be complemented by the inclusion of a public path system that connects to parks, recreational amenities, and commercial areas throughout the greater community.

- a) **Amendments #10:** Development in Cell A shall include a combination of the following housing types:
 - i. Single family residential
 - ii. Semi-detached residential
 - iii. Large lot residential
- b) **Amendments #11:** ~~Emphasis shall be placed on ensuring that residential areas are connected to the Village Core and recreational amenities by a naturalized public path system.~~

Residential areas shall be connected to the Village Core and recreational amenities through a naturalized pathway system that is maintained by the Home Owner's Association and is accessible to the general public.

5.2 Village Core Cell (Cell B)

This Village Core Cell will provide a village centre for the Wintergreen community, with a pedestrian focus and a careful combination of residential and commercial uses, services, and amenities that will jointly serve residents of the Wintergreen redevelopment site, the broader community of Bragg Creek, and recreational users.

Amendments #12

- ~~a) This area should include neighbourhood-oriented commercial and residential development that complements the already established commercial centre in the Hamlet of Bragg Creek, the adjacent existing neighbourhoods, and the proposed development in the adjacent residential cell.~~

Development in Cell B shall include a combination of the following:

- i. Neighbourhood-oriented commercial development that complements the commercial centre in the hamlet of Bragg Creek and the adjacent residential development; and
 - ii. Row-style housing development that complements the adjacent neighbourhood.
- b) The Village Core should include significant public spaces and key amenities, such as a public plaza, trail connections, a hotel site, tennis courts and sports courts, creating opportunities for social gathering and community events.

Amendment #13:

- i. A Home Owner's Association shall be established and shall be responsible for the operation and maintenance of the public spaces, trail system, and the associated amenities.
- c) Design of this cell shall place emphasis on providing an engaging interface between commercial uses and the public realm, and ensuring a pedestrian-oriented environment

5.3 Golf Cell (Cell C)

The existing golf course will remain entirely in its current form and location. Supportive uses (such as the pro-shop and restaurant) should be developed and expanded sensitively to consider adjacent residents and other adjacent uses.

- a) **Amendment #14:** The existing golf course shall be maintained as an 18+ hole course and continue current operations, with the addition of appropriate supporting and ancillary uses, such as a pro-shop and a restaurant.
- b) Any complementary development shall consider both the needs of visitors and residents in its design and intended uses.

6. DEVELOPMENT CONCEPT

~~**Amendment #15:** The subdivision of land within the Wintergreen Redevelopment Conceptual Scheme should be in general accordance with *Figure 6 - Development Concept*. The final size, configuration, and design of the individual parcels and road system shall be identified on the tentative plan for subdivision approval. Minor changes to the development concept that occur at the subdivision stage will not require an amendment to this plan.~~

The following figure illustrates a general development concept for the area. The final lot sizes, configuration, and subdivision design shall be confirmed at the subdivision stage in compliance with the applicable County policies and standards.

Private/public utility lots may be located throughout the development where necessary. Their size, shape and configuration shall be determined to the satisfaction of the County at the subdivision stage. *Figure 6* shows the breakdown of the development concept and the following policies will facilitate the realization of the vision.

Figure 6: Development Concept

~~**Amendment # 16 - Figure Amendment:** Replace Figure 6 as shown below (removed Tobogganing Hill):~~

~~Delete this:~~



Figure 6: Development Concept



And replace with this:



Figure 6: Development Concept



a) 6.1 General Densities

- a) Within the Residential and the Village Core Cells, there shall be no more than 300 residential units.

b) 6.2 Residential Cell (Cell A) Densities

- a) Single family residential developments shall be located on parcels ranging from 0.10 ha (0.25 ac) to 0.81 ha (2.00 ac). Lot sizing shall consider the existing topography and tree coverage.
- b) Semi-detached or villa-style residential shall be clustered to capitalize on views created by the topography of the site and shall be located on parcels 0.042 ha (0.10 ac) to 0.40 ha (1.00 ac) in size.
- c) Large lot residential parcels shall be no less than 1.21 ha (3.0 ac) in size.

c) 6.3 Village Core (Cell B) Densities

- a) A maximum of twenty-four (24) residences shall be located within the village core cell and shall be developed as row-style housing.
- b) A maximum of 929 m² (10,000 ft²) of commercial/retail gross floor area shall be located within the village core area. The commercial/retail gross floor area does not include the hotel located in the village core.

- c) **Amendment #17:** A hotel located within the village core cell shall have a maximum of ~~400~~ 50 guest rooms.

Table 1: Land Use Statistics Table

Wintergreen Land Use Statistics		
	Ha.	Ac.
TOTAL GROSS AREA	156.05	385.61
Less		
Environmental Reserve	0.44	1.09
Golf Course	52.73	130.30
NET DEVELOPABLE AREA	102.88	254.22
10% Municipal Reserve Owing	10.28	25.42
DEVELOPMENT CELL A		
Large Lot Residential	6.07	15.00
Single Family Residential	27.60	66.87
Semi-detached Residential	5.80	14.33
Municipal Reserve	11.75	29.03
Privately Owned Open Space (Homeowners Association)	36.00	88.96
Private Utility Lot	0.59	1.46
Roads - Collector - 22.0m	3.67	9.07
Roads - Residential - 17.5m	3.68	9.09
Roads - Emergency Vehicle Access	0.46	1.14
NET DEVELOPABLE AREA	95.08	234.95
DEVELOPMENT CELL B		
Multi-Family Residential	0.63	1.55
Hotel/Commercial	1.84	4.54
Municipal Reserve	0.84	2.08
Privately Owned Open Space (Homeowners Association)	2.69	6.65
Roads - Collector - 22.0m	1.02	2.52
Roads - Residential - 17.5m	0.25	0.62
Roads - Emergency Vehicle Access	0.53	1.31
NET DEVELOPABLE AREA	7.80	19.27
DEVELOPMENT CELL C		
Golf Course	52.73	130.30

Table 1: Wintergreen Land Use Statistics

Amendment #18 - Figure Amendment: Replace Figure 7 as shown below (removed Tobogganing Hill):

This aerial map illustrates the proposed development site, outlined by a red dashed line. The site is divided into several land use zones, each labeled with a color-coded area: MR 2ha (green), MR 7ha (light green), MR 4ha (dark green), MR 7ha (medium green), MR 5ha (light green), MR 2ha (green), and MR 1ha (green). A large grey area represents the existing residential development. A network of roads is shown, including a main road running vertically on the right side. Key features include the 'Tobogganing Hill' (green), 'Equestrian Facility' (yellow), 'Emergency Vehicle Access' (indicated by arrows), and 'Existing Watercourse' (blue line). A red diagonal line crosses the site from the bottom left to the top right.

Figure 7: Municipal Reserve

And replace with this:



Figure 7: Municipal Reserve

Table 2: MR Statistics Table

Wintergreen MR Statistics			
	Ha.	Ac.	Percent
TOTAL GROSS AREA	156.05	385.61	100%
Less			
Environmental Reserve	0.44	1.09	
Overall Developable Area	155.61	384.52	100%
Less			
Golf Course (to be deferred)	52.73	130.30	
DEVELOPABLE LAND	102.88	254.22	100%
Municipal Reserve Owning	10.28	25.40	10%
MUNICIPAL RESERVE TO BE DEDICATED	12.59	31.11	12%
Privately Owned Open Space (Homeowners Association)	38.70	95.63	38%
Lands to be developed for Residential, Hotel/Commercial/ Roads/PUL	51.59	127.48	50%

Table 2: Wintergreen MR Statistics

d) 6.4 Phasing

- a) Development phasing will be generally based on market demand and availability of services and would be generally developed as illustrated in *Figure 8 – Phasing Plan*.
- b) **Amendment #19:** Public pathways, amenity areas, servicing and utilities including water, wastewater and stormwater management ~~will~~ **may** be developed in phases corresponding to the development phases.
- c) A small scale equestrian facility may be developed on within Phase A as seen in *Figure 8- Phasing Plan* and may proceed independent of the timing of other Phases.

Figure 8: Phasing Plan

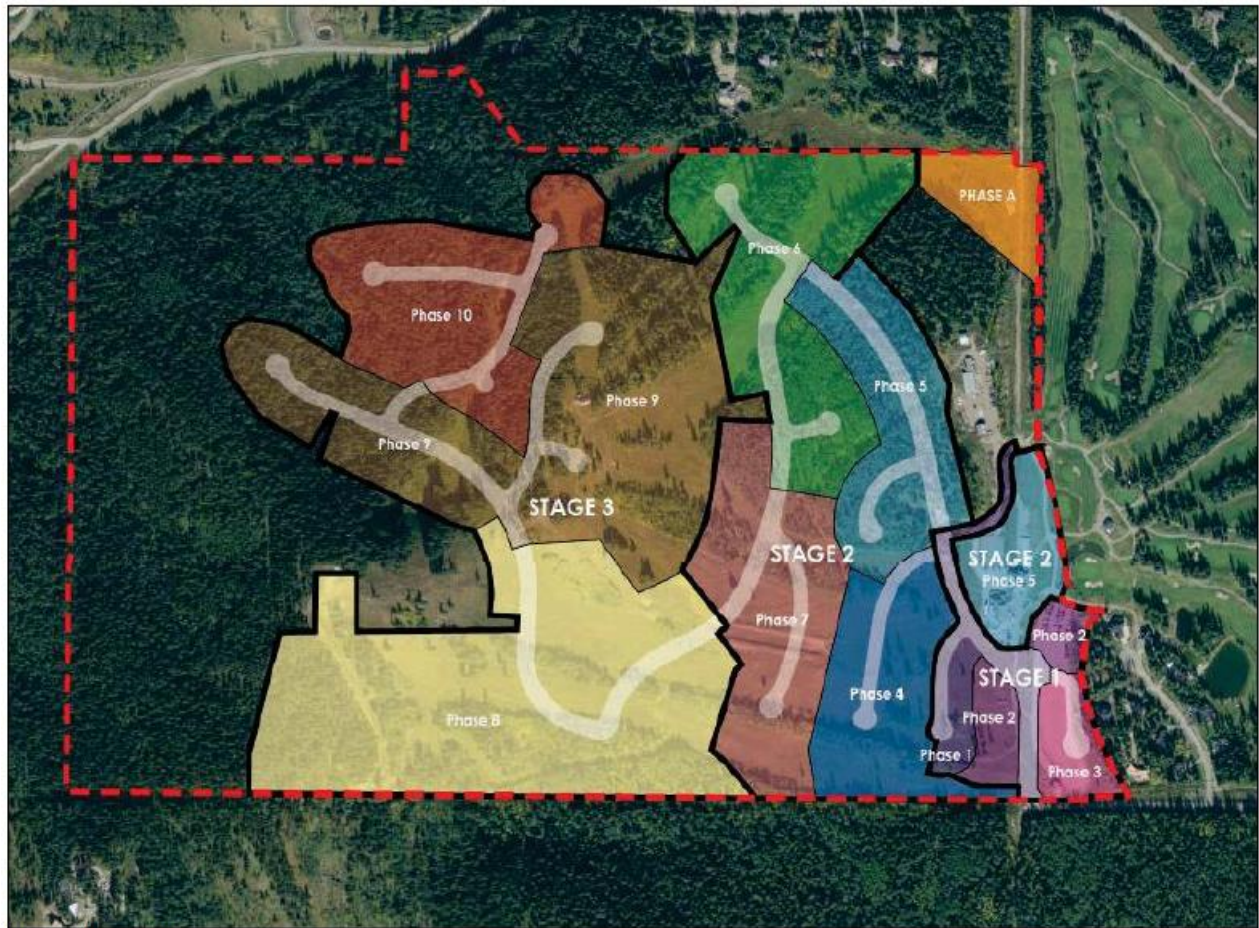


Figure 8: Phasing Plan

Table 3: Residential Phasing Table

Residential Unit Yield per Phase

Stage	Phase	Units
1	1	20
	2	0
	3	20
2	4	36
	5	59
	6	26
	7	33
3	8	28
	9	43
	10	32
TOTAL		297

**Table 3: Wintergreen
Residential Phasing**

6.5 Integration

New amenities and features will ensure that the Wintergreen redevelopment contributes to the active lifestyle that the residents of the Bragg Creek community enjoy.

a) Open Space & Recreational Amenities

- i. **Amendment #20:** Open space within the plan area that is not recognized as municipal/environmental reserve shall be owned and maintained by a Home Owner's Association and shall ~~provide public access for all County residents be accessible to the general public.~~
- Amendment #21:**
- ii. ~~Programmed open spaces including: a tobogganing hill, a tot lot, and amenity areas throughout the site shall be provided according to Figure 9 - Open Space Network.~~
Programmed recreation open spaces may be considered reflective of the concept presented in Figure 9 – Open Space Network. Provision for recreational uses may include a tot lot, amenity areas, sport courts, trails or pathways, and multi-use plaza.
- iii. ~~A small scale equestrian facility may be located on the site in accordance with Figure 9.~~
- iv. ~~Sports courts including an additional tennis court, volleyball and basketball courts may be located within municipal reserve in the village core area.~~
- v. ~~A multi-use public plaza shall be located within the village core area. The plaza may function as a leisure skating rink in the winter and a children's splash park in the summer.~~
- vi. ~~A toboggan hill shall be located within the site in accordance with Figure 9 - Open Space Network.~~
- vii. ~~Cross-country skiing may be permitted within portions of the golf course. A location and operations plan for cross-country skiing may be submitted to the County at the subdivision stage.~~
- viii. Municipal Reserves shall be dedicated at the subdivision stage. MR dedication will generally be in accordance with Figure 7 - Municipal Reserve and may be subject to change.
- ix. **Amendment #22:** Reserves owing for the golf course lands ~~shall~~ may be deferred by caveat at the subdivision stages to the satisfaction of the County.

Figure 9: Open space network

Amendment # 23 - Figure Amendment: Replace Figure 9 as shown below (removed Tobogganing Hill):

Delete this:

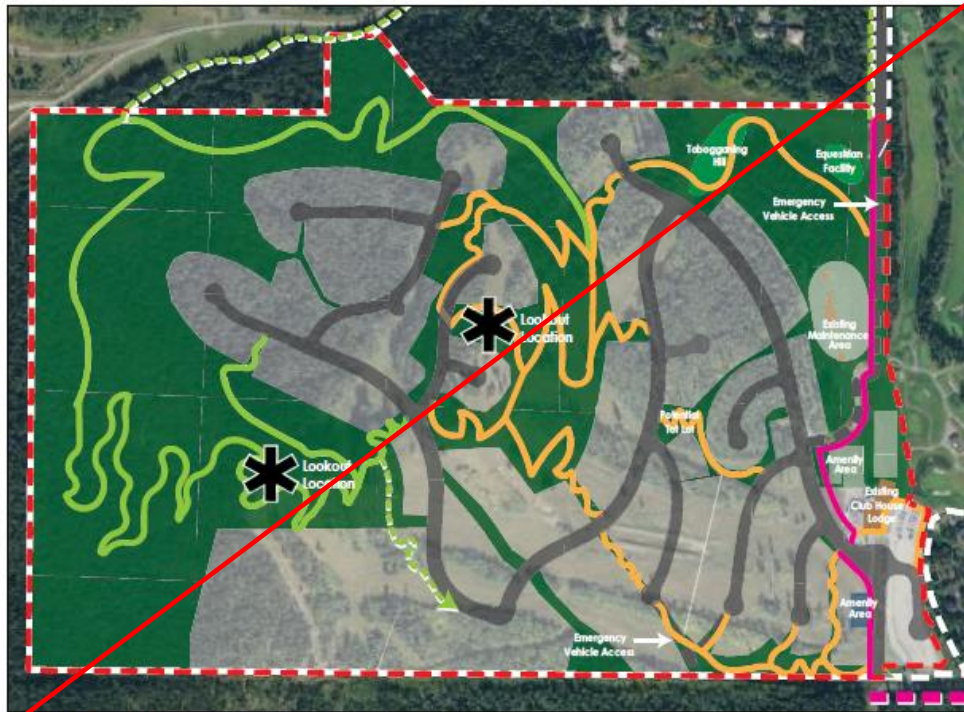


Figure 9: Open Space Network

And replace with this:



Figure 9: Open Space Network

b) Trail Network

- i. The internal trail network shall provide naturalized connections between all three development cells and significant community features, including: lookout locations, the golf club house and lodge, and the plaza in the Village Core.
- ii. Trails within the site shall be constructed by the Developer as per Rocky View County Standards and guidelines.
- iii. The detailed alignment of the trail network shall be determined at the subdivision stage and should be in general accordance with Figure 9 - Open Space Network.
- iv. Open space and trail networks should accommodate multiple active and passive uses and shall be publicly accessible.
- v. Trail networks proposed should be constructed to minimize impacts on the natural environment.
- vi. **Amendment #24:** Natural Trails within the plan area shall be owned and maintained by a Home Owner's Association and shall ~~provide public access for all County residents~~ be accessible to the general public.
- vii. **Amendment #25:** Pathways and trails located within Municipal Reserves are deemed to be publically accessible and shall be maintained and operated under an occupancy agreement with Rocky View County.

c) Landscaping

- i. Natural site characteristics such as rock outcrops, drainage courses, and mature stands of trees shall be integrated into the landscaping design.
- ii. The retention of existing desirable vegetation shall be a priority for landscaping.
- iii. Any retaining walls should be terraced and landscaped to reduce visual impact.
- iv. Any new vegetation should be used for slope stabilization, to minimize the impacts of runoff and should reinforce the natural beauty of the site.

d) Road naming

- i. Road, trail, natural features, and significant infrastructure should be named with reference to the previous users and uses of the site.
- ii. Site addressing should be indicated using municipal standard signage and also integrating FireSmart principles.
- iii. Road naming should be completed to the County's satisfaction at the subdivision stage.

e) Dark sky

- i. Low impact lighting should be incorporated to mitigate light pollution.
- ii. Flood lights, spot lights or any other large-area, high-intensity lighting is prohibited.
- iii. An outdoor lighting plan shall be completed to the satisfaction of the County at the subdivision stage, and should demonstrate how the outdoor lighting meets the County's Dark Sky policy.

6.6 Style (Form & Function) – Architectural Guidelines

Appropriate development standards ensure that the unique character of Bragg Creek is maintained. The visual aesthetic of the Wintergreen redevelopment is described in the policy and depicted in the following imagery.

6.6.1 Architectural Guidelines

- a) Architectural Guidelines that ensure a consistent standard of design and encourage a mountain-village aesthetic that is compatible with the larger Bragg Creek community shall be prepared to the County's satisfaction at the subdivision stage.
- b) The Architectural Guidelines shall be enforced by the Developer until the enforcement of these controls is transferred to the Homeowner's Association.
- c) Building design shall consider and attempt to integrate into the natural setting considering the natural slope and vegetation on-site.
- d) The use of natural materials, particularly wood and stone, shall be incorporated into the design of the buildings.
- e) Buildings in the Village Core shall be designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles.
- f) Prior to the development of the hotel or commercial uses, a report that details key site design elements shall be submitted with each application for a development

permit or subdivision application. This report will ensure that the approved plan meets the goals of the Conceptual Scheme. The report shall include the following:

- i. A site plan that shows the general integration of key site design elements such as general building locations, pedestrian elements, and open space features.
- ii. A plan delineating public amenities to be provided for the subject phase.
- iii. A pedestrian circulation plan.
- iv. A landscaping plan for Municipal Reserve parcels, open spaces, pedestrian circulation components, and parking areas that integrates stormwater infrastructure as recommended by the Stormwater Management Plan.
- v. A parking lot plan.
- vi. Updated calculations for municipal reserve owing, detailing the amount of land that is being provided as credit municipal reserve
- vii. Dedication and/or a cash-in-lieu payment. This should include updated calculations of the amount of land deferred for MR owing in future phase(s).

6.6.2 Hillside Development Standards

- a) Buildings should be oriented to run parallel with natural site contours to reduce the need for site grading and to avoid high wall facades on the downhill elevation.
- b) Building placement should consider the impact on views for both uphill and downhill uses and users.
- c) Yards should be maintained in a natural slope condition.
- d) Landscaping should be used to ensure cuts and fills blend in with the natural topography and mimic pre-development site contours.
- e) Lot grading should be provided on a consistent, comprehensive basis throughout the whole of the development. Grading should not be undertaken on a parcel by parcel basis. All grading should be completed by the Developer, and at an individual parcel level, there should not be a requirement for builders to manipulate land.
- f) Landscaping should be provided to screen or supplement all retaining features.
- g) Retaining walls should be terraced to reduce the visual impact and to provide complementary landscaping features.
- h) A range of design tools shall be used to reduce apparent building height and mass. These design tools include:
 - i. Stepping the building foundation to reduce site grading and retaining requirements
 - ii. Avoiding single vertical planes in excess of two storeys
 - iii. Varying rooflines
 - iv. Articulating buildings
 - v. Avoiding unbroken expanses of wall
 - vi. Designing buildings in smaller components that appear to fit with the natural topography of the site

- vii. Designing roof pitches to reflect the slope of the natural terrain.

7. TRANSPORTATION

Roadways

Amendment #26: A detailed Transportation Impact Assessment (TIA) has been prepared in support of this Conceptual Scheme. ~~and recommendations from this TIA provide direction for internal road sizing and regional road network improvements.~~

Amendment #27: Highway 22 is a two lane undivided highway at the point of intersection with Balsam Avenue. It is owned and operated by Alberta Transportation. ~~and upgrading is planned for the intersections of Balsam Avenue and Whyte Avenue. A functional study was completed by Alberta Transportation for the future upgrade of the Highway 22, Highway 758, and Balsam Avenue intersections.~~

Amendment #28: Balsam Avenue is an Urban Primary Collector with two-way stop control intersections at Burnside Drive/Range Road 50 and River Drive, six driveway accesses into the existing commercial uses on the south side of the roadway, two marked pedestrian crossings, and a ~~four-way~~ three-way stop condition at Wintergreen Road. There is no parking permitted on Balsam Avenue, and pedestrians are accommodated with an asphalt pathway on the south side of the road. Balsam Avenue crosses the Elbow River with an existing bridge crossing between River Drive and Wintergreen Road.

Wintergreen Road is a two lane Regional Transitional Paved roadway. The posted speed for Wintergreen Road 600 m north of Balsam Avenue is 40 km/h. The remaining 2.4 km north to Township Road 234 is posted as a 60 km/h design speed. The existing pavement width varies

Amendment #29: **Figure 10:** ~~Required Transportation Network Upgrades~~ Improvements identified in the Traffic Impact Assessment prepared by Urban System Ltd., dated April 2015.

Delete this:



Figure 10: Required Transportation Network Upgrades

And replace with this (relabel the Figure as per Amendment #26):

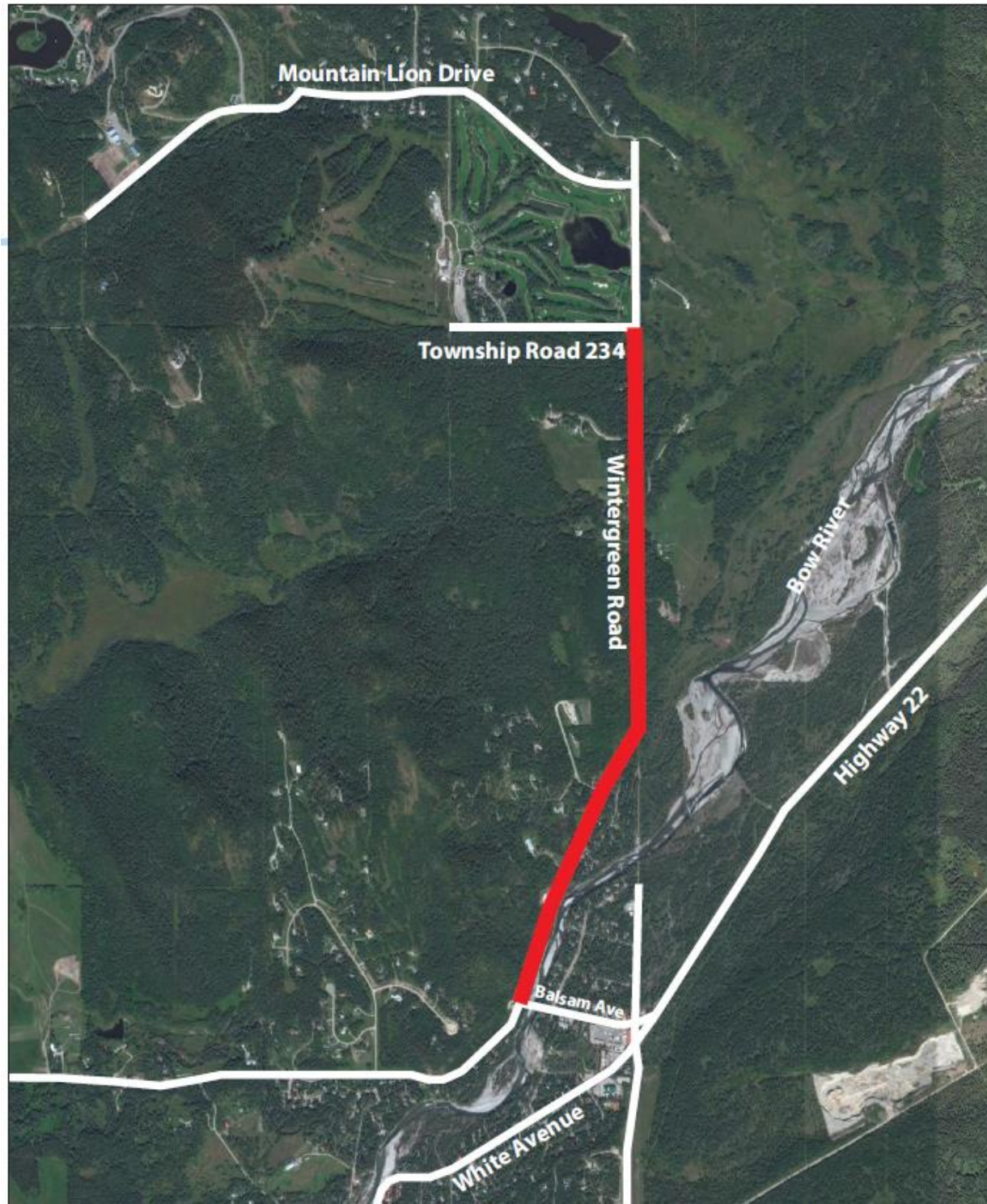


Figure 10: Improvements Identified in the Traffic Impact Assessment prepared by Urban Systems Ltd., dated April 2015

Amendment #30:

7.1 West Bragg Creek Emergency Egress

Currently, the only access to north and west Bragg Creek is by crossing the Elbow River at the Balsam Avenue Bridge.

- a) The Developer shall cost contribute to the construction of the West Bragg Creek Emergency Access. Funding contribution shall be determined at the time of subdivision application.

7.2 External Road Network

Amendment #31:

~~The Wintergreen redevelopment will require the following developer-funded upgrades in line with Figures 10, 12 and 13 and shall be completed in accordance with appropriate timing as described in the TIA:~~

The applicant submitted a Traffic Impact Assessment (prepared by Urban System Ltd., dated April, 2015), which indicated that the following upgrades would be required:

- Upgrade the intersection of Balsam Avenue and Burnside Drive/Range Road 50 to a four-way stop control.
- Upgrade the intersection of Balsam Avenue and River Drive North to a four-way stop control.
- Upgrade Wintergreen Road to a Regional Arterial road standard with a 10m pavement width.
 - ~~Rocky View County and the developer shall share the costs of upgrade to account for the sub-standard existing conditions of the roadway.~~
- Upgrade Township Road 234 to a Low Impact Development Residential Collector Standard.

However, the detailed transportation network improvements shall be confirmed at future subdivision or development permit stage subject to an updated Traffic Impact Assessment.

- a) **Amendment #32:** All internal and external roads shall be constructed, publicly owned, and maintained in accordance with Rocky View County's Servicing Standards.
- b) ~~**Amendment #33:** All roads within Wintergreen will be located within public road right-of-way; to be maintained by Rocky View County and fully accessible to the public.~~
- c) ~~**Amendment #34:** Transportation network improvements shall be as recommended in the TIA, as amended or updated, as otherwise required by Rocky View County and Alberta Transportation (where applicable) when impact is a result of the development.~~
- d) Timing and cost obligations for improvements shall be determined at the Subdivision and/or development permit stage for each phase of development.
- e) **Amendment #35:** An update to the TIA shall be provided with all future subdivision or development permit applications to the satisfaction of the County's and Alberta Transportation (where applicable) satisfaction.

- f) **Amendment #36:** The developer shall be responsible for any road upgrades and intersection improvements as determined in the updated Traffic Impact Assessment (TIA), prepared to the satisfaction of the County.
- g) **Amendment #37:** Rocky View County and the Developer shall explore cost contribution for Wintergreen Road upgrades at the time of subdivision application.

Figure 11: Wintergreen Road



Figure 11: Wintergreen Road

Amendment #38: Figure 12: Required Transportation network Upgrades Improvement identified in the Traffic Impact Assessment prepared by Urban System Ltd., dated April 2015.

Delete this:



Figure 12: Required Transportation Network Upgrades

And replace with this (relabel the Figure as per Amendment #38):



Figure 12: Improvements identified in the Traffic Impact Assessment prepared by Urban Systems Ltd., dated April, 2015

Amendment #39: **Figure 13:** Required Transportation network Upgrades Improvements identified in the functional study prepared by Alberta Transportation.

Delete this:

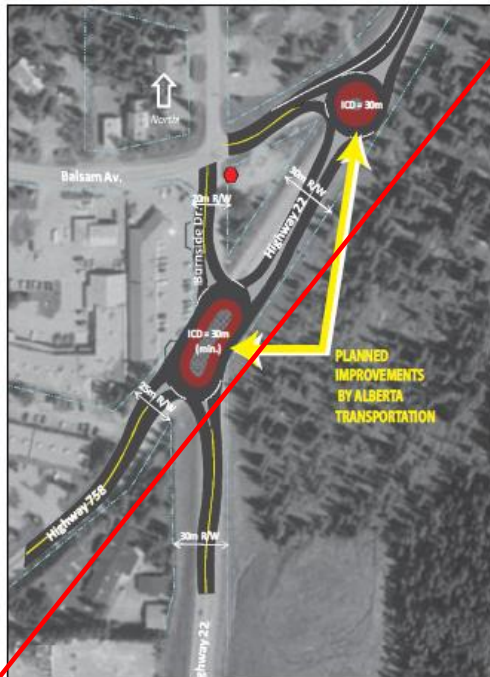


Figure 13: Required Transportation Network Upgrades

And replace with this (relabel the Figure as per Amendment #39):

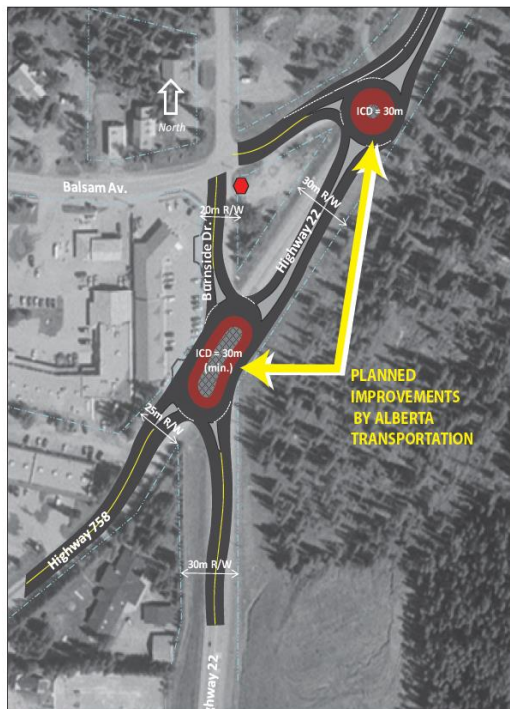


Figure 13: Improvements identified in the functional study prepared by Alberta Transportation.

7.3 Internal Road Network

Amendment #40: Within the development there will be one Residential Collector that will intersect with Township Road 234. This Residential Collector road will provide access to all development on the site through direct frontage, or via nine intersecting Residential Roads. All roads will conform with the County's Low Impact Development Standards ~~between 8.25m and 8.50m, including the shoulder on both sides of the roadway.~~

Amendments #41:

- a) Except where Council and/or the Subdivision Authority deems otherwise, there shall be no dead-end road longer than 90.00 m (\pm 295.28 ft.), and there shall be properly dedicated and constructed roadways being provided as a secondary means of access to adjacent developed municipal road from the subject subdivision.

Figure 14: Transportation Network Map



Figure 14: Transportation Network

Figures 15: Internal Road Cross-Sections

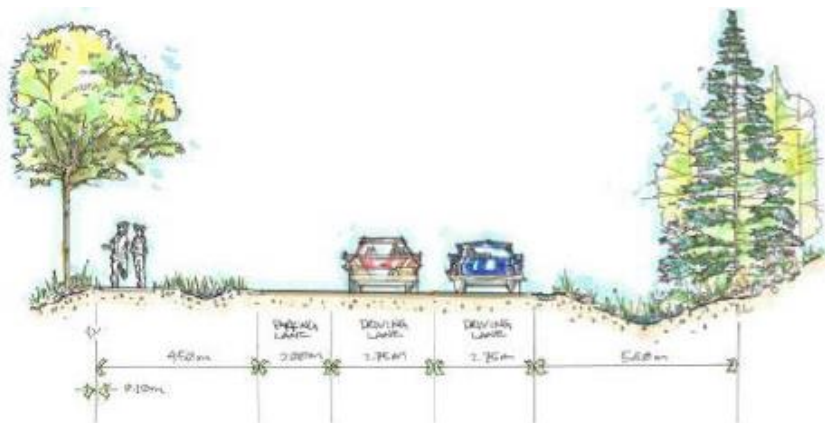


Figure 15: Residential Local 2-Way (RL2 - Parking one side) (17.5 m)

Figures 16: Internal Road Cross-Sections

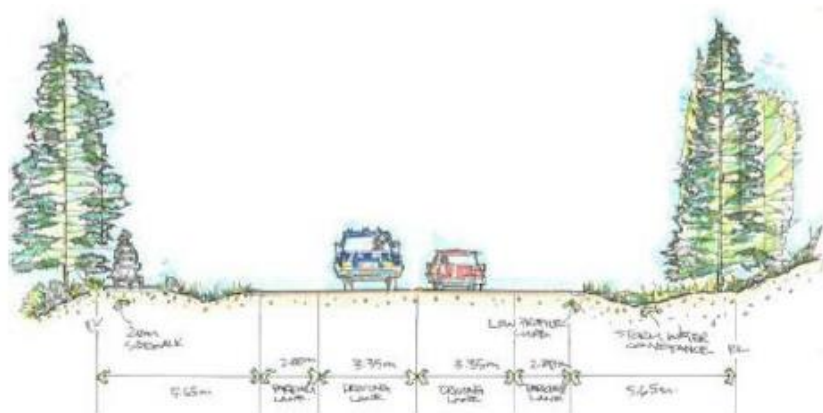


Figure 16: Residential Collector
(RC2 - Parking both sides) (22.0 m)

Figures 17: Internal Road Cross-Sections

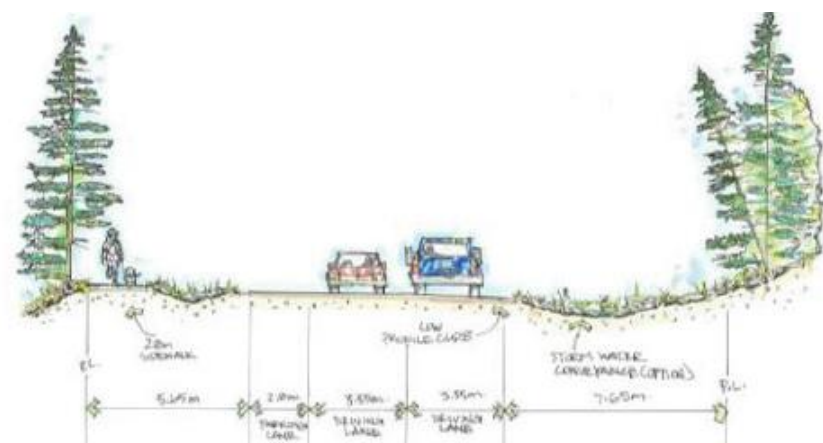


Figure 17: Residential Collector
(RC2 - Parking one side) (22.0 m)

8. WATER SUPPLY & SERVICING

The Wintergreen redevelopment will be serviced by the Wintergreen Woods Water Utility (WWWU) who operates the water supply and treatment facility and sources from the Elbow River. RCR and the WWWU share the ownership of three water licenses, two for potable water use and one for snowmaking (which is in the process of being converted to potable water use) which accounts for a total water supply allocation of 250,700 m³/yr. At full build-out of the development, there will be a demand of up to 250,580 m³/yr of domestic water annually, which is 120 m³/yr lower than the existing licenses.

Two 2.0 m diameter vertical steel perforated culverts, located adjacent to the Elbow River, act as intake galleries, and collect infiltration. The collected water flows to an adjacent pump well via a 300 mm pipe and is then pumped via the 200 mm raw water transmission main to the water treatment plant located within the development. The existing infiltration gallery and raw water main are adequate to produce and convey the required water supply for full build-out.

Raw water is conveyed to an existing reservoir below the water treatment plant where it is treated for potable consumption. The existing water treatment plant provides potable water to an adjacent subdivision with 75 residences, the Clubhouse, Turf Shop, Caddy Shack and 12

residences in the 14 lots Wintergreen subdivision. The plant will be expanded to accommodate the service of the full build-out of the development. In addition, a new 1,210 m³ reservoir will be built within the development to provide the required potable reservoir and fire protection, as shown on *Figure 18 - Water Servicing*.

The Wintergreen redevelopment recognizes the value of water as a limited natural resource and will implement low water consumption principles into the site design. These will include low maintenance or xeriscape landscaping, mandatory water meters, and low flow water fixtures (for example, toilets, sinks, showers, appliances).

- a) The water servicing system shall be in accordance with Rocky View County and Alberta Environmental Guidelines.
- b) **Amendments #42:** A water servicing analysis shall be submitted to Rocky View County's satisfaction at the subdivision application stage.
- c) **Amendments #43:** Prior to the approval of any subdivision, the developer shall provide written confirmation from Alberta Environment demonstrating that adequate water has been reserved for domestic water use.
 - i. Notwithstanding Policy 8 c) Phase 1 development with 20 residential units may proceed subject to confirmation of adequate water servicing.
- d) Fire suppression infrastructure shall be provided through a charged hydrant system that is consistent with Rocky View County policy (C-7152-2012, as amended) and standards.
- e) Water conservation measures shall be implemented through architectural controls and include, but are not limited to, low maintenance or xeriscape landscaping, water meters, and low flow water fixture.
- f) **Amendments #44:** Prior to the issuance of a development permit or the registration of a subdivision, all necessary licenses and permits required for the water distribution system shall be obtained from Alberta Environment and the County.

Figure 18: Water Servicing

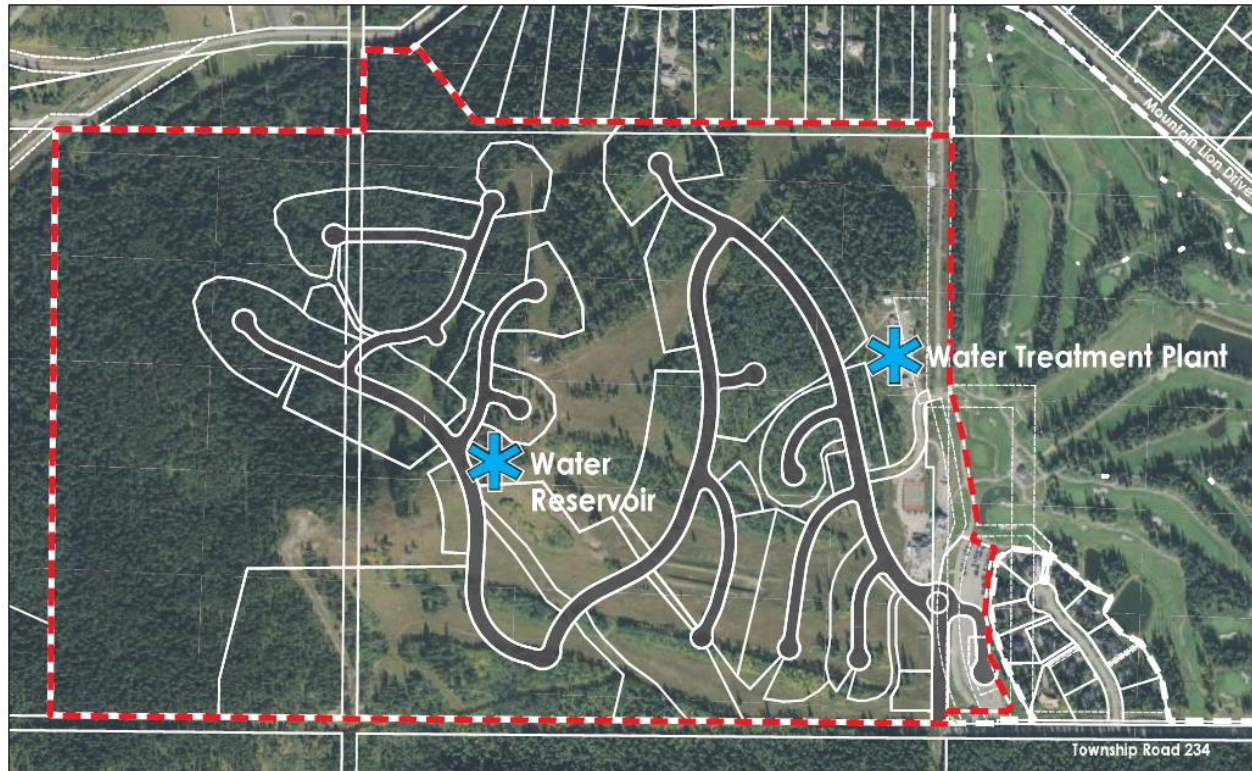


Figure 18: Water Servicing

9. WASTEWATER COLLECTION, TREATMENT & DISPOSAL

Sanitary sewer servicing will be accommodated through on-site collection, treatment, and disposal. At full build-out, the development's estimated annual volume of effluent would be 133,170 m³/yr.

Amendments #45: Two options are available to development to treat and dispose the generated effluent throughout the various phases of development. The preferred option is for generated effluent to be conveyed to the Bragg Creek Wastewater Treatment Plant where it would be treated and disposed.

Option 1: Connection to the Bragg Creek Wastewater Treatment Plant (WWTP)

For the development of a first phase of 20 units and maximum day flow of 90 m³/d, the Bragg Creek WWTP may have some residual capacity that could be allocated to the first phase of the development without triggering a plant expansion.

The existing onsite WWTP would be converted into a lift station and a 3.1 km long, 150 mm diameter forcemain would be constructed through the golf course and then along Wintergreen Road to the upgraded Bragg Creek WWTP to accommodate the full build-out maximum day flow of 764 m³/d.

Amendments #46:

- a) At the time of subdivision application, the Developer shall submit a detailed wastewater servicing analysis and a cost feasibility and sustainability analysis in accordance with the County servicing standards, to the County's satisfaction.

Amendments #47:

- b) The Developer shall be responsible for costs of all upgrades, licenses, and permits required for the Bragg Creek Wastewater Treatment Plant and associated infrastructure improvements that are required to service the development. Upgrades shall be implemented by the County at the expense of the Developer.

Amendments #48:

- c) Prior to the issuance of a development permit or the registration of a subdivision, all necessary licenses and permits required for the sanitary sewer system shall be obtained from Alberta Environment and the County.

Amendments #49:

- d) The sanitary system for the Wintergreen redevelopment shall be designed in accordance with Rocky View County and Alberta Environmental Guidelines. Sanitary system design should make efficient use of existing infrastructure where possible.

Amendments #50:

- e) Effluent treatment and disposal works shall be phased and sized to accommodate the flows projected for each phase of the project.

Amendments #51:

- f) The sanitary sewer system shall consist of collection, treatment and disposal systems designed and operated to the satisfaction of Alberta Environment and the County.

Amendments #52:

Option 2: On-site treatment and disposal

A secondary option is for the generated effluent to be treated and disposed onsite. The existing Wintergreen wastewater treatment plant, modified trickling filter type plant, treats raw sewage from 12 homes, the clubhouse, turf shop, Caddy Shack and water used within the WWTP. The treated effluent is stored in an onsite lagoon and spray irrigated to the adjacent driving range.

For the first phase of development, the existing wastewater treatment plant can be upgraded relatively inexpensively to increase the capacity to 90 m³/d to serve 20 new residential units. The existing storage pond is of adequate size to handle the storage requirements from the additional 20 units and the irrigation area can be easily be expanded to the available land adjacent to the driving range within the golf course.

To accommodate the full build-out maximum day flow of 764 m³/d, it will be necessary to build a new onsite wastewater treatment plant to be constructed in logical phases to match development phases. Some of the effluent would be stored over the winter and some of it would be converted to snow. The golf course effluent irrigation system would be expanded to accommodate the spray irrigation needs as the development progresses to full build-out. The irrigation area would be easily expanded to the available land within the golf course.

- a) Prior to the issuance of a development permit or the registration of a subdivision, all necessary licenses and permits required for the sanitary sewer system shall be obtained from Alberta Environment and the County.
- b) Effluent treatment and disposal works shall be phased and sized to accommodate the flows projected for each phase of the project.
- c) The sanitary sewer system shall consist of collection, treatment and disposal systems designed and operated to the satisfaction of Alberta Environment and the County.
- d) Sanitary system design should make efficient use of existing infrastructure where possible for sustainable growth.
- e) The sanitary system for the Wintergreen redevelopment shall be designed in accordance with Rocky View County and Alberta Environmental Guidelines.

Amendments #53:

- f) At the time of subdivision application, the Developer shall submit a detailed wastewater servicing analysis and a cost feasibility and sustainability analysis in accordance with the County servicing standards, to the County's satisfaction.

Amendments #54:

- g) The Developer shall be responsible for all upgrades, licenses, permits, and associated costs required for the proposed wastewater treatment system that are required to service the development.

Figure 19: Wastewater Servicing



Figure 19: Wastewater Servicing

10. STORMWATER MANAGEMENT

Stormwater drainage from the Wintergreen redevelopment has been designed to mimic natural drainage systems while preventing erosion of natural channels and promoting infiltration. The Bragg Creek Master Drainage Study stipulates that stormwater runoff must not exceed the predevelopment flow rates and volumes.

The Stormwater Management Plan for the Wintergreen redevelopment considers onsite flow conveyance down the slopes and through the existing ponds on the Wintergreen Golf Course. The proposed stormwater management system will convey drainage along roadside ditches and back of lot swales so as to mimic and merge with natural drainage features. Other stormwater management techniques that are considered include preservation of existing trees and vegetation, and encouraging rainwater harvesting for on-lot irrigation. As much as is possible, impervious surfaces should drain over pervious surfaces to encourage infiltration and to avoid erosion.

Amendments #55:

- a) At the time of subdivision application, the applicant shall submit an updated Stormwater Management Plan, in accordance with the County Servicing Standards and the Bragg Creek Master Drainage Plan.
- b) Stormwater shall be managed to meet pre-development flow rates and volumes to minimize the risk of erosion to natural ravines and water courses.
- c) Flow conveyance via roadside ditches shall be designed in accordance with Rocky View County Servicing Standards.
- d) On-lot low impact development techniques such as rainwater irrigation and absorbent landscaping shall be encouraged.
- e) Preservation of natural trees and vegetation should be encouraged to increase slope stabilization and avoid erosion from runoff.

Amendments #56:

- f) Prior to the issuance of a development permit or the registration of a subdivision, all necessary licenses and permits required for the stormwater management system shall be obtained from Alberta Environment and the County.

Amendments #57:

11. HOME OWNER'S ASSOCIATION

A Home Owner's Association will be established to administer several aspects of the Wintergreen development, including but not limited to implementation and enforcement of the architectural guidelines, operation and maintenance of the open space and associated trails and pathway network, as well as solid waste management (garbage and recycling).

- a) A Home Owner's Association shall be established and shall be responsible for the following:

- i. Implementation and enforcement of the development standards as recommended in the FireSmart Wildfire Risk Assessment report, prepared by Montane Forest Management Ltd., dated March 31, 2015;
- ii. Implementation and enforcement of the Architectural guidelines as established by the developer at the subdivision stage;
- iii. operation and maintenance of both the publicly owned and privately owned open spaces, trail system, and the associated amenities; and
- iv. solid waste management and recycling services for the residential development.

1112. LIST OF STUDIES

Wintergreen Biophysical Impact Assessment

Prepared by Sweetgrass Consultants Ltd. – January, 2013

Wintergreen Redevelopment Transportation Impact Analysis

Prepared by Urban Systems Ltd. – April, 2015

Wintergreen Stormwater Management Report

Prepared by Urban Systems Ltd. – April, 2015

Wintergreen Redevelopment – Visibility Analysis

Prepared by Urban Systems Ltd. – April 14, 2015

FireSmart Wildfire Risk Assessment

Prepared by Montane Forrest Management Ltd. - March 31, 2015

Water and Wastewater Management Options – Final Report

Prepared by Urban Systems Ltd. – April, 2015

Historic Resources Application – Clearance

HRA Number: 4835-15-0029-001 – March 4, 2015

RCR Geotechnical Investigation

Prepared by Clifton Associates – December 1, 2014

Phase 1 Environmental Site Assessment

Prepared by Trace Associates Inc. – December 14, 2012



PLANNING SERVICES

TO:	Council	
DATE:	November 28, 2017	DIVISION: 1
TIME:	Afternoon Appointment	
FILE:	03925001	APPLICATION: PL20150065
SUBJECT:	Conceptual Scheme – Greater Bragg Creek Area Structure Plan Amendment to include the “Resorts of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme” In conjunction with PL20150066 – Redesignation application	

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20150065 be refused.

EXECUTIVE SUMMARY:

The purpose of this application is to consider amending the Greater Bragg Creek Area Structure Plan (ASP) to include the proposed Resort of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme.

The *Municipal Government Act* (MGA 640) gives Council the authority to pass bylaws to change or redesignate a parcel's land use designation (zoning) to regulate and control the use and development of land and buildings within its jurisdiction.

The proposed Conceptual Scheme would provide a policy framework for future land use, subdivision, and development of a comprehensive resort community with three development cells:

- Cell A, with approximately 280 dwelling units including single family residential, semi-detached or villa-style residential, and large-lot residential development;
- Cell B, with a Village Core that accommodates a maximum of 10,000 sq. ft. of commercial and retail development, rowhouse style housing (maximum of 24 residences), and a hotel development with a maximum of 100 rooms; and
- Cell C, with the existing golf course and any complementary development, such as a pro-shop and restaurant, that would operate seasonally from May to October.

The subject land is located in the North Bragg Creek area, approximately 3.2 kilometers (2 miles) north of the hamlet of Bragg Creek, at the northwest junction of Wintergreen Road and Township Road 234. Access to the subject land is from Township Road 234, connecting to Wintergreen Road to the east, which is the only access road that connects the North Bragg Creek area to the hamlet of Bragg Creek via the Balsam Avenue Bridge.

The surrounding area comprises a mix of development, with a multi-lot residential subdivision to the north (Wintergreen Woods), the TsuuT'ina Reserve to the east, fragmented quarter sections to the south, and a predominantly forested area to the west.

The Greater Bragg Creek ASP identifies the subject land as 'New Residential Area', which allows for low-density country residential development with the support of a conceptual scheme. However, the

¹ Administration Resources

Johnson Kwan, Planning Services
Eric Schuh, Engineering Services



proposed comprehensive community was not contemplated in the ASP, and proposes a higher density than what is allowed for the area under the current policy.

In addition to the policy inconsistency, there are several critical technical components that have yet to be resolved, including:

- **Water servicing:** The largest existing water license owned jointly by the Applicant and the Wintergreen Woods Water Utility, which accounts for approximately 80% of the capacity needed to service the proposed development, is not intended for residential purposes; it is currently intended for snowmaking purposes. It is uncertain whether the water license can be successfully and fully converted into domestic water use. Without conversion of the water license, there is only sufficient capacity to service Phase 1 of the development; approximately 20 dwelling units.
- **Wastewater servicing:** The Applicant proposed two wastewater servicing options, one on-site and one off-site. Administration does not support the proposed on-site option (disposal of treated effluent by spray irrigation and snowmaking) as there are several uncertainties related to the technical feasibility, regulatory approvals, and ongoing operation and maintenance requirements. County Policy 449 – Requirements for Wastewater Treatment Systems, states that the County shall encourage the use of Regional Wastewater Treatment Systems whenever it is feasible. For these reasons, connection to the Bragg Creek Wastewater Treatment Plant is considered the preferred option.

The off-site option (connection to the County's Wastewater system) is supported by Administration, but requires further technical assessment to determine upgrade requirements at the Bragg Creek Wastewater Treatment Plant. It should be noted that allocating the full build-out capacity required for the wintergreen development would not leave any remaining capacity for future development within the hamlet of Bragg Creek. This would contradict the intention of the Greater Bragg Creek ASP and the Bragg Creek Revitalization Plan. A portion of the existing capacity may be allocated to Wintergreen, but it is critical to reserve sufficient capacity for the hamlet and the hamlet expansion area to enable effective revitalization of Bragg Creek.

- **Stormwater Management:** Currently, stormwater in the area flows from the west, through the Wintergreen Golf Course, and drains east into TsuuT'ina lands, ultimately reaching the Elbow River. The full buildout of the development would utilize the same outfall from the golf course pond, with additional ponds constructed upstream to provide flow attenuation.

With the on-site wastewater treatment option (see above), there would be a need to dispose of $\pm 58,000 \text{ m}^3/\text{year}$ of treated effluent through snowmaking. The stormwater management plan has not demonstrated how this snowmelt would be managed, nor has it commented on how snowmelt may affect the stormwater quality objectives. TsuuT'ina First Nation did not provide any comments. These stormwater concerns would not be relevant with the off-site wastewater servicing option (see above).

- **Transportation (On-site):** The Applicant proposed only one internal road that funnels all on-site traffic onto Township Road 234. There is internal emergency egress proposed by connecting to Mountain Lion Drive to the north and Township Road 234 to the south. However, the internal road network still does not meet the spirit and intent of the ASP, the County Plan, or the County Servicing Standards for secondary means of access, as approximately 100 residential units could be stranded should an emergency leave the proposed internal road impassable.
- **Transportation (Off-site):** The Traffic Impact Assessment (TIA) submitted with the application does not accurately assess the potential traffic impact on the existing transportation network. Administration disagrees with the TIA and the Conceptual Scheme policy that indicates the



County will share the cost for the upgrades that are required to Wintergreen Road to accommodate development-generated traffic. Also, Administration questions the assumption that the Highway 22 intersection upgrades will be completed by Alberta Transportation.

- **Transportation (Emergency Egress):** Currently, the only access to north and west Bragg Creek is by crossing the Elbow River at the Balsam Avenue Bridge. According to National Fire Protection Association standards, the existing conditions, with approximately 500 residential units, would require a minimum of two access points. The additional development proposed by the Applicant would lead to the requirement for a third access point in the north and west Bragg Creek area. The Applicant did not propose a solution to address the lack of emergency egress in the area.
- **Municipal Reserve and Open Space:** Administration disagrees with the Municipal Reserve calculation in the Conceptual Scheme, and the strong policy wordings that prescribe the uses and functions of the Municipal Reserves. The uses and functions of Municipal Reserves are prescribed by the Municipal Government Act. Further clarification is also required in regards to the Open Space maintenance and operational responsibilities.

In summary, Administration does not support the application for the following reasons:

- The proposed comprehensive resort development is not contemplated in the Greater Bragg Creek ASP, and the higher residential density is inconsistent with the ASP's policies;
- There are multiple technical components, such as water and wastewater servicing, stormwater management, and traffic impacts that have yet to be resolved; and
- Allowing such comprehensive development without adequately addressing the emergency egress situation would exacerbate the existing public safety concern, potentially putting additional population at risk in an emergency event.

Therefore, Administration recommends that application PL20150065 be refused, in accordance with **Option #2**.

DATE APPLICATION DEEMED COMPLETE: August 2017 (Received June 4, 2015)

PROPOSAL:	To amend the Greater Bragg Creek Area Structure Plan to include the Resort of the Canadian Rockies Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme, which would provide a policy framework for future land use, subdivision, and development of a comprehensive resort community within Block A, Plan 8310059, S-25-23-05-W05M.
LEGAL DESCRIPTION:	Block A, Plan 8310059, S-25-23-05-W05M
GENERAL LOCATION:	Located in the North Bragg Creek area, at the northwest junction of Wintergreen Road and Township Road 234. Approximately 3.2 kilometers (2 miles) north of the hamlet of Bragg Creek.
APPLICANT:	Urban System Ltd.
OWNERS:	Resorts of Canadian Rockies
EXISTING LAND USE DESIGNATION:	Recreation Business District (B-4)
PROPOSED LAND USE DESIGNATION:	Direct Control District
GROSS AREA:	± 159.45 hectares (± 394.02 acres).

**SOILS (C.L.I. from A.R.C.):**

Class 7 T, H – No capability due to adverse topography
 Class 5 H,T,D – Very severe limitations due to
 temperature, adverse topography, and low permeability

PUBLIC SUBMISSIONS:

The application was circulated to 110 adjacent landowners. There were three letters in support, and six letters in opposition. The Bragg Creek and Area Chamber of Commerce also submitted a letter in support of the application. Section 3 of the Conceptual Scheme outlines the result of the engagement sessions hosted by the Applicant.

HISTORY:

1998 Land use and subdivision application 95-RV-176, to create 14 residential parcels ranging in size from 0.51 acres to 1.20 acres to be registered as a bare land condominium subdivision, was approved.

BACKGROUND:

The surrounding area includes a mix of residential development and fragmented quarter sections:

- North:** Multi-lot residential subdivision (\pm 70 lots), registered in 1977 and in 1981;
- East:** TsuuT'ina Nation Reserve No. 145;
- South:** Fragmented quarter sections and pockets of country residential development;
- West:** Largely forested area designated as Ranch and Farm District. Our Lady Queen of Peace Ranch is located to the north west of the subject land, and provides a range of recreational facilities to youths and families in the summer time.

Existing development on site

The Wintergreen Resort comprises the 18-hole golf course, the club house, turf shop, caddy shack, and the 14-lot Wintergreen Residential subdivision. The resort operates seasonally between May and October. The former ski hill is currently vacant, and is where the proposed residential development would be located.

CONCEPTUAL SCHEME OVERVIEW:

The proposed RCR Wintergreen redevelopment consists of three cells:

- Cell A:** **Residential Cell**, with approximately 280 dwelling units including single family residential, semi-detached or villa-style residential, and large-lot residential development;
- Cell B:** **Village Core Cell**, with a maximum of 10,000 sq. ft. of commercial and retail development, row house style housing (maximum of 24 residences), and a hotel development with no more than 100 rooms;
- Cell C:** **Golf Cell**, with the existing golf course that continues its seasonal operation from May to October, and the associated supportive uses, such as the pro-shop and restaurant.

Phasing: The proposed development would be divided in three stages:

- Stage 1** Includes the initial three phases with approximately 40 residential units, the 100-room hotel, and associated commercial and retail development in the Village Core;
- Stage 2** Includes phases four to seven, with approximately 154 residential units to the north;



Stage 3 Includes phases eight to ten, with the remaining larger-lot residential development of approximately 103 residential units to the west.

The actual rate of development would be based on market demand and availability of services.

POLICY ANALYSIS

Greater Bragg Creek Area Structure Plan (Bylaw C-6260-2006)

The subject land is located within the “New Residential Area” of the North Bragg Creek Policy Area.

Residential Development

Policy 7.4.4 requires that parcel sizes in the new residential areas should not be less than 0.25 acres and not greater than 2 acres, with an overall density of not greater than one lot per 4 acres of Gross Development Area.

Parcel sizes greater than 2 acres may be considered when it can be demonstrated, to the satisfaction of the County, that a larger parcel size will support agriculture and/or open space planning; however, these parcels must form part of the gross developable area (GDA).

Overall, the proposed density is greater than what is envisioned in the Greater Bragg Creek ASP, as depicted in Table 1.

Table 1: Proposed Development's contribution to the GDA

Types of Development	Allocated Area (acres)	Lot sizes (acres) and Density (Units per Acre)
Single Family Residential Development	66.87 ac	0.25 ac (4 upa) to 2 ac (0.5 upa)
Semi-Detached or Villa-Style Residential Development	14.33 ac	0.10 ac (10 upa) to 1 ac (1 upa)
Large Lot Residential Parcels	15.00 ac	No less than 3.0 ac (0.33 upa)
Overall Density calculated using Allocated Residential Area	96.2 ac	± 2.91 upa , based on 280 residential units
Overall Density calculated using Gross Development Area of the Conceptual Scheme	385.61 ac	± 0.73 upa based on 280 residential units

The ASP (Policy 10.1.2) outlines that where a proposal is not contemplated within the ASP, or in the opinion of the County is not in conformity with the ASP, the County shall either:

- Require the proposal to be amended to bring the proposal into conformity with the ASP;
- Refuse the proposal; or
- Amend the ASP.

The Applicant indicated that the proposed concept is designed to meet the ASP's intent of providing a variety of lot sizes and clustered development by concentrating buildings or lots on part of the site to allow the remaining area to be used for public open space. The proposed Conceptual Scheme is considered an amendment to the Area Structure Plan to allow for higher density residential development on the subject land.



Non-Residential Development

In terms of commercial development, Policy 7.5.3 a) outlines that indoor and outdoor recreation facilities may be developed throughout the Greater Bragg Creek area, provided that they are dealt with on a case-by-case basis through redesignation to a site specific direct control land use district, and that support for the use is provided from a majority of adjacent landowners at the time of redesignation.

The Applicant proposed a Direct Control District to allow for the hotel (maximum 100 rooms) and the associated commercial and retail development (maximum of 10,000 sq. ft.). Although the proposed uses were not contemplated in the ASP, they are complementary to the existing outdoor recreation facility (golf course) and would service the visitors and residents in the Greater Bragg Creek area.

The Applicant indicated that the proposed hotel and commercial development would not compete with the hamlet's revitalization effort; rather, these non-residential developments would contribute to the community's economic development.

TECHNICAL ANALYSIS

Water Servicing

Existing

The Wintergreen Resort is serviced by a private water co-op system, namely the Wintergreen Woods Water Utility (WWWU). WWWU currently provides potable water to the 75 lot Wintergreen Woods subdivision, the Wintergreen golf course, the clubhouse, and the 14-lot Wintergreen residential subdivision. The existing system has sufficient additional capacity to service Phase 1 of the proposed development (approximately 20 dwelling units).

Proposed

The proposed development would be serviced by the Wintergreen Woods Water Utility, which would require considerable upgrades to service the full development. It is anticipated that the water demand would be up to 250,580 m³/year (686.5m³/day) at full build-out.

RCR and WWWU share the ownership of three water licenses, with a total capacity of 250,700 m³/year (686.9 m³/day); two for potable water use, and one for snowmaking, as detailed in Table 2.

Table 2: RCR and WWWU Water Licensing Capacity Details

Water Licenses	Capacity	Proportion
Wintergreen Woods Water Utility Potable 8 Acft	9,880 m ³ /year equivalent to ± 27.1 m ³ /day	± 3.94 %
Water Resource Act No. 08654, file 17776 Potable 32 Acft	39,520 m ³ /year equivalent to ± 108.3 m ³ /day	± 15.78 %
Water Resource Act No.12015, File 20393 Snowmaking 163 Acft	201,300 m ³ /year equivalent to ± 551.5 m ³ /day	± 80.28 %
Total	250,700 m³/year equivalent to ± 686.9 m³/day	100%



Administration Recommendation

The ASP (Policy 6.1.2) outlines that multi-lot subdivision with lot sizes less than 4 acres outside the hamlet service area should provide potable water via a communal water treatment and distribution system that is designed with potential to connect to a future regional water utility.

Developers who propose installation of communal water treatment and distribution systems should provide assurance that the infrastructure can be designed and constructed to maximize its utility and minimize its life cycle costs, and should prepare an operational plan that clearly demonstrates the affordability of the utility for the proposed subdivision it is planned to serve.

Although the proposed water servicing method meets the ASP policy, it should be noted that the largest water license, which accounts for approximately 80% of the capacity needed to service the proposed development, is not intended for residential purposes.

Section 600 of the County Servicing Standards requires confirmation from a County-approved piped water supplier that capacity exists within the system at the time of application. The Applicant has yet to provide confirmation that the snowmaking water license can be successfully and fully converted to domestic water use.

Wastewater Servicing

Existing

The Wintergreen Resort and the 14-lot Wintergreen Residential subdivision are serviced by the existing wastewater treatment plant on-site. Alberta Environment has authorized the wastewater system, including seasonal irrigation of 100% of the effluent over the driving range area (± 3.34 acres in size). Alberta Environment also authorized discharge of treated effluent into an effluent storage pond, which has a maximum capacity of 26,250 cubic metres with an area of ± 2.16 acres. Groundwater monitoring is required for the existing system under the Alberta Environment approval.

The existing system could be upgraded to increase capacity to service Phase 1 of the development (approximately 20 dwelling units).

Proposed

The Applicant proposed two options for wastewater servicing:

- 1) On-site treatment and disposal; or
- 2) Off-site connection to the Bragg Creek Wastewater Treatment Plant

Option 1: On-site treatment and disposal

The existing wastewater treatment plant on-site can be upgraded relatively inexpensively to service 20 additional residential units (Phase 1 of the proposed development). Beyond the 20 residential units, a new on-site wastewater treatment plant would be necessary to accommodate any future development.

A new on-site wastewater treatment plant can be constructed in phases to match the development phasing. The existing effluent irrigation system would be expanded to accommodate the spray irrigation needs as the development progresses to full build-out. Some of the effluent would be stored over the winter, and approximately 58,000 m³/year would be disposed of by snowmaking. Provincial approval would be required for the proposed new on-site treatment system.

Option 2: Off-site connection to the Bragg Creek Wastewater Treatment Plant

The Applicant indicated that the preferred wastewater servicing solution would be to tie into the County's Bragg Creek Wastewater Treatment Plant (WWTP). The existing on-site WWTP would be



converted into a lift station, and a forcemain would be constructed through the golf course and along Wintergreen Road to the Bragg Creek WWTP.

The Bragg Creek WWTP has capacity that could be allocated to early phases of the development. However, considerable upgrades beyond those currently planned would be required in order to accommodate the full build-out of the development.

Administration Recommendation

Option 1: On-site treatment and disposal

The ASP (Policy 6.1.3 g) requires that developers who propose installation of communal wastewater collection and treatment systems should provide assurance that the infrastructure can be designed and constructed to maximize its utility and minimize its life cycle costs, and should prepare an operational plan that clearly demonstrates the affordability of the utility for the proposed subdivision it is planned to serve.

Administration does not support the on-site disposal method as currently proposed, because of the technical uncertainties of wastewater disposal through snowmaking, and concerns about ongoing operation and maintenance requirements.

Option 2: Off-site connection to the Bragg Creek Wastewater Treatment Plant

County Policy 449 states that the County shall encourage the use of Regional Wastewater Treatment Systems and connections whenever it is feasible to do so. Administration considers connection to the Bragg Creek Wastewater Treatment Plant as a technically feasible option, and Policy encourages this method of servicing over the on-site option.

However, allocating the full build-out capacity required for the development would not leave any remaining capacity for future development within the hamlet of Bragg Creek, and would contradict the intention of the Greater Bragg Creek Area Structure Plan and the Bragg Creek Revitalization Plan. A portion of the existing capacity could be allocated to Wintergreen to service early phases of the development, but some capacity must also be considered as reserved to service future development within the hamlet. The remaining capacity required by Wintergreen would have to be attained by upgrading the Bragg Creek Wastewater Treatment Plant, at the expense of the developer.

Further technical assessment would be needed to determine the feasibility and costs of upgrades to the Wastewater Treatment Plant that would be required to service the full build-out of the development. This may also require amendments to the existing provincial and federal approvals.

Stormwater Management

Existing

The proposed development area is located within the Elbow River North Sub-Basin, and the site is characterized by moderately to steeply sloping terrain with dense native trees and grassland. Drainage from the area flows from the west and through the stormwater system on the Wintergreen Golf Course. The golf course pond is the outfall for the system, with a weir structure that discharges under Wintergreen Road, onto TsuuT'ina Nation lands, and ultimately to the Elbow River.

Proposed

The proposed stormwater management system would use overland flow conveyed through swales and roadside ditches to existing and newly constructed ponds. Additional stormwater ponds would be constructed upstream of the golf course pond, and the system would utilize the same outfall at the existing golf course pond. The weir structure would be modified to meet the maximum release rate of the Bragg Creek Master Drainage Plan.



Administration Recommendation

The Applicant indicated that there are limitations to traditional stormwater management approaches due to the continuous steep terrain on the subject land.

With the on-site wastewater treatment option (see section above), there is a need to dispose of $\pm 58,000 \text{ m}^3$ /year of treated effluent through snowmaking; which is equivalent to approximately 23 Olympic-size ($2,500 \text{ m}^3$) swimming pools. The stormwater management plan has not demonstrated how this additional volume of snowmelt would be managed, nor has it commented on how the snowmelt may affect the stormwater quality objectives. TsuuT'ina First Nation did not provide any comments in this regard.

It is noted that the Stormwater Management Plan did not satisfy the requirements of the Bragg Creek Master Drainage Plan and County Servicing Standards because it did not address the volume control target requirement. This requirement stipulates that post-development average annual runoff volume must be less than or equal to that of pre-development. At this time, the Applicant has not demonstrated how the stormwater management system would meet the volume control target.

Transportation (On-site)

Existing

The subject land is currently accessed from Township Road 234.

Proposed

The Applicant proposed a Residential Collector Road that funnels all on-site traffic onto Township Road 234. The collector road would extend uphill to the west, generally following the contour of the land, and intersect with nine internal roads with direct frontage to the proposed residential developments. Section 7 of the Conceptual Scheme includes conceptual cross-sections that illustrate the proposed internal roads.

Two internal emergency accesses are being proposed, one of which is proposed to be located approximately 500 metres from Township Road 234 and connects to Mountain Lion Drive to the north. The other is proposed to be located between Phase 4 and Phase 7 of the residential development, connecting to Township Road 234 to the south.

Administration Recommendation

Policy 7.4.4 of the Greater Bragg Creek ASP requires future subdivision to provide at least two points of access onto an existing developed municipal road. The Applicant proposed an access point connecting to Township Road 234, and an emergency access point connecting to Mountain Lion Drive to the north through an undeveloped road allowance. However, should an emergency event leave the internal residential collector road impassable, the proposed emergency accesses may not be able to service the approximately 103 units within Phases 8, 9, and 10 of the residential development.

In accordance with County Policy 304, subdivision of greater than 10 lots should have a properly dedicated and constructed roadway as a secondary means of access to an adjacent developed road from the subject subdivision.

The County Plan has Emergency Services Policies which relate to land use planning and community design. The relevant policies encourage compact development and efficient road design to optimize firefighting efficiency (Policy 20.5), ensure subdivision and development plans provide safe and efficient access for emergency service vehicles (Policy 20.6), and develop and maintain measures to prevent and control wildland fires, including public education, design of efficient emergency access, and measures to effectively slow fire growth (Policy 20.12).



Section 411 of the County Servicing Standards also requires that any rural development that would result in 10 lots or greater shall have two separate access points to an existing through road. In cases where there is not a through roadway, a separate access shall be provided to the nearest adjacent road. Any urban development that results in a dead-end road longer than 90 metres shall not be permitted. The proposed collector road terminates in a dead end and is approximately 2,000 metres in length.

The proposed internal road network does not meet the spirit and intent of the ASP, the County Plan, or the County Servicing Standards for secondary means of access, as approximately 100 residential units could be stranded should an emergency leave the proposed internal road impassable. This would lead to safety concerns during times of emergency events.

Transportation (Off-site)

Existing

Access to the site is provided from Township Road 234, which connects to Wintergreen Road to travel south. Wintergreen Road then crosses the Elbow River via Balsam Bridge on Balsam Avenue, and joins Highway 22/Highway 758 (Whyte Avenue) to access the greater region. A summary of the existing road conditions follows:

- Township Road 234:** A two-lane paved road that terminates at the west end and connects to Wintergreen Road to the east, and serves the existing Wintergreen golf course, the wintergreen subdivision (14 lots), and the wintergreen forest estates subdivision (five lots).
- Wintergreen Road:** A two-lane paved road that connects the North Bragg Creek area (including the existing Wintergreen golf course and subdivision, the Mountain Lion Drive subdivision, Our Lady Queen of Peace Ranch, and the fragmented quarter sections) to the hamlet of Bragg Creek.
- Balsam Avenue:** A two-lane paved road with two-way stop control intersections at Burnside Drive and River Drive. At this time, the Balsam Bridge across the Elbow River is the only access connecting the hamlet of Bragg Creek to the North and West Bragg Creek areas.
- Highway 22:** A two-lane undivided highway at the point of intersection with Balsam Avenue.

Proposed

The Applicant prepared a Transportation Impact Assessment (TIA) that investigated anticipated background traffic conditions in 3 year, 15 year, and 25 year horizons. Allowance was made for the seasonal variation of traffic within the study area, and an adjustment factor was applied to capture the highest traffic volumes on a yearly basis, which occur during the summer period.

Table 3 presents a summary of the proposed road improvements based on the Traffic Impact Assessment submitted with the application.

Table 3: Proposed Road Improvements

Horizon Scenario (Post Development)	Upgrades to be completed by the Developer	Upgrades to be completed by 'Others'
3 Year Horizon	Township Road 234 upgrade from Regional Transitional Paved Road with 8 m pavement width to a Low Impact Development Residential Collector Road with a 10.7 m	N/A



Horizon Scenario (Post Development)	Upgrades to be completed by the Developer	Upgrades to be completed by 'Others'
	pavement width.	
	Wintergreen Road upgrade from a Regional Transitional Paved Road with 8 m pavement width to a Regional Arterial Road with a 10 m pavement width.	Applicant proposed that the County 'shall' share the costs of Wintergreen Road upgrades to account for the existing sub-standard conditions.
15 Year Horizon	Balsam Avenue and Burnside Drive intersection upgrade from a two-way stop control to a four-way stop control	N/A
25 Year Horizon	Balsam Avenue and River Drive intersection upgrade from a two-way stop control to a four-way stop control	Applicant assumed that Alberta Transportation will complete the Highway 22 and Bragg Creek Intersection Improvements.

Administration Recommendation

Policy 7.4.1 of the ASP requires that future subdivision comprehensively evaluate its cumulative impact on the local and regional transportation network (i.e. capacity of Township Road 232, the single bridge crossing at Balsam Avenue, and Highway 22). The ASP policy also indicates that upgrades to municipal collector roads and improvements to intersections of municipal roads with provincial highways may be required to facilitate future development.

The Traffic Impact Assessment submitted by the Applicant does not adequately address the timing and impact of the proposed development due to the assumption that the Highway 22 Intersection Improvements will be implemented by Alberta Transportation.

Administration disagrees with the TIA and the Conceptual Scheme policy that indicates the County will share the cost for the Wintergreen Road upgrades, which are required to accommodate development-generated traffic. Also, Administration questions the assumption that the Highway 22 intersection upgrades, which are a critical piece of the infrastructure necessary to service the proposed development, would be implemented by Alberta Transportation by the 25 Year Horizon.

Alberta Transportation commented that future upgrades to Highway 22/White Avenue/Balsam Avenue are not part of the construction program at this time. The TIA prepared in support of the application has identified these improvements as being required to accommodate full build-out of the site.

Should this application proceed with the TIA as is, Alberta Transportation indicated that it would be the County's responsibility to ensure these improvements are implemented in advance of the provincial construction program in order to accommodate traffic from the proposed development. Therefore, the TIA should be updated to assess the impacts of development traffic on the existing network, without assuming the Highway 22 upgrades will be implemented by the Province and/or the County.

Transportation (Emergency Egress)

Existing

Currently, the only access to North and West Bragg Creek is by crossing the Elbow River at the Balsam Avenue Bridge. During times of catastrophic events, such as the extreme flooding of 2013 or a forest fire, the crossing may be cut off, isolating approximately 500 residential units in North and West Bragg Creek.



This happened during the 2013 flooding, when the Balsam Avenue crossing was not accessible and residents west of the Elbow River were stranded with no alternative egress.

Proposed

As part of the TIA, the Applicant consulted the *National Fire Protection Association 1141 – Standard for Fire Protection Infrastructure for Land Development in Wildland, Rural and Suburban Areas* to determine the minimum recommended access standards. Table 4 below depicts the table from this standard that summarizes the minimum number of access routes recommended based on the number of household in the area:

Table 4: Required Access Routes per Number of Area Households

Number of Households	Minimum Number of Access Point
0-100	1
101-600	2
>600	3

The existing development conditions in North and West Bragg Creek, with approximately 500 residential units, would require a minimum of two access points. The additional residential units, hotel, and associated commercial and retail development proposed by the Applicant would require a minimum of two access points by themselves, and would lead to the requirement for the third access points in the north and west Bragg Creek areas. No solution was provided in the TIA to address the emergency egress situation.

Administration Recommendation

As per Policy 6.2.4 of the ASP, an additional municipal access/egress shall be constructed to lands in West and North Bragg Creek. The funding formula may involve a partnership between the Province, the County, and local developers.

In 2016, the County received funding from Alberta Transportation to conduct a technical study to examine emergency access options for the north and west Bragg Creek areas. On October 10, 2017, Council accepted the Policy and Priorities Committee recommendation for the preferred emergency access route for west Bragg Creek. The preferred route would see Wintergreen Road continue north through TsuuT'ina Lands, and connect with Range Road 45 to reach Township Road 242. Administration was directed to finalize the planning study and develop a funding strategy through continued work with Alberta Transportation and TsuuT'ina Nation. A timeframe for construction is unknown, as an agreement must be made with TsuuT'ina Nation, funding must be secured, and detailed design must be completed. Administration recognizes that the proposed development would worsen the existing situation in the case of catastrophic events, and may put additional population at risk if the emergency access situation is not adequately addressed.

Municipal Reserves and Open Spaces

Existing

Municipal Reserves are outstanding and comprise 10 percent of the subject land.

Proposed

The Applicant proposed that the Municipal Reserve owing should be calculated based on the Net Development Area in Cell A – Residential Cell (± 95.08 acres) and Cell B – Village Core Cell (± 7.80



acres), and that the reserves owing for Cell C – The Golf Course (± 130.30 acres) shall be deferred by caveat at the subdivision stage.

Based on the Applicant's calculation, the Municipal Reserve owing for the subject land would be 10.28 acres (10% of Cell A and B) instead of 39.4 acres (10% of the entire subject land).

The Municipal Reserves (MR) and their associated functions as proposed by the Applicant are detailed below:

- MR 1:** ± 0.2 hectares (± 0.49 acres) in size, located at the Village Core. The Applicant proposed that a multi-use public plaza would be located within this area, which may function as a leisure skating rink in the winter and a children's splash park in the summer;
- MR 2:** ± 1 hectare (± 2.47 acres) in size, located along the southern property boundary connecting Phases 1, 2, 4, and 7. The proposed function includes a local trail system;
- MR 3:** ± 0.5 hectares (± 1.24 acres) in size, located in the Phase 5 development. The Applicant proposed that the reserve should be an amenity area that includes tennis, volleyball, and basketball courts;
- MR 4:** ± 0.7 hectares (± 1.73 acres) in size, located between Phases 4, 5 and 7. The proposed functions include the local trail system connection and a potential tot lot;
- MR 5:** ± 2 hectares (± 4.94 acres) in size, located just south of the Mountain Lion Drive subdivision. The Applicant proposed that a tobogganing hill would be provided on this proposed reserve;
- MR 6:** ± 7 hectares (± 17.30 acres) in size, located in Phase 9, connecting Phases 4, 7, 9 and 10 of the development. The proposed functions include the local trail system and a lookout location;
- MR 7:** ± 0.4 hectares (± 0.99 acres) in size, located in Phase 8. The proposed functions include the natural trail system and a lookout location.

In addition to the Municipal Reserves, the majority of the subject land's existing forested area (± 95.63 acres) would remain as privately owned open space, with a natural trail to be managed by the Homeowners Association.

Administration Recommendation

The ASP outlines that new residential areas should encourage the creation and preservation of open space, and protect areas that represent constraints to development. High priority shall be given to maintaining open space in an undeveloped state for such purposes as stormwater management, protection of wildlife movement corridors and areas of significant habitat, and/or retention of biodiversity (Policy 7.4.4 j).

Tools used to implement the creation and preservation of open space should clearly identify the maintenance requirements and responsibilities for these areas, and should identify appropriate allowable land uses and respectively restrict land uses for each area of open space in keeping with the policies of the Greater Bragg Creek Area Structure Plan (Policy 7.4.4 k).

Based on the ASP policies, Administration disagrees with the following aspects of the proposed Municipal Reserves and Open Space strategy:

MR Calculation: The proposed calculation excludes Cell C – Gold Course, which dramatically reduces the MR dedication from 39.4 acres to 10.28 acres. Further justification is required for deferring the MR dedication in Cell C (± 29.12 acres).



MR Uses and Functions: The proposed Conceptual Scheme consists of strong wordings (such as 'shall') that prescribe the uses and functions of the Municipal Reserve (i.e. tobogganing hill, a tot lot, multi-use public plaza, and amenity areas with several sports fields).

MR use and function are prescribed by the Municipal Government Act. The Applicant did not clearly identify the operation and maintenance structure, or the responsibility for the proposed functions and programs that were indicated in the Conceptual Scheme. Administration recommends that the conceptual scheme reserve land policies should be amended accordingly to allow for more flexibility at the future subdivision and development stage. Particularly, Administration requires:

- Clarification and formal declaration whether an Home Owner Association (HOA) will be assuming maintenance and operational responsibilities via an occupancy agreement with the County for all Municipal Reserves located within the plan area; and
- Clarification and formal declaration if the HOA open space will be deemed to be privately owned, publically accessible lands to accommodate the general public to use the trail system located there within.

Other Technical Matters

In addition to the above mentioned technical elements, the Applicant also submitted the following assessments. These assessments would need further technical review and refinement should Council decided to let the application proceed.

- A **Wildfire Risk Assessment** was prepared to evaluate the threat of wildfire to the development and surrounding area within 500 metres.

The existing FireSmart Area hazard for the proposed development site is rated as High/Extreme on the west-side of the property due to heavy coniferous fuels, heavy dead and downed trees, and steep slopes. The Wintergreen golf course fairways to the east provides Low hazard, and acts as a good fuel break to wildfire impingement from that direction. However, intense wildfire behavior with long-range spotting and firebrand ignition of structures is possible based on coniferous fuel types within 500 metres to the south, west and north of the proposed development.

Development standards and proposed fuel modification recommended in the assessment must be incorporated into the development's design guidelines, and must be registered on title at the subdivision and development stage.

- A **Geotechnical investigation and Slope Stability Analysis** was conducted for the lands to assess subsurface soil and groundwater conditions, and to provide comments and recommendations related to the geotechnical aspects of the proposed development.

A total of seven (7) test puts and sixteen (16) boreholes were advanced within the property. The soil profile of the site generally consisted of variable thicknesses of fill, clay, and till overlying weathered bedrock. Groundwater measurements within the standpipe range from 0.3 metres to more than 6.1 meters below ground surface. The study concluded that the site is suitable for the proposed development.

Preliminary Slope Stability Analysis indicates that the average gradient of the site ranges from approximately 18% to 22%. A detailed slope stability analysis, satisfactory to the County, shall be completed at the subdivision stage as the slope gradients are steeper than 15%.

- A **Phase 1 Environmental Site Assessment** was completed to estimate the likelihood, location, and types of surface and/or subsurface contamination that may be present within the plan area. Overall, there are no concerns for environmental contamination. Further assessment (i.e., a Phase II ESA) is not recommended.



- A **Biophysical Impact Assessment** was prepared for the site. According to the assessment, the proposal would involve new development and habitat loss in the previously disturbed eastern portion of the subject area. However, it would also retain valued ecosystem components, such as habitat, in the least disturbed western portion, including old spruce-dominated woodland, and connections with environmentally significant land to the south and west, as well as wetlands in the northeast corner of the subject area. The proposal, therefore, represents a balance of development and habitat conservation that is compatible with conservation of the greater area. The contribution of the proposed development to regional cumulative effects would be relatively minor.

All recommendations and mitigation strategies pertaining to species of concern, habitat loss, and local and regional cumulative impacts should be implemented wherever possible throughout the development.

- A **Historical Statement of Justification** was prepared for the plan area and was cleared by Alberta Culture. Efforts must be made to reference the area's history and historical character within the framework of the development through development signage, documentation, street naming and other historical references.
- A **Visual Impact Analysis** was completed to understand the visual impact on adjacent residents in both pre and post development scenarios.

CONCLUSION:

In summary:

- The proposed comprehensive resort development was not contemplated in the Greater Bragg Creek Area Structure Plan, and its higher residential density is inconsistent with the ASP's policies.
- Additionally, there are several major technical considerations that have yet to be resolved at this time, including:
 - Water Servicing: it is uncertain whether the water license required to service the majority of the proposed development can be successfully and fully converted from snowmaking purposes to domestic water uses;
 - Wastewater Servicing: there are several uncertainties related to the technical feasibility of the regulatory approvals, and ongoing operation and maintenance requirements for the on-site wastewater treatment option. At the same time, the off-site wastewater treatment option also requires further technical assessment.

Allocating the full build-out of wastewater capacity to the Wintergreen development would not leave any remaining capacity to the hamlet of Bragg Creek and the hamlet expansion area. This would contradict the intention of the Greater Bragg Creek ASP and the Bragg Creek Revitalization Plan, and may jeopardize the hamlet's ongoing revitalization effort;

- Stormwater Management: with the on-site wastewater treatment option, the stormwater management plan has not demonstrated how the treated effluent is to be disposed through spray irrigation and snowmaking would be managed at time of snow melt. The stormwater management plan also did not comment on how this method of wastewater disposal may affect the stormwater quality;
- Transportation (on-site): the proposed internal road network does not meet the ASP, the County Plan, and the County Servicing Standards for secondary means of access;



- Transportation (off-site): the Traffic Impact Assessment submitted with the application does not accurately assess the potential traffic impact on the existing transportation network;
- Transportation (Emergency Egress): the proposed development would lead to the requirement for a third access point in the north and west Bragg Creek area, while there is only one access point available at this time.
The Applicant did not propose a solution to address the lack of emergency egress in the area. Allowing such comprehensive development without addressing the emergency egress situation would exacerbate the existing public safety concern, and could potentially put additional population at risk in an emergency event;
- Municipal Reserve and Open Space: Administration disagrees with the Municipal Reserve calculation in the Conceptual Scheme, and the strong policy wordings that prescribe the uses and functions of the Municipal Reserves. The uses and functions of Municipal Reserves are prescribed by the Municipal Government Act. Further clarification is also required in regards to the Open Space maintenance and operational responsibilities.

For these reasons, Administration recommends that the application be refused in accordance with **Option #2**.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7709-2017 be given first reading.
 Motion #2 THAT Bylaw C-7709-2017 be given second reading.
 Motion #3 THAT Bylaw C-7709-2017 be considered for third reading.
 Motion #4 THAT Bylaw C-7709-2017 be given third and final reading.
- Option # 2: THAT application PL20150065 be refused.
- Option # 3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kevin Greig”

General Manager

County Manager

JKwan/rp

APPENDICES:

APPENDIX ‘A’: Application Referrals
 APPENDIX ‘B’: Bylaw C-7709-2017 and Schedules A & B
 APPENDIX ‘C’: Mapset
 APPENDIX ‘D’: Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	<p>RVS has no objection to this application. We note the following:</p> <ul style="list-style-type: none"> the application includes 385.61 ac with 254.22 ac net developable land; 29.03 ac of land is intended for reserve dedication; 88.96 ac of land will be privately owned recreation lands; 1.09 ac of land is recognized as environmental reserve land; 130.30 ac is within a golf course; the development includes 300 residential units, with an estimated population of 900, this will result in approximately 194 school age resident, who can be accommodated within the existing designated schools. <p>We comment as follows:</p> <ul style="list-style-type: none"> Reserve land is intended for a variety of recreation and school authority land uses, although RVS does not require a school site within this plan any reserve land provided should not be areas of high slope. These should be environmental reserve or another land use designation. After considering the utility of the land being designated, if there is still reserve land owed this should be taken as cash-in-lieu. Safe pedestrian walks are required in addition to the road system. Roads within the community need to accommodate a school bus and provide space for a school bus to turn around in a forward motion (school buses are not allowed to back without a guide).
Calgary Catholic School District	<p>Please note that Calgary Catholic School District (CCSD) has no objection to the above-noted circulation.</p> <p>It is noted that all Municipal Reserve owing within the Plan area (25.4 acres) is being dedicated as MR and none is dedicated as Municipal School Reserve. Although CCSD recognizes that, given the topography of the plan area, locating a school-site within it would be difficult, we do recognize the need for a future school site within the Greater Bragg Creek area.</p> <p>As such, CCSD encourages the County to continue to work with developers and school boards to ensure that an appropriate amount of reserve is available to serve the needs of citizens through school sites and MSR (as cash-in-lieu and/or lands).</p>
Public Francophone Education	No response.
Catholic Francophone Education	No response.



AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment and Parks	No response.
Alberta Transportation	<p>Alberta Transportation has reviewed the above noted proposal and notes that the land subject of the application is greater than 800 metres from Highway 22. These comments are provided for information only.</p> <p>The future upgrades to Highway 22 / White Avenue / Balsam Avenue which include roundabouts at these intersections on Highway 22 are not part of Alberta Transportation's construction program. The traffic impact assessment prepared in support of the application has identified these improvements as being required to accommodate full build out of the site. It will be the responsibility of the municipality to ensure these improvements are implemented in advance of the provincial construction program to accommodate traffic from the proposed development.</p>
Alberta Culture and Community Spirit (Historical Resources)	No response.
Energy Resources Conservation Board	No response.
Alberta Health Services	<p><i>Water Supply</i></p> <p>AHS understands that the proposed water supply to this development will be from the existing Wintergreen Woods Water Utilities which operates under a license issued by Alberta Environment & Parks (AEP). The developer must ensure that alterations and additions to the current water system are approved by AEP.</p> <p><i>Waste Water Systems</i></p> <p>AHS understands that the developer has proposed two options for waste water treatment and may expand the current system licensed by AEP or may connect with the Bragg Creek WWTP. AHS wishes to be kept informed as to the waste water system proposed for the development.</p> <p><i>Solid Waste Management</i></p> <p>AHS wishes to be kept informed of the solid waste management plan for the development and the plan for manure handling from the equestrian area.</p> <p><i>Health Approval</i></p> <p>AHS would like an opportunity to review and comment on building permit applications to construct public facilities on the subject lands (e.g. food establishments, swimming facilities,</p>



AGENCY	COMMENTS
	<p>daycares, adult care facilities, personal service establishments, etc.). Building plans for these facilities should be forwarded to our department for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.</p> <p>Please note that health approval of some public facilities is required after final construction, but before the facility is operational. For more information regarding health approval and plan examination, Applicants can contact the writer at 403-851-6171. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
<i>Public Utility</i>	
ATCO Gas	No comments.
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. <ol style="list-style-type: none"> a. Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. b. Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information. 3. Parking may be allowed, subject to Engineering review and approval. <ol style="list-style-type: none"> a. Unpaved parking is not permitted (gravel, grass, etc.) 4. Storage is not permitted on ATCO Pipelines' pipeline(s) and/or rights(s)-of-way. 5. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings. 6. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. <ol style="list-style-type: none"> a. If alterations are required, the cost will be borne by the developer/owner. 7. Any revisions or amendments to the proposed plan(s) must be re-circulated to ATCO Pipelines for further review.
AltaLink Management	No response.



AGENCY	COMMENTS
FortisAlberta	No objections and no easements required.
Telus Communications	TELUS will require an easement/right of way to service and/or protect our facilities on the abovementioned land. We ask that you place our requirement for a Utility Right of Way under the Conditions of Approval for this proposed development.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
Tsuu T'ina Nation	No response.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	Little agricultural impacts anticipated due to the location; however follow the Greater Bragg Creek ASP.
Rocky View Central Recreation Board	Municipal Reserves are not required for this application but will be considered at the Subdivision stage.
<i>Internal Departments</i>	
Municipal Lands	The Municipal Lands Office has no concerns at this time.
Development Authority	No response.
GeoGraphics	No response.
Building Services	No response.
Emergency Services	<p>(Enforcement Services) No concerns.</p> <p>(Fire Services) The proposed access is insufficient for Emergency Services. It is basically one route in and one route out. Fire Services would require a secondary access road (not route) at the far end of the development.</p> <p>Additionally, from an Emergency Management perspective, there is only one access road to the whole subdivision. This is not Fire Smart. Relying on one road to evacuate the entire community may not be wise because what if that one road becomes non-usable. Then emergency services cannot get in and the residents cannot get out.</p> <p>Fire Services will require that:</p> <ul style="list-style-type: none"> The water system is upgraded so that there are fire hydrants installed throughout the development that meet the requirements of FUS, and the water system will have to



AGENCY	COMMENTS
Infrastructure and Operations- Engineering Services	<p>register with FUS and be recognized for delivery of water for firefighting;</p> <ul style="list-style-type: none"> • All buildings over 10m² (100 sq. ft.) must be Sprinklered to the appropriate NFPA standard (13, 13D, 13R); • The entire development is to be FireSmart, as it sits in the Urban/Forest Interface; • All buildings over 10m² (100 sq.) will have non-combustible siding and roofing materials, and have FireSmart features installed, such as no roof venting in the eaves; • Fire Department access to be ensured throughout the development; • Funding to be provided that will allow for the location and construction of a Fire Station, Fire apparatus, all necessary fire equipment, staffing, and operation; • Additional communication equipment may be required for Fire and Emergency communications; • Additional requirements may be required after RVC Fire Planning is completed in the area; • Additional requirements may be required as the development proceeds further.
	<p><u>General</u></p> <ul style="list-style-type: none"> • The Applicant 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. • As a condition of future subdivision, the Applicant is required to submit a Construction Management Plan and Erosion and Sedimentation Control plan, in accordance with the requirements of the County Servicing Standards. • The full buildout of the development consists of the existing golf course, 265 single family homes, 20 townhomes, a 100 unit hotel and 10,000 square feet of commercial space. For servicing considerations, this has been deemed as equivalent to 345 single family homes. <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant submitted a Geotechnical Investigation Report (Clifton Associates – December 11, 2015). • The report concludes that the subject lands are suitable for the proposed development and includes recommendations for site preparation, foundations, excavations and utility trenches. • The report included a preliminary slope stability analysis concluding the slopes are generally stable, but recommends that a detailed analysis be done during the subdivision phase, after the site grading plan becomes available. • As a condition of future subdivision, the Applicant shall submit a site grading plan. • As a condition of future subdivision, a detailed slope stability



AGENCY	COMMENTS
	<p>analysis shall be submitted, identifying areas of concern and slope setback requirements.</p> <ul style="list-style-type: none"> As a condition of future subdivision, an updated Geotechnical Report shall be submitted, including pavement structure designs based on actual site subgrade California Bearing Ratio values. <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> The Applicant submitted a Transportation Impact Assessment (Urban Systems – May 6, 2015). The Transportation Impact Assessment (TIA) concludes the following upgrades will be required to accommodate traffic from the proposed development: <ul style="list-style-type: none"> 3 Year Horizon (2017) – Upgrade Township Road 234 to a LID Residential Collector Standard. Upgrade Wintergreen Road to a Regional Arterial Standard (proposed by Developer to be cost shared with RVC). 15 Year Horizon (2029) – Upgrade intersection of Balsam Avenue & Burnside Drive/Range Road 50 to a four-way stop control. 25 Year Horizon (2039) – Upgrade intersection of Balsam Avenue & River Drive North to a four-way stop control. Highway 22 at Bragg Creek intersection improvements (assumed by Developer to be completed by Alberta Transportation). ES has reviewed the TIA and identified the following outstanding issues to be addressed: <ul style="list-style-type: none"> Cost sharing for Wintergreen Road upgrades has not been agreed to by RVC. Administration requires that the TIA & CS be revised to state that costs of Wintergreen Road upgrades shall be borne solely by the Developer, as this upgrade is identified as required to support development traffic. The TIA has assumed that the Highway 22 at Bragg Creek intersection upgrades will be implemented by Alberta Transportation (AT) by 2039. However, it is noted that AT has stated that these upgrades are not part of their current construction program and that they should be implemented by the Developer if they are required to accommodate traffic generated by the development. The TIA has not considered any pedestrian access to the Hamlet along Wintergreen Road or other possible alignments. As per the Greater Bragg Creek Area Structure Plan (6.3), development of a community trails system is a priority for the community. The Applicant submitted a TIA Level of Service Update (Urban Systems – October 25, 2017). <ul style="list-style-type: none"> This update analyzed only the Highway 22 at Bragg Creek intersections (Highway 22 & Balsam Avenue, and



AGENCY	COMMENTS
	<p>Highway 22 & White Avenue/Burnside Drive), at the post development 2039 horizon, without the assumption that upgrades will be implemented by Alberta Transportation.</p> <ul style="list-style-type: none"> ○ The update concludes that the existing configuration of the intersections will operate at an acceptable Level of Service at the 2039 horizon. ○ It is noted that a previous Highway 22 Intersection Improvement Study prepared for Alberta Transportation (Eagle Engineering Corp. – October, 2012) concluded that the existing configuration of the intersections will operate below an acceptable Level of Service by the 2022 horizon. This study did not contemplate the traffic generated by the Wintergreen development. ○ ES has concerns about the accuracy of the results in the TIA Level of Service Update submitted, due to the results being significantly different than the results of the previous Alberta Transportation intersection study. This must be addressed at the time of future subdivision, by providing a revised TIA which includes a full network analysis with consistent assumptions. <ul style="list-style-type: none"> ● ES has reviewed the internal subdivision road plan and the greater area road network and identified the following issues to be addressed: <ul style="list-style-type: none"> ○ There are internal subdivision roads that are dead-end roads greater than 90 metres in length without sufficient emergency access. In accordance with the County Servicing Standards, any urban development that results in a dead-end road longer than 90 metres shall not be permitted. ○ Currently there are approximately 515 households in West Bragg Creek, which are accessed only by the Balsam Avenue Bridge. With the addition of the Wintergreen development, there will be about 800 total households. The TIA states that as per National Fire Protection Association (NFPA) standards, the proposed developments with over 600 households should have a minimum of 3 access points. ○ It is noted that the Wildfire Risk Assessment (Montane Forest Management Ltd. – March 31, 2015) submitted with the application has identified certain areas of the subject lands as being high/extreme wildfire risk. ○ RVC is currently engaged in a study to realize emergency access to West Bragg Creek. On October 10, 2017 Council accepted the Policy and Priorities Committee recommendation for the preferred emergency access route for West Bragg Creek. Administration was directed to finalize the planning study and develop a funding strategy through continued work with Alberta Transportation and Tsuut'ina Nation. A timeframe for



AGENCY	COMMENTS
	<p>construction is unknown, as an agreement must be made with TsuuT'ina Nation, funding must be secured and detailed design must be completed.</p> <ul style="list-style-type: none"> At time of future subdivision for each phase, the Applicant shall be required to submit an updated TIA indicating the off-site improvements required to be implemented at that time. The updated TIA shall also comment on any discrepancy in results between the previous AT study. As a condition of future subdivision, the Applicant shall be required to provide payment of the Transportation Offsite Levy, in accordance with Bylaw C-7356-2014, as amended, at the time of subdivision approval. <ul style="list-style-type: none"> TOL Base Levy = \$4595/acre. Acreage = 254 acres. Estimated TOL payment = (\$4595/acre)*(254 acres) = \$1,167,130. As a condition of future subdivision, the Applicant shall be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure and all other offsite improvements identified in the TIA in accordance with the requirements of the County's Servicing Standards. As the Applicant has proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time. It is to be noted that the Applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development. <p><u>Sanitary/Wastewater</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> The Applicant submitted a Water and Wastewater Management Options Report (Urban Systems – April, 2015), which provided information on the existing system and users, and proposed wastewater servicing options for the development. Existing System: <ul style="list-style-type: none"> The existing Wintergreen WWTP collects wastewater from the golf course and the 14 lot Wintergreen Family Resort subdivision. Disposal of treated effluent is by irrigation of the golf course. The existing Wintergreen WWTP system could be upgraded relatively inexpensively to increase capacity to service Phase 1 (20 homes). Based on existing users and full buildout of the development (345 single family home equivalents), it is estimated that total wastewater generation will be 382 m3/day. This quantity does not include servicing to the existing 75 lot Wintergreen Woods subdivision, which currently utilizes private sewage treatment systems.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Currently the Bragg Creek Wastewater Treatment Plant (BCWWTP) has a capacity of 285 m³/day, of which 200m³/day has been allocated. After planned future upgrades, the BCWWTP capacity will be 513 m³/day, which is the full buildout of the system due to the limited capacity of the outfall diffuser. This leaves 313 m³/day of capacity available to be levied for the entire service area. • The Applicant has proposed two options for wastewater servicing: <ul style="list-style-type: none"> ○ <u>Option A</u> - The option preferred by RCR & RVC is connection to the BCWWTP, which would require the existing Wintergreen WWTP to be converted to a lift station and construction of a 3.1km long, 150mm diameter forcemain along Wintergreen Road. At full buildout, 382 m³/day of effluent from Wintergreen would be treated, which is beyond the 313 m³/day that will be available after full buildout of the BCWWTP. <ul style="list-style-type: none"> ▪ Because allocating the full capacity of the BCWWTP to Wintergreen may inhibit any future development in the hamlet, it must be determined how much of this 313 m³/day will be considered as reserved for the hamlet, and how much could be allocated to Wintergreen to service early Phases of the development. ▪ To service the full buildout of the development, the BCWWTP will require considerable upgrades including increased capacity of the outfall diffuser by expansion or twinning. The Applicant shall be responsible for the cost of upgrades to reach the additional capacity requirements. ○ <u>Option B</u> - The secondary option is onsite treatment, which would require disposal of effluent through expanded irrigation in the summer and added snowmaking in the winter. Construction of a new WWTP and conversion of the existing WWTP to a lift station would also be required to service full buildout. <ul style="list-style-type: none"> ▪ With proposed effluent disposal by snowmaking, there is uncertainty about the technical feasibility, regulatory approval requirements, and long-term operation and maintenance of this option. • If <u>Option A</u> is supported: <ul style="list-style-type: none"> ○ As a condition of future subdivision, the Applicant shall provide a Wastewater Servicing Analysis which shall include the identification of the necessary upgrades to the BCWWTP and the outfall diffuser to determine if upgrades to service the development are feasible. Consideration shall also be given to the regulatory approvals required, or amendments to the existing approvals held by the County.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ As a condition of future subdivision, the Applicant shall provide payment of the Water and Wastewater Offsite Levy, as amended, for any capacity which is purchased. ○ As a condition of future subdivision, to attain any capacity beyond that which is purchased, the Applicant shall be required to enter into a Development Agreement with the County for construction of: the forcemain connection to the BCWWTP, any necessary upgrades to the BCWWTP and outfall diffuser, the onsite wastewater collection infrastructure, and conversion of the existing Wintergreen WWTP to a lift station. All costs of upgrades to County infrastructure shall be borne by the developer. ○ Policy encourages this option as the preferred servicing method. In accordance with Policy 449, the County shall encourage the use of Regional Wastewater Treatment Systems and connections whenever it is feasible to do so. • If <u>Option B</u> is supported: <ul style="list-style-type: none"> ○ As a condition of future subdivision, the Applicant shall provide a Wastewater Servicing Analysis for disposal by irrigation and snowmaking, which shall include further analysis of the technical feasibility, regulatory approval requirements, and long-term operation and maintenance requirements. ○ As a condition of future subdivision, the Applicant shall be required to enter into a Development Agreement with the County for construction of: the new WWTP, the onsite wastewater collection infrastructure, and conversion of the existing Wintergreen WWTP to a lift station. ○ In accordance with Policy 430 and the County Plan (17.13), the ownership and operation of communal wastewater systems shall be transferred to the County. As a condition of future subdivision, the Applicant shall be required to enter into a Transfer Agreement with the County. • As a condition of future subdivision, the Applicant shall provide confirmation that all required Alberta Environment (AE) approvals for the wastewater collection and treatment system have been obtained, in accordance with the supported wastewater servicing option. • As a condition of future subdivision, the Applicant shall be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant submitted a Water and Wastewater Management Options Report (Urban Systems – April, 2015), which provided information on the existing system and users, and proposed a servicing solution for the development.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Existing System: <ul style="list-style-type: none"> ○ The Wintergreen Woods Water Utility (WWWU) currently services the golf course, the 75 lot Wintergreen Woods subdivision and the 14 lot Wintergreen Family Resort subdivision. This equates to a population of about 250 people. ○ The existing WWWU system has an average day treatment capacity of 218 m3/day, with an excess treatment capacity of about 103 m3/day. ○ The potable water licences (licences 2 & 3, as outlined below) equate to an average of 135 m3/day allowable water withdrawal from the Elbow River, which is currently the limiting factor in providing additional servicing capacity. ○ Water usage for the existing development averaged 73 m3/day in 2014. Therefore, there is about 62 m3/day of available capacity, which is sufficient to service Phase 1 of the development. • Based on existing users and full buildout of the development (345 single family home equivalents), it is estimated that the total water demands will be 687 m3/day. Of these demands, 541 m3/day is potable, and 146 m3/day is untreated water for irrigation, equestrian and allowance for future uses. • The Applicant plans to service the proposed development with the existing WWWU. This would require considerable system upgrades to meet the increased water demands. • There are currently 3 water licences which are held – 2 potable and 1 snowmaking. <ul style="list-style-type: none"> ○ 1) Water Resource Act No 12015, File 20393 – Snowmaking = 552 m3/day ○ 2) Water Resource Act No. 08654, File 17776 – Potable = 108 m3/day ○ 3) Wintergreen Woods Water Utility – Potable = 27 m3/day • If the snowmaking licence is converted, the total domestic water allocation would be equal to 687 m3/day, which would meet the demands of the full buildout of the development. • The Applicant has not provided Alberta Environment (AE) confirmation that the snowmaking licence has been converted to a domestic water licence. The Applicant has submitted a letter to the County requesting that the licence amendments not be required until after approval of the Conceptual Scheme and Direct Control Bylaw. However, at this stage of development the County Servicing Standards require confirmation that there is existing and reserved water capacity to service the development. • At this time, the Applicant shall provide confirmation that the Alberta Environment snowmaking licence (552 m3/day) has been converted to a domestic water licence.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • In accordance with Policy 415 and the County Plan (17.7, 17.8), the County will seek to negotiate a turnover strategy for water licences and infrastructure. As a condition of future subdivision, WWWU shall be required to enter into a Transfer Agreement with the County. • As a condition of future subdivision, the Applicant shall be required to enter into a Development Agreement for the construction of the water distribution system, fire suppression infrastructure and all other water infrastructure required to service the development. • Fire suppression infrastructure shall be a charged hydrant system required to meet the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw. • As a condition of future subdivision, the Applicant shall be required to secure all necessary easements and ROWs for all proposed water infrastructure. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant submitted a Stormwater Management Report (Urban Systems – November, 2016) providing the overall stormwater management for the development. <ul style="list-style-type: none"> ○ Stormwater conveyance will be completely overland, using vegetated swales and culverts. In areas of steeper slopes stepped swales incorporating gabion baskets or rip rap will be used to control water velocities. ○ Stormwater runoff from the development will flow to either the constructed wetlands, decorative ponds or the creek which parallels Mountain Lion Drive, all of which drain to the Golf Course Pond. ○ Presently, the Golf Course Pond is a wet pond providing flow attenuation and storage for irrigation. The pond discharges east through TsuuT'ina lands and ultimately to the Elbow River. ○ The Golf Course Pond outfall weir will be reduced in size to limit the stormwater release rate to 5.6L/s/ha. This meets the BCMDP objective of 6L/s/ha. ○ An emergency overflow channel will discharge into the ditch of Twp. Rd. 234, only in the event that a 1:100 year storm flow is exceeded. ○ It is noted that the volume control target requirement of the Bragg Creek Master Drainage Plan (BCMDP) and County Servicing Standards was not included in the Stormwater Management Report (SWMR). In the Urban Systems response to RVC comments (November 3, 2016), it was stated that the volume control target will be met, as pre-development average annual runoff volume is 11mm/year and post-development is 8mm/year. However, neither volume control targets, nor this conclusion were



AGENCY	COMMENTS
	<p>included in the SWMR. At this time it is not understood how the stormwater management system will meet the volume control target.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the Applicant shall be required to submit an updated Stormwater Management Report to address detailed design of the stormwater management infrastructure, in accordance with the County Servicing Standards and the Bragg Creek Master Drainage Plan. If wastewater servicing is by the proposed onsite disposal method (Option B), the SWMR shall address the effects of expanded irrigation and snowmaking on the stormwater management system. All stormwater ponds shall be located on Public Utility Lots. As the Golf Course Pond is part of the irrigation system, in lieu of a PUL, an access easements shall be provided. As a condition of future subdivision, the Applicant shall be required to enter into a Development Agreement for the construction of any stormwater management infrastructure, as identified in the Stormwater Management Plan. As a condition of future subdivision, the Applicant shall be required to implement and register any overland drainage easements / utility right-of-ways for the stormwater management system. As a condition of future subdivision, the Applicant shall be required to provide confirmation of Alberta Environment Water Act Approvals for the wetland disturbances, prior to entering into a Development Agreement with the County. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> The Applicant submitted a Phase 1 Environmental Site Assessment (Trace Associates Inc. – December 14, 2012). The Environmental Site Assessment (ESA) does not recommend that a Phase 2 ESA be conducted. The Applicant submitted a Biophysical Impact Assessment (Sweetgrass Consulting Ltd. – October 2016). The Biophysical Impact Assessment (BIA) recommends that key habitat areas be identified by a Professional Biologist prior to construction commencement, in order to ensure conservation of species within the development. The BIA recommends that if stripping and grading is to be done between April 15 and August 31, a nest sweep and breeding bird survey be conducted to ensure that nesting habitats are not disturbed. The bird nesting sweep and identification of key habitat areas, as required by the BIA, shall be incorporated into the construction management plan. The Applicant submitted a Fire Smart Wildfire Risk Assessment (Montane Forest Management Ltd. – March 31, 2015).



AGENCY	COMMENTS
	<ul style="list-style-type: none"> The Wildfire Risk Assessment identifies certain areas of the subject lands as being high/extreme wildfire risk and provides fire smart recommendations for the structures, vegetation and infrastructure of the development. The recommendations of the Wildfire Risk Assessment shall be incorporated into the detailed design of the development at the subdivision stage.
Infrastructure and Operations-Maintenance	No comments.
Infrastructure and Operations-Capital Delivery	No comments.
Infrastructure and Operations-Operations	No comments.
Infrastructure and Operations-Utility	<p><u>Section 8 - Water Supply and Servicing</u></p> <ul style="list-style-type: none"> Before approval of the conceptual scheme, confirmation should be provided that the Applicant's current water licence for snow making can be converted for potable water usage. It is also imperative that confirmation is provided that the full licence amount can be converted as it will be needed, along with other licences, to meet the projected water demands at full build-out. Either the County takes ownership and control of the water system in accordance with Policy 415, or if that is not applicable to this development, the Wintergreen Woods Water Utility should be required to enter into a franchise agreement with the County for Water Services. <p><u>Section 9 – Wastewater Collection, Treatment and Disposal</u></p> <ul style="list-style-type: none"> Option (a) – Servicing through the County's Brag Creek Wastewater Treatment Plant. <ul style="list-style-type: none"> This option would require an upgrade to the Bragg Creek Wastewater Treatment Plant at the cost of the Applicant. An analysis, at the Applicant's cost, should be required to determine if a sufficient capacity upgrade is feasible given current system configuration, site constraints, and regulatory approval process. This analysis should be completed before conceptual scheme approval if this option is preferred. Option (b) – Servicing through an upgrade of the exiting private Wintergreen Wastewater Treatment Plant. <ul style="list-style-type: none"> Several uncertainties surround the feasibility of this option from a technical and a regulatory approval process. The feasibility of this option should receive further analysis by the Applicant prior to approval of the conceptual scheme.



AGENCY	COMMENTS
Agriculture and Environmental Services - Solid Waste and Recycling	<ul style="list-style-type: none"> ○ Either the County takes ownership and control of the wastewater collection and treatment system in accordance with Policy 430, or if that is not applicable to this situation, the existing Wintergreen Wastewater Utility Provider should be required to enter into a franchise agreement with the County for Wastewater Services. ○ Should it be determined that the County will take over ownership and control of the wastewater system as per Policy 430, it is imperative that a complete long-term feasibility assessment of this option is undertaken as described above prior to conceptual scheme approval. <p>No comments.</p>

Original Circulation: July 8, 2015 – July 31, 2015

1st internal re-circulation: October 27, 2015 – November 27, 2015

2nd internal re-circulation: February 1, 2017 – March 1, 2017

3rd Internal re-circulation: October 11, 2017 – October 27, 2017



BYLAW C-7709-2017

A Bylaw of Rocky View County pursuant to Division 12 of Part 17 of the Municipal Government Act to amend Bylaw C-6260-2006, known as the “Greater Bragg Creek Area Structure Plan”, and adopt a Conceptual Scheme known as the “Resort of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme”.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This bylaw shall be known as Bylaw C-7709-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-6260-2006, known as the “Greater Bragg Creek Area Structure Plan”, be amended in accordance with the amendments contained in Schedule ‘A’, attached to and forming part of the Bylaw; and

THAT the “RCR Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme” be adopted to provide a policy framework for future redesignation, subdivision, and development of a comprehensive resort community within Block A, Plan 8310059, S-25-23-05-W05M consisting of an area of approximately ± 159.45 hectares (± 394.02 acres), as defined in Schedule ‘B’ attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7709-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 1
File: 03925001 - PL20150065

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2017</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2017
READ A SECOND TIME IN COUNCIL this	day of	, 2017
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2017</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2017



ROCKY VIEW COUNTY
Cultivating Communities

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7709-2017

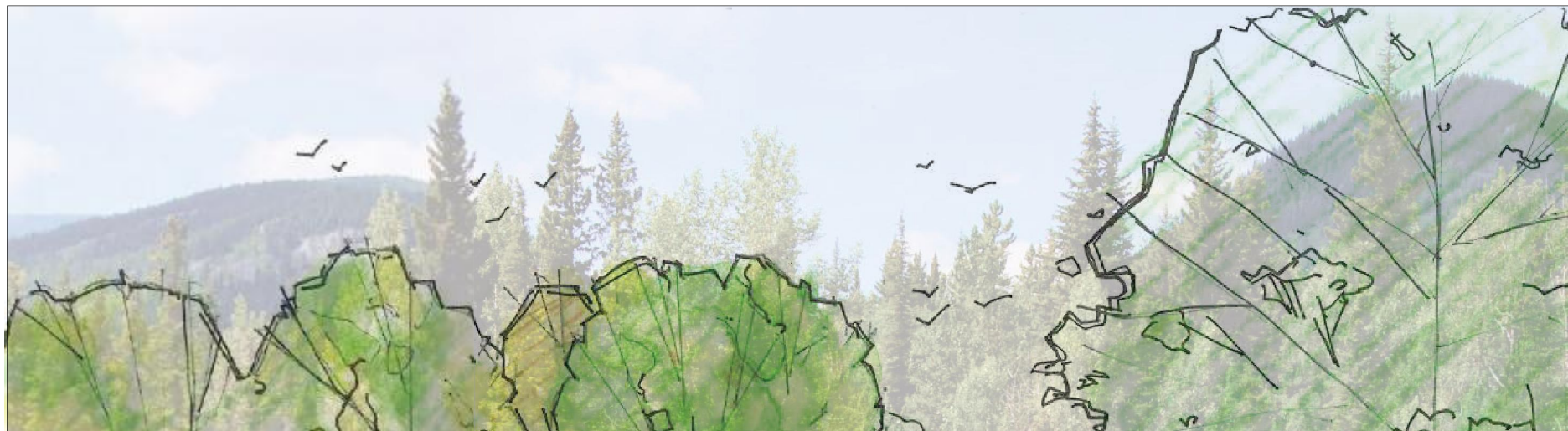
Schedule of Amendments to Bylaw C-6260-2006:

1. Amend the Table of Contents by adding a reference to Appendix D and numbering accordingly:
 - 14.0 APPENDIX D – ADOPTED CONCEPTUAL SCHEMES
 - 14.3 Resorts of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme
2. Attach the RCR Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme as defined in Schedule 'B' attached to and forming part of this Bylaw.



SCHEDULE 'B'
FORMING PART OF BYLAW C-7709-2017

A Conceptual Scheme affecting the area within Block A, Plan 8310059, S-25-23-05-W05M, consisting of an area of approximately ± 159.45 hectares (± 394.02 acres), herein referred to as the "Resorts of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme".



Wintergreen Redevelopment Conceptual Scheme





Wintergreen Redevelopment Conceptual Scheme

Resorts of the Canadian Rockies

1505 - 17 Avenue SW
Calgary, AB T2T 0E2

Attention: Patrick Majer
Development and Utility Manager



Prepared by:

Urban Systems Ltd.

Suite 101, 2716 Sunridge Way NE
Calgary, AB T1Y 0A5

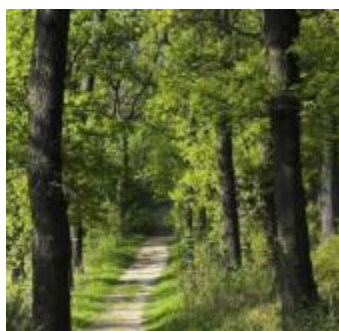
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January 2017

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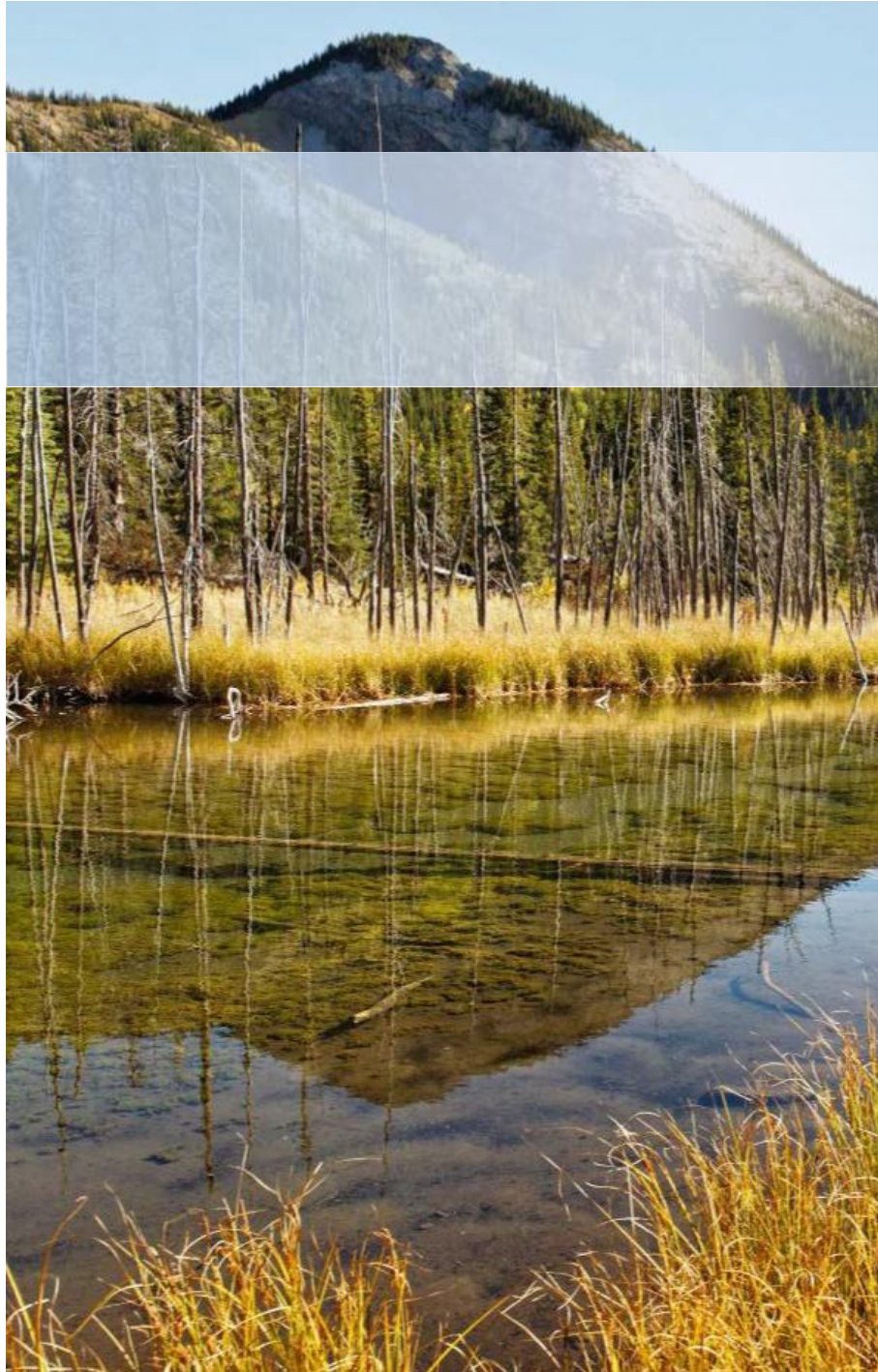


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1. INTRODUCTION

Purpose & Scope

Resorts of the Canadian Rockies (RCR) owns and operates the Wintergreen Golf & Country Club and the land that was formerly utilized as the Wintergreen Ski Hill. This conceptual scheme was prepared on behalf of RCR for these lands legally described as Block A, Plan 8310059. This conceptual scheme provides the framework for the development of a new comprehensive community on this site.

The intent of this conceptual scheme is to provide direction for subsequent land use redesignations and subdivisions for the lands and to produce a framework for redevelopment of the former ski hill. This framework considers and complements the existing Wintergreen Golf Course, the adjacent residential development, the Hamlet of Bragg Creek, and strives to preserve the character of the area.

This document fulfills all conceptual scheme requirements stated in the Greater Bragg Creek Area Structure Plan and is in line with the Rocky View County Plan. The lands are identified as a "New Residential Area" within the Greater Bragg Creek Area Structure Plan. This conceptual scheme provides a comprehensive vision for the site, a framework for development, and details around servicing, stormwater, and transportation networks.



2. GUIDING PRINCIPLES

The guiding principles for the Wintergreen redevelopment were generated using ideas from the greater community and values from the Resorts of the Canadian Rockies. These guiding principles have informed the form and style of the proposed community.



Create ample and diverse four season recreation opportunities

- Create a variety of active and passive recreational opportunities throughout the year accessible to the entire community
- Maintain and protect the golf course



Help revitalize Bragg Creek

- Bring new population to the area to enhance comprehensive community vitality
- Introduce commercial development in a village core that complements, rather than competes with existing Bragg Creek businesses



Support and enhance the existing community and site character

- Integrate natural and built environments with a focus on preservation
- Protect the existing wetland and incorporate potential interpretive opportunities
- Create a road network that works with the existing contours of the land and minimizes disruption
- Maintain and create spectacular view corridors and sight lines
- Honour dark-sky development policies



Capitalize on existing water servicing infrastructure

- Utilize local and regional water, wastewater and stormwater systems where feasible



Enhance community mobility

- Support or assist in improving new connections for multi-modal transportation networks with an eye to community safety
- Create easily accessible desired destinations for people to come together



Respect the history of the land

- Ensure that previous users and uses are recognized and celebrated through the design concept and site identity development



Multi-generational community

- Ensure diversity in housing product, open space opportunities, commercial services, and recreational amenities
- Focus on aging in place opportunities



Architecture style that is unique to the site but conforms to the character of Bragg Creek

- Build on the existing mountain / rustic style in the tradition of a "Mountain Village" feel
- Use timber, stone, and other natural materials where possible



3. PUBLIC PARTICIPATION

The engagement in this process sought to share information and generate dialogue with a wide variety of stakeholders. The broader community, and those within or adjacent to the conceptual scheme boundary, were included in project discussions.

Early and throughout the engagement process key community stakeholders were asked to provide input and feedback on the project concept. These organizations and individuals included:

- Bragg Creek Community Association
- Bragg Creek Chamber of Commerce
- Greater Bragg Creek Trails Association
- Bragg Creek Environmental Coalition
- Bragg Creek Tennis Club
- Local Realtors

Join us for a BBQ and community discussion regarding the potential redevelopment of Wintergreen Ski Hill.

→ June 11 - 4:00, 5:30, 7:00pm

You're Invited!

Wintergreen Clubhouse

Drop in for one of three sessions, where we'll share in some food and conversation around what the future of the Wintergreen Ski Hill could look like.

For further information, please contact Patrick Majer (RCR): 403.209.3598 | pmajer@skircr.com

Please join us to review and discuss progress on the redevelopment of the former Wintergreen Ski Hill.

→ March 31 - 3:00-8:00pm

Continue the Conversation!

Wintergreen Clubhouse

Drop in anytime between 3-8pm where we will share in some refreshments and conversation around the future of Wintergreen.

For further information, please contact Patrick Majer (RCR): 403.209.3598 | pmajer@skircr.com





There were three open house sessions on June 11, 2014 with approximately 110 attendees. These sessions were advertised with a sign on the property and word of mouth through the community and was meant to gather information to understand the desires of the community. We generally heard:

- Include a toboggan hill and other winter amenities
- Improve cellular/internet access in the area
- Preservation of the natural surroundings
- Contribute to the economic development of the community
- Increase housing options for the area
- Mitigate light pollution
- Improve existing infrastructure
- Focus on year-round amenities and recreation opportunities
- Improve connectivity within community
- Try to “match” and consider transition of density to adjacent properties



A subsequent open house was held on March 31, 2015, with approximately 85 attendees. Advertisements were placed in the Rocky View Weekly, the project website, the project mailing list, social media (Facebook and Twitter) and Bold advertising sign was placed on the property. The purpose of this event was to show to the community the progress that was made on the development concept. We generally heard:

- Preserve the golf course
- Any commercial development should not compete with business in the Hamlet
- When will development start?
- Pedestrian routes are needed to connect with the Hamlet
- Wintergreen Road needs to be improved
- Avoid large retaining walls
- Avoid too much traffic on local roads
- The community needs opportunities for youth employment
- How will secondary egress be provided from West Bragg Creek?



4. SITE CONTEXT & ASSESSMENT

The subject lands are located approximately three kilometres north of the Hamlet of Bragg Creek along Wintergreen Road on the site of the former Wintergreen Ski Hill. The property consists of 156.05 hectares (385.61 acres) and contains infrastructure and buildings from the previous uses.

The site was formerly used as a ski hill, which was in operation from 1982 to 2003. The ski hill was originally named Lyon Mountain Ski Hill, but was renamed Wintergreen Ski Hill and was purchased by Resorts of the Canadian Rockies in 2001. Although most of the infrastructure that was tied to the ski hill use has been removed, some has been retained to maintain the operation of the Wintergreen Golf and Country Club.

a) Historical Impacts

A Historical Statement of Justification has been prepared for the plan area and has been cleared by Alberta Culture. Efforts shall be made to reference the area's history and historic character within the framework of the development through development signage, monumentation, street naming and other historical references.

b) Biophysical Impacts

A Biophysical Impact Assessment (BIA) has been prepared for the site. All recommendations and mitigation strategies pertaining to species of concern, habitat loss, and local and regional cumulative impacts should be implemented wherever possible throughout the development.

c) Wildfire Risk Assessment

A Wildfire Risk Assessment has been prepared in order to evaluate the threat of wildfire to the development and provide FireSmart recommendations to reduce that threat. Development standards recommended in

this report shall be incorporated into the development's design guidelines at the subdivision stage.



Figure 1: Wildfire Risk Assessment



d) Geotechnical Analysis / Slope Stability Analysis

A geotechnical investigation and slope stability analysis was conducted for the lands to assess subsurface soil and groundwater conditions, and to provide comments and recommendations related to geotechnical aspects of a proposed development. Detailed slope stability analysis satisfactory to the County shall be completed at the subdivision stage.

e) Environmental Site Assessment

A Phase 1 Environmental Site Assessment has been completed to estimate the likelihood, location, and types of surface and/or subsurface contamination that may be present within the plan area. No further investigation or assessment is required.

f) **Visual Impact Analysis**

A visual impact analysis has been completed to understand the visual impact on adjacent residents in both pre and post development scenarios. These scenarios are included in *Figures 2, 3 and 4*.



Figure 2: Pre-Development from Observation Point 2



Figure 3: Post-Development from Observation Point 2

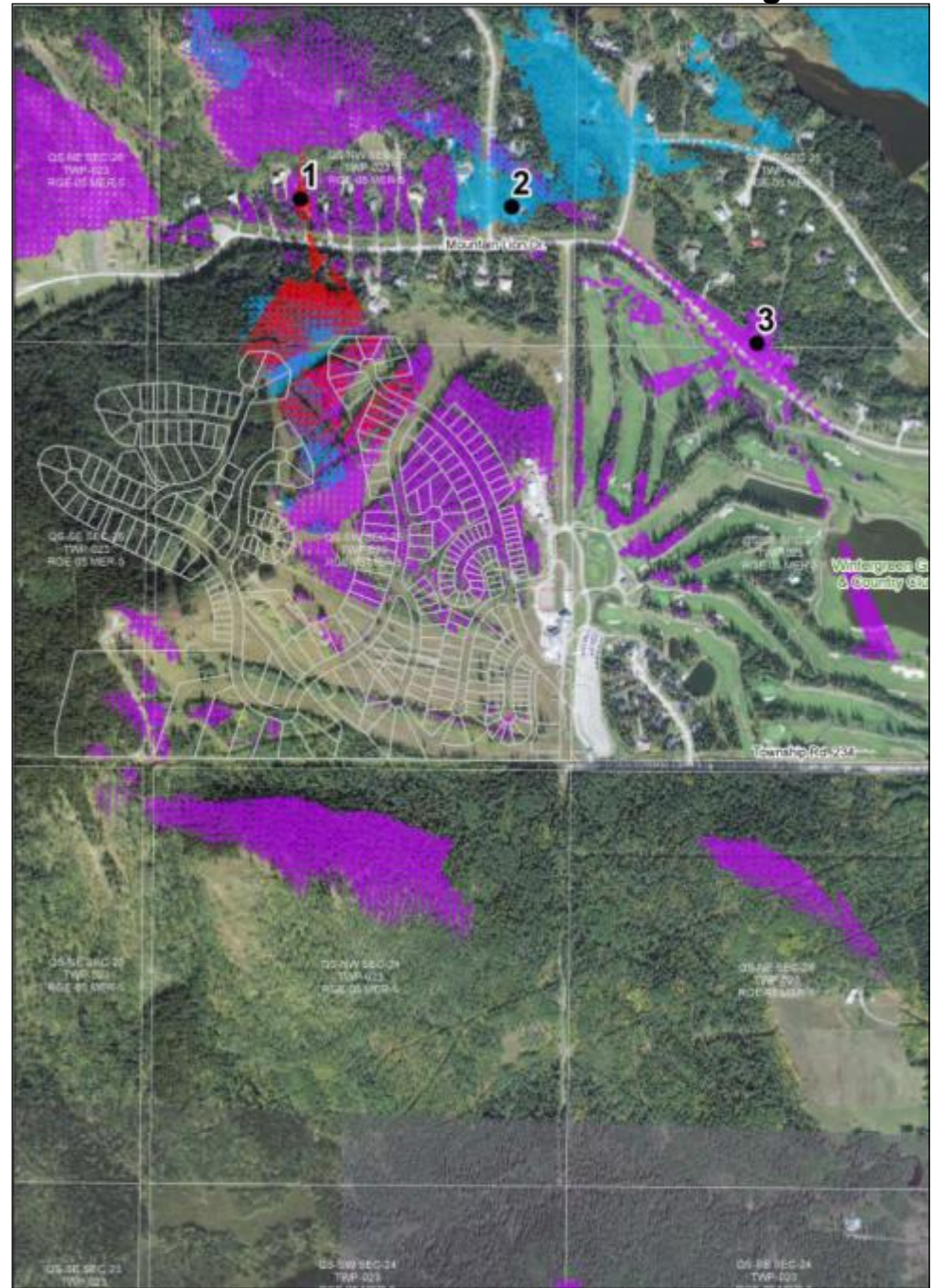


Figure 4: Visibility Analysis

■ Observation Point 1
 ■ Observation Point 2
 ■ Observation Point 3

5. VISION OF DEVELOPMENT

The Wintergreen redevelopment will provide a recreation-oriented mountain lifestyle, complemented by a village core containing businesses and amenities geared toward serving the local community. The development will provide a variety of housing forms, introducing a greater variety of housing choices and allowing current and new residents to access a wider range of dwelling options within the community. The core will also facilitate the development of a hotel, which will provide the opportunity to tap into a greater tourism market, making significant contributions to the revitalization of the broader community. It is critical that new features and amenities be incorporated into, complement, and support the existing community.

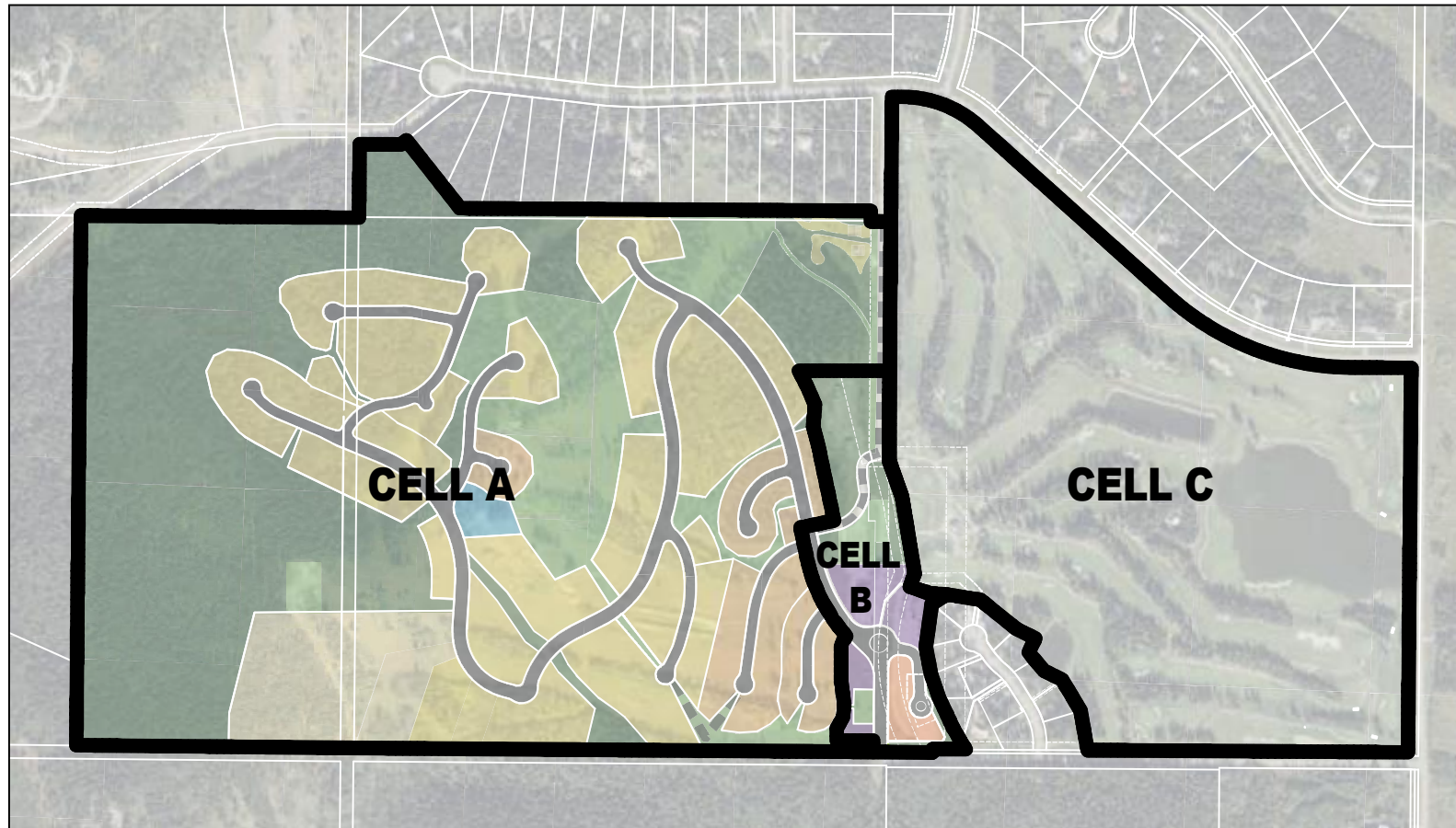


Figure 5 : Cell Boundaries

Residential Cell (Cell A)

This residential hillside development will be complemented by the inclusion of a public path system that connects to parks, recreational amenities, and commercial areas throughout the greater community.

- a) Development shall include a combination of the following housing types:
 - i. Single family residential
 - ii. Semi-detached residential
 - iii. Large lot residential
- b) Emphasis shall be placed on ensuring that residential areas are connected to the Village Core and recreational amenities by a naturalized public path system.

Village Core Cell (Cell B)

This Village Core Cell will provide a village centre for the Wintergreen community, with a pedestrian focus and a careful combination of residential and commercial uses, services, and amenities that will jointly serve residents of the Wintergreen redevelopment site, the broader community of Bragg Creek, and recreational users.

- a) This area should include neighbourhood-oriented commercial and residential development that complements the already established commercial centre in the Hamlet of Bragg Creek, the adjacent existing neighbourhoods, and the proposed development in the adjacent residential cell.
- b) The Village Core should include significant public spaces and key amenities, such as a public plaza, trail connections, a hotel site, tennis courts and sports courts, creating

opportunities for social gathering and community events.

- c) Design of this cell shall place emphasis on providing an engaging interface between commercial uses and the public realm, and ensuring a pedestrian-oriented environment

Golf Cell (Cell C)

The existing golf course will remain entirely in its current form and location. Supportive uses (such as the pro-shop and restaurant) should be developed and expanded sensitively to consider adjacent residents and other adjacent uses.

- a) The existing golf course shall be maintained as an 18+ hole course and continue current operations, with the addition of appropriate supporting and ancillary uses.
- b) Any complementary development shall consider both the needs of visitors and residents in its design and intended uses.



Image 2 - Detail of Village Core Concept



Image 1 - Village Core Plaza

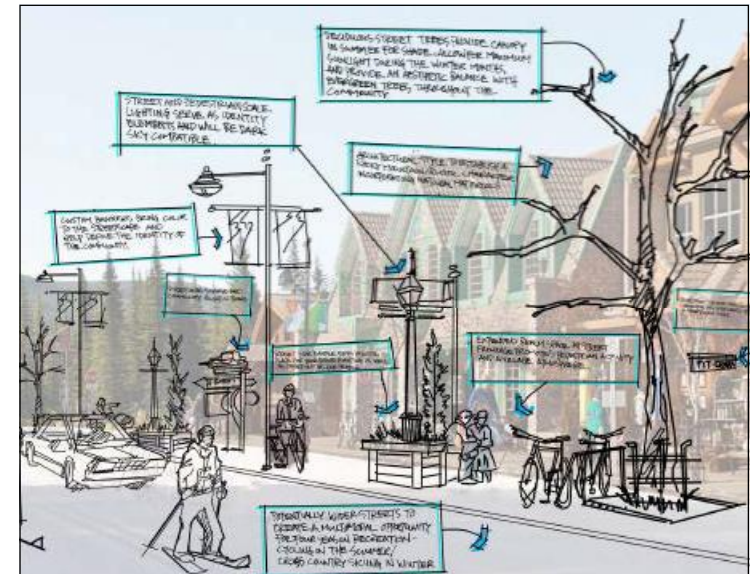


Image 3 - Village Core Plaza

6. DEVELOPMENT CONCEPT

The subdivision of land within the Wintergreen Redevelopment Conceptual Scheme should be in general accordance with *Figure 6 - Development Concept*. The final size, configuration, and design of the individual parcels and road system shall be identified on the tentative plan for subdivision approval. Minor changes to the development concept that occur at the subdivision stage will not require an amendment to this plan.

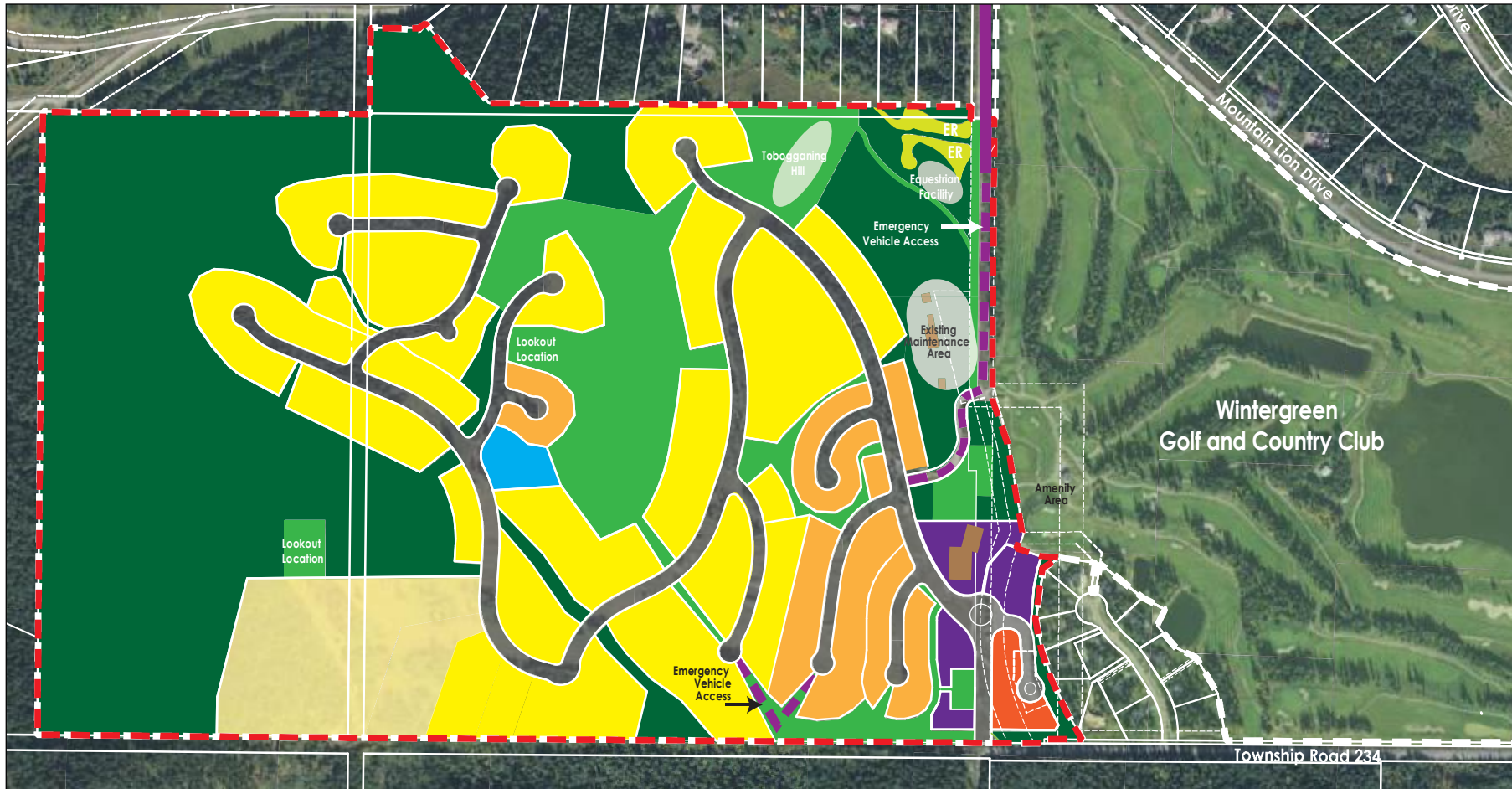


Figure 6: Development Concept



Private/public utility lots may be located throughout the development where necessary. Their size, shape and configuration shall be determined to the satisfaction of the County at the subdivision stage. *Figure 6* shows the breakdown of the development concept and the following policies will facilitate the realization of the vision.

a) **General Densities**

- i. Within the Residential and the Village Core Cells, there shall be no more than 300 residential units.

b) **Residential Cell (Cell A) Densities**

- i. Single family residential developments shall be located on parcels ranging from 0.10 ha (0.25 ac) to 0.81 ha (2.00 ac). Lot sizing shall consider the existing topography and tree coverage.
- ii. Semi-detached or villa-style residential shall be clustered to capitalize on views created by the topography of the site and shall be located on parcels 0.042 ha (0.10 ac) to 0.40 ha (1.00 ac) in size.
- iii. Large lot residential parcels shall be no less than 1.21 ha (3.0 ac) in size.

c) **Village Core (Cell B) Densities**

- i. A maximum of twenty-four (24) residences shall be located within the village core cell and shall be developed as row-style housing.
- ii. A maximum of 929 m² (10,000 ft²) of commercial/retail gross floor area shall be located within the village core area. The commercial/retail gross floor area does not include the hotel located in the village core.
- iii. A hotel located within the village core cell shall have a maximum of 100 guest rooms.

Wintergreen Land Use Statistics		
	Ha.	Ac.
TOTAL GROSS AREA	156.05	385.61
Less		
Environmental Reserve	0.44	1.09
Golf Course	52.73	130.30
NET DEVELOPABLE AREA	102.88	254.22
10% Municipal Reserve Owing	10.28	25.42
DEVELOPMENT CELL A		
Large Lot Residential	6.07	15.00
Single Family Residential	27.60	66.87
Semi-detached Residential	5.80	14.33
Municipal Reserve	11.75	29.03
Privately Owned Open Space (Homeowners Association)	36.00	88.96
Private Utility Lot	0.59	1.46
Roads - Collector - 22.0m	3.67	9.07
Roads - Residential - 17.5m	3.68	9.09
Roads - Emergency Vehicle Access	0.46	1.14
NET DEVELOPABLE AREA	95.08	234.95
DEVELOPMENT CELL B		
Multi-Family Residential	0.63	1.55
Hotel/Commercial	1.84	4.54
Municipal Reserve	0.84	2.08
Privately Owned Open Space (Homeowners Association)	2.69	6.65
Roads - Collector - 22.0m	1.02	2.52
Roads - Residential - 17.5m	0.25	0.62
Roads - Emergency Vehicle Access	0.53	1.31
NET DEVELOPABLE AREA	7.80	19.27
DEVELOPMENT CELL C		
Golf Course	52.73	130.30

Table 1: Wintergreen Land Use Statistics



Figure 7: Municipal Reserve



Wintergreen MR Statistics

	Ha.	Ac.	Percent
TOTAL GROSS AREA	156.05	385.61	100%
Less			
Environmental Reserve	0.44	1.09	
Overall Developable Area	155.61	384.52	100%
Less			
Golf Course (to be deferred)	52.73	130.30	
DEVELOPABLE LAND	102.88	254.22	100%
Municipal Reserve Owning	10.28	25.40	10%
MUNICIPAL RESERVE TO BE DEDICATED	12.59	31.11	12%
Privately Owned Open Space (Homeowners Association)	38.70	95.63	38%
Lands to be developed for Residential, Hotel/Commercial/Roads/PUL	51.59	127.48	50%

Table 2: Wintergreen MR Statistics

d) **Phasing**

- i. Development phasing will be generally based on market demand and availability of services and would be generally developed as illustrated in *Figure 8 – Phasing Plan*.
- ii. Public pathways, amenity areas, servicing and utilities including water, wastewater and stormwater management will be developed in phases corresponding to the development phases.
- iii. A small scale equestrian facility may be developed within Phase A as seen in *Figure 8- Phasing Plan* and may proceed independent of the timing of other Phases.

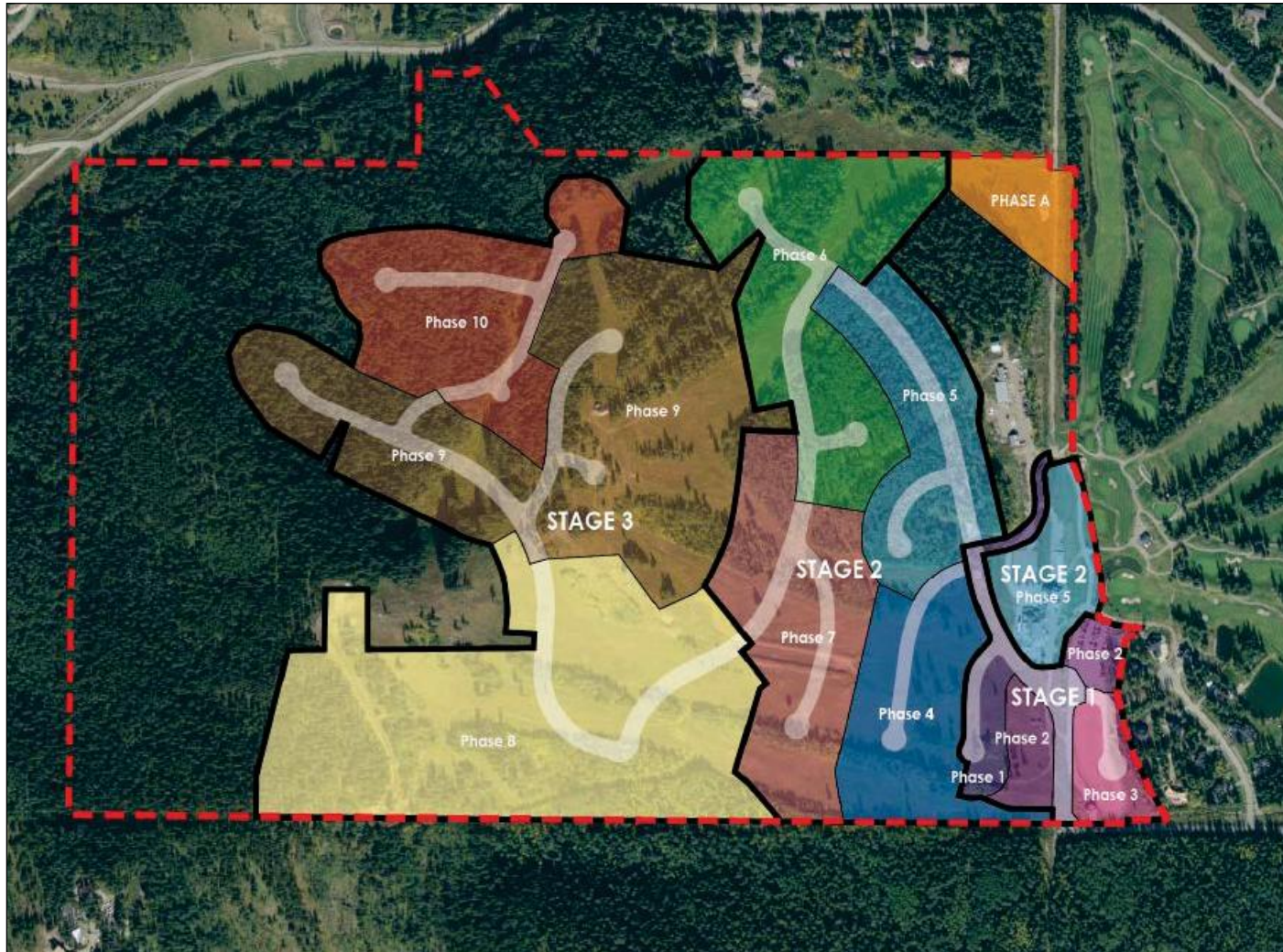


Figure 8: Phasing Plan

Residential Unit Yield per Phase

Stage	Phase	Units
1	1	20
	2	0
	3	20
2	4	36
	5	59
	6	26
3	7	33
	8	28
	9	43
	10	32
TOTAL		297

Table 3: Wintergreen Residential Phasing



Integration

New amenities and features will ensure that the Wintergreen redevelopment contributes to the active lifestyle that the residents of the Bragg Creek community enjoy.

a) Open Space & Recreational Amenities

- i. Open space within the plan area that is not recognized as municipal/environmental reserve shall be owned and maintained by a Homeowner's Association and shall provide public access for all County residents.
- ii. Programmed open spaces including: a tobogganing hill, a tot lot, and amenity areas throughout the site shall be provided according to *Figure 9 - Open Space Network*.
- iii. A small scale equestrian facility may be located on the site in accordance with *Figure 9*.
- iv. Sports courts including an additional tennis court, volleyball and basketball courts may be located within municipal reserve in the village core area.
- v. A multi-use public plaza shall be located within the village core area. The plaza may function as a leisure skating rink in the winter and a children's splash park in the summer.

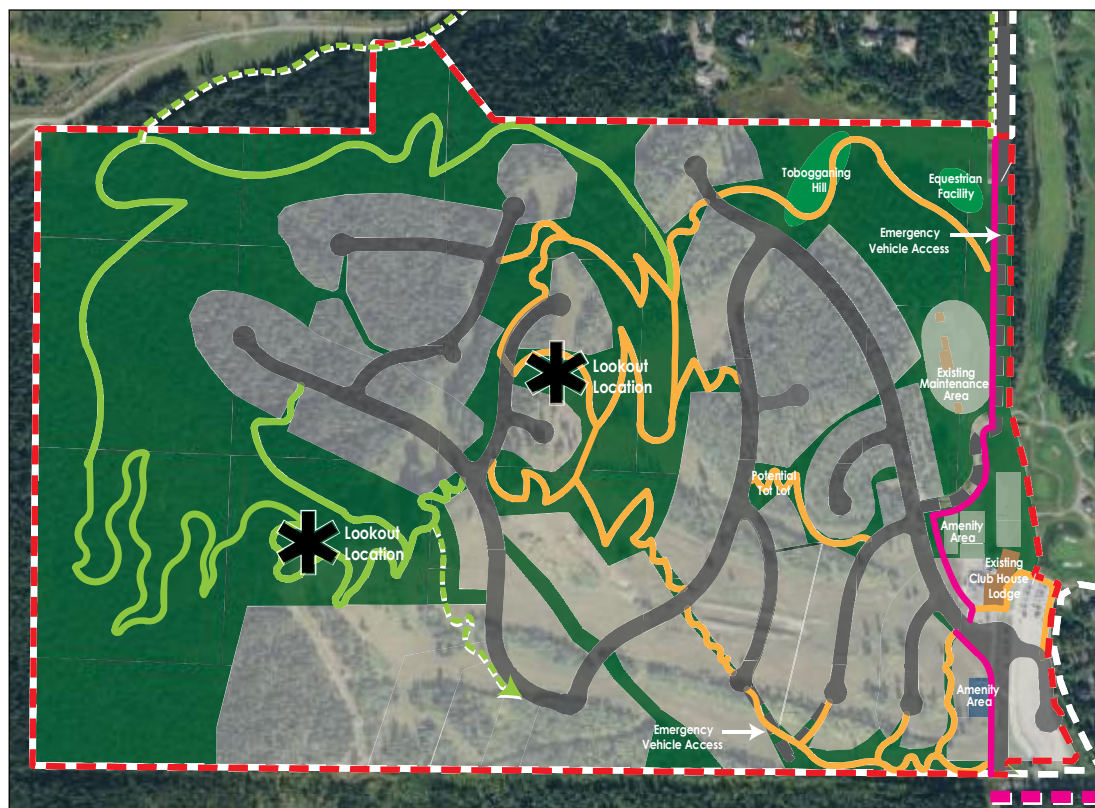


Figure 9: Open Space Network

- vi. A toboggan hill shall be located within the site in accordance with *Figure 9 - Open Space Network*.
- vii. Cross-country skiing may be permitted within portions of the golf course. A location and operations plan for cross-country skiing may be submitted to the County at the subdivision stage.
- viii. Municipal Reserves shall be dedicated at the subdivision stage. MR dedication will generally be in accordance with *Figure 7 - Municipal Reserve* and may be subject to change.
- ix. Reserves owing for the golf course lands shall be deferred by caveat at the subdivision stages to the satisfaction of the County.

b) Trail Network

- i. The internal trail network shall provide naturalized connections between all three development cells and significant community features, including: lookout locations, the golf club house and lodge, and the plaza in the Village Core.
- ii. Trails within the site shall be constructed by the Developer as per Rocky View County Standards and guidelines.
- iii. The detailed alignment of the trail network shall be determined at the subdivision stage and should be in general accordance with *Figure 9 - Open Space Network*.
- iv. Open space and trail networks should accommodate multiple active and passive uses and shall be publicly accessible.



- ### c) Landscaping

- i. Natural site characteristics such as rock outcrops, drainage courses, and mature stands of trees shall be integrated into the landscaping design.
- ii. The retention of existing desirable vegetation shall be a priority for landscaping.

- d) **Road naming**

- e) **Dark sky**

- i. Low impact lighting should be incorporated to mitigate light pollution.
- ii. Flood lights, spot lights or any other large-area, high-intensity lighting is prohibited.
- iii. An outdoor lighting plan shall be completed to the satisfaction of the County at the subdivision stage, and should demonstrate how the outdoor lighting meets the County's Dark Sky policy.



Style (Form & Function) – Architectural Guidelines

Appropriate development standards ensure that the unique character of Bragg Creek is maintained. The visual aesthetic of the Wintergreen redevelopment is described in the policy and depicted in the following imagery.

Architectural Guidelines

- a) Architectural Guidelines that ensure a consistent standard of design and encourage a mountain-village aesthetic that is compatible with the larger Bragg Creek community shall be prepared to the County's satisfaction at the subdivision stage.
- b) The Architectural Guidelines shall be enforced by the Developer until the enforcement of these controls is transferred to the Homeowner's Association.
- c) Building design shall consider and attempt to integrate into the natural setting considering the natural slope and vegetation on-site.
- d) The use of natural materials, particularly wood and stone, shall be incorporated into the design of the buildings.
- e) Buildings in the Village Core shall be designed to incorporate Crime Prevention Through Environmental Design (CPTED) principles.
- f) Prior to the development of the hotel or commercial uses, a report that details key site design elements shall be submitted with each application for a development permit or subdivision application. This report will ensure that the approved plan meets the goals of the Conceptual Scheme. The report shall include the following:
 - i. A site plan that shows the general integration of key site design elements such as general building locations, pedestrian elements, and open space features.
 - ii. A plan delineating public amenities to be provided for the subject phase.
 - iii. A pedestrian circulation plan.
 - iv. A landscaping plan for Municipal Reserve parcels, open spaces, pedestrian circulation components, and parking areas that integrates stormwater infrastructure as recommended by the Stormwater Management Plan.
 - v. A parking lot plan.
 - vi. Updated calculations for municipal reserve owing, detailing the amount of land that is being provided as credit municipal reserve
 - vii. Dedication and/or a cash-in-lieu payment. This should include updated calculations of the amount of land deferred for MR owing in future phase(s).



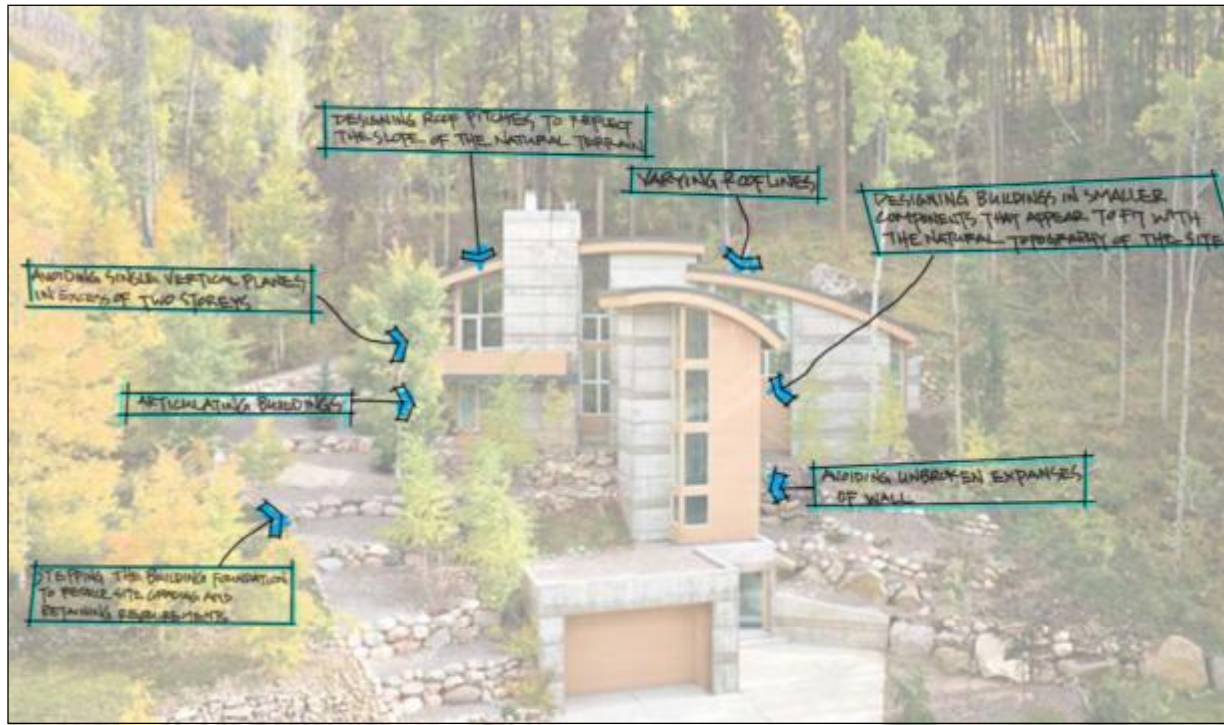


Image 6 - Hillside Development Standards

Hillside Development Standards

- a) Buildings should be oriented to run parallel with natural site contours to reduce the need for site grading and to avoid high wall facades on the downhill elevation.
- b) Building placement should consider the impact on views for both uphill and downhill uses and users.
- c) Yards should be maintained in a natural slope condition.
- d) Landscaping should be used to ensure cuts and fills blend in with the natural topography and mimic pre-development site contours.
- e) Lot grading should be provided on a consistent, comprehensive basis throughout the whole of the development. Grading should not be undertaken on a parcel by parcel basis. All grading should be completed by the Developer, and at an individual parcel level, there should not be a requirement for builders to manipulate land.
- f) Landscaping should be provided to screen or supplement all retaining features.
- g) Retaining walls should be terraced to reduce the visual impact and to provide complementary landscaping features.
- h) A range of design tools shall be used to reduce apparent building height and mass. These design tools include:
 - i. Stepping the building foundation to reduce site grading and retaining requirements
 - ii. Avoiding single vertical planes in excess of two storeys
 - iii. Varying rooflines
 - iv. Articulating buildings
 - v. Avoiding unbroken expanses of wall
 - vi. Designing buildings in smaller components that appear to fit with the natural topography of the site
 - vii. Designing roof pitches to reflect the slope of the natural terrain

7. TRANSPORTATION

Roadways

A detailed Transportation Impact Assessment (TIA) has been prepared in support of this Conceptual Scheme and recommendations from this TIA provide direction for internal road sizing and regional road network improvements.

Highway 22 is a two lane undivided highway at the point of intersection with Balsam Avenue. It is owned and operated by Alberta Transportation, and upgrading is planned for the intersections of Balsam Avenue and Whyte Avenue.

Balsam Avenue is an Urban Primary Collector with two-way stop control intersections at Burnside Drive/Range Road 50 and River Drive, six driveway accesses into the existing commercial uses on the south side of the roadway, two marked pedestrian crossings, and a four way stop condition at Wintergreen Road. There is no parking permitted on Balsam Avenue, and pedestrians are accommodated with an asphalt pathway on the south side of the road. Balsam Avenue crosses the Elbow River with an existing bridge crossing between River Drive and Wintergreen Road.

Wintergreen Road is a two lane Regional Transitional Paved roadway. The posted speed for Wintergreen Road 600 m north of Balsam Avenue is 40 km/h. The remaining 2.4 km north to Township Road 234 is posted as a 60 km/h design speed. The existing pavement width varies

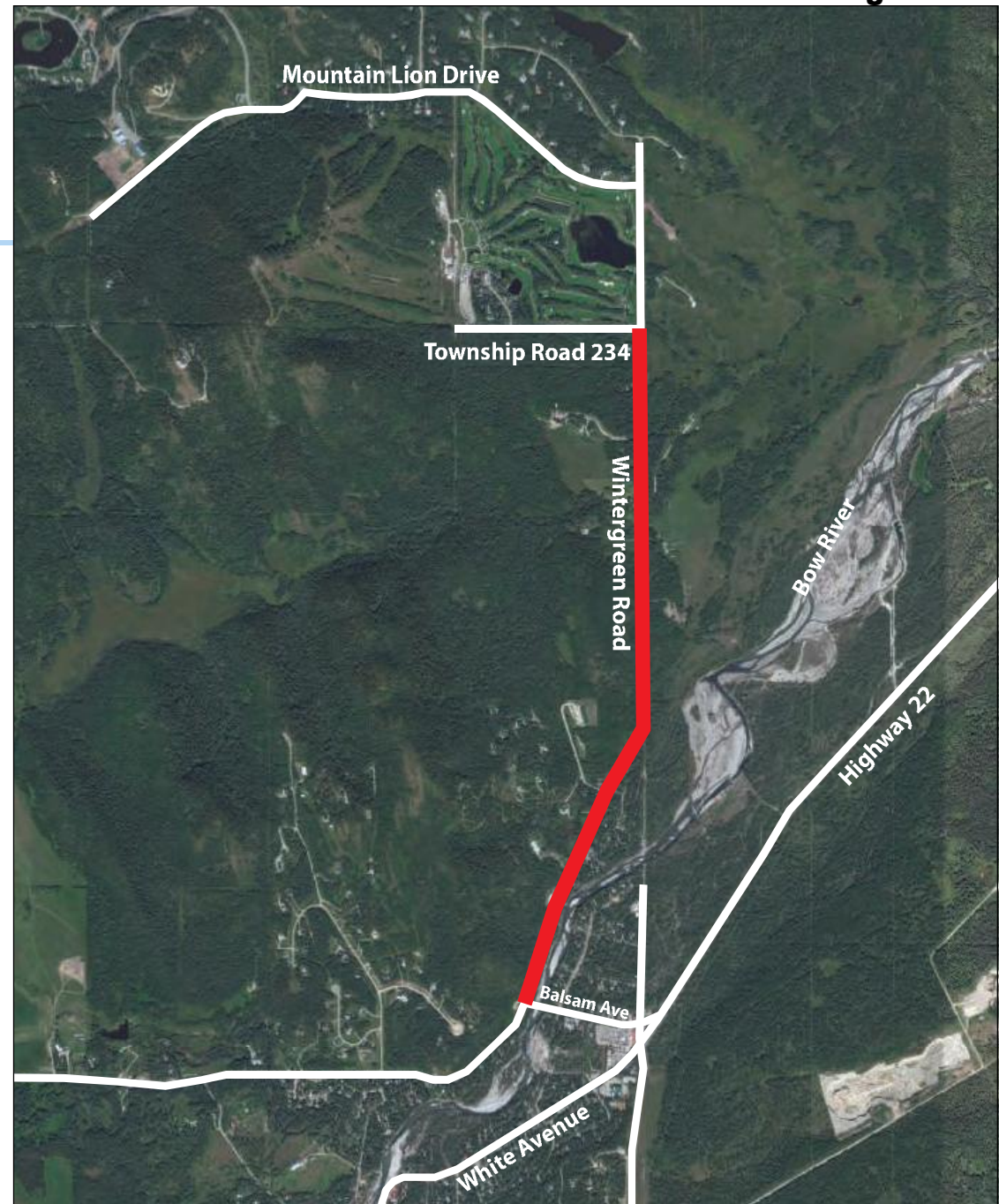


Figure 10: Required Transportation Network Upgrades

External Road Network

The Wintergreen redevelopment will require the following developer-funded upgrades in line with *Figures 10, 12 and 13* and shall be completed in accordance with appropriate timing as described in the TIA:

- Upgrade the intersection of Balsam Avenue and Burnside Drive/Range Road 50 to a four-way stop control.
- Upgrade the intersection of Balsam Avenue and River Drive North to a four-way stop control.
- Upgrade Wintergreen Road to a Regional Arterial road standard with a 10m pavement width.
 - Rocky View County and the developer shall share the costs of upgrade to account for the sub-standard existing conditions of the roadway.
- Upgrade Township Road 234 to a Low Impact Development Residential Collector Standard.
 - a) All external roads shall be constructed and maintained in accordance with Rocky View County's Servicing Standards.
 - b) All roads within Wintergreen will be located within public road right-of-way; to be maintained by Rocky View County and fully accessible to the public.



Figure 11: Wintergreen Road

- c) Transportation network improvements shall be as recommended in the TIA, as amended or updated, or as otherwise required by Rocky View County and Alberta Transportation (where applicable) when impact is a result of the development.
- d) Timing and cost obligations for improvements shall be determined at the Subdivision and/or development permit stage for each phase of development.
- e) An update to the TIA shall be provided with all future subdivision or development permit applications to the County's satisfaction.

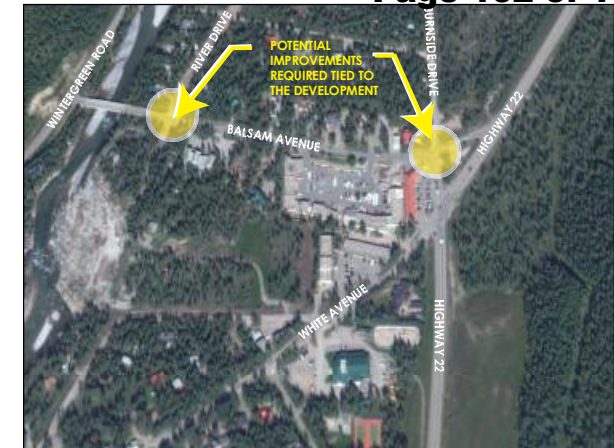


Figure 12: Required Transportation Network Upgrades

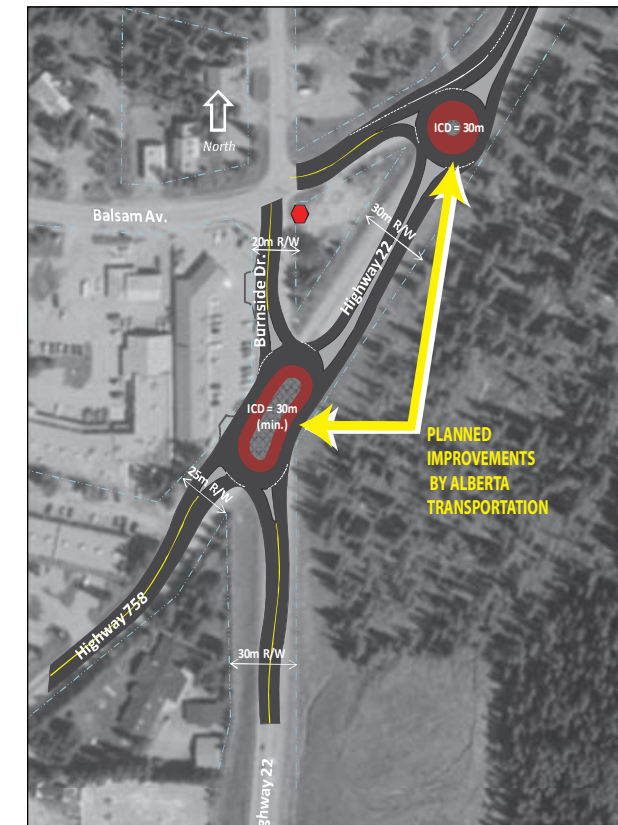


Figure 13: Required Transportation Network Upgrades

Internal Road Network

Within the development there will be one Residential Collector that will intersect with Township Road 234. This Residential Collector road will provide access to all development on the site through direct frontage, or via nine intersecting Residential Roads. All roads will conform with the County's Low Impact Development Standards between 8.25m and 8.50m, including the shoulder on both sides of the roadway.

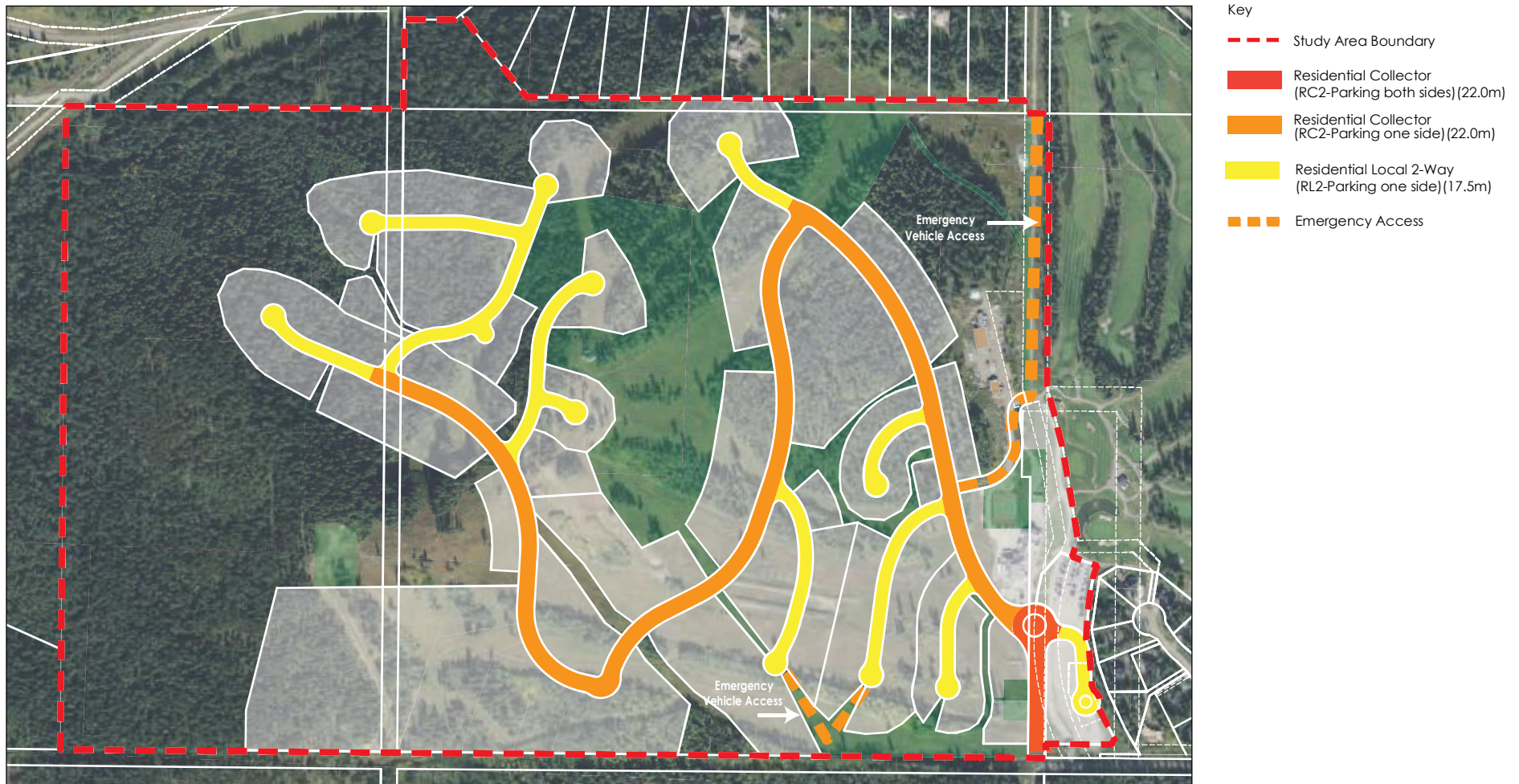


Figure 14: Transportation Network

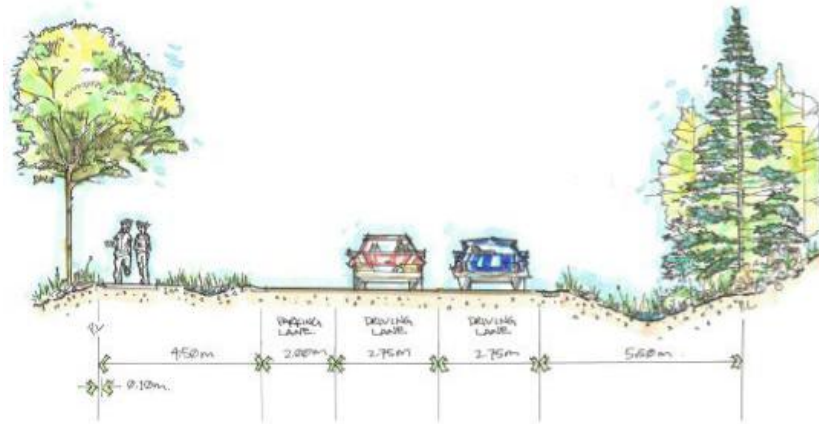


Figure 15: Residential Local 2-Way
(RL2 - Parking one side) (17.5 m)

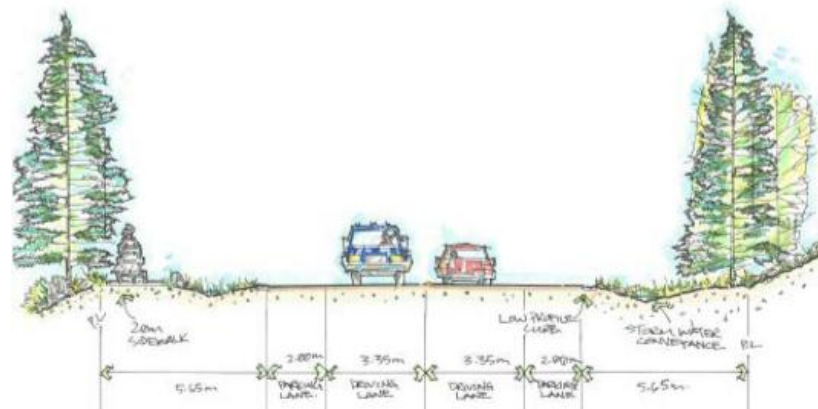


Figure 16: Residential Collector
(RC2 - Parking both sides) (22.0 m)

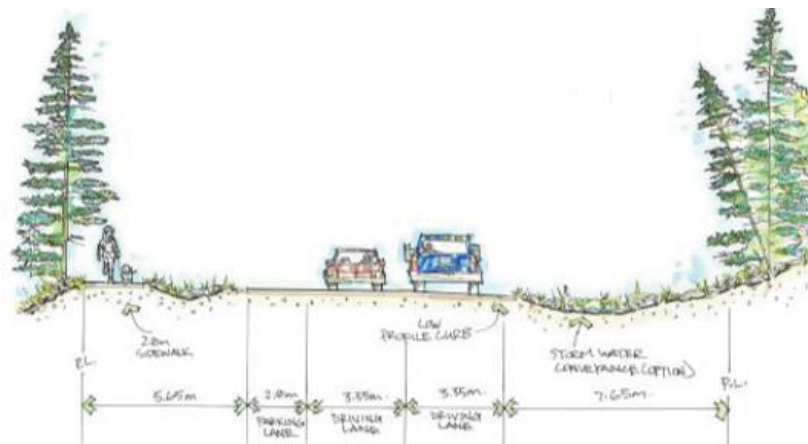


Figure 17: Residential Collector
(RC2 - Parking one side) (22.0 m)

8. WATER SUPPLY & SERVICING

The Wintergreen redevelopment will be serviced by the Wintergreen Woods Water Utility (WWWU) who operates the water supply and treatment facility and sources from the Elbow River. RCR and the WWWU share the ownership of three water licenses, two for potable water use and one for snowmaking (which is in the process of being converted to potable water use) which accounts for a total water supply allocation of 250,700 m³/yr. At full build-out of the development, there will be a demand of up to 250,580 m³/yr of domestic water annually, which is 120 m³/yr lower than the existing licenses.

Two 2.0 m diameter vertical steel perforated culverts, located adjacent to the Elbow River, act as intake galleries, and collect infiltration. The collected water flows to an adjacent pump well via a 300 mm pipe and is then pumped via the 200 mm raw water transmission main to the water treatment plant located within the development. The existing infiltration gallery and raw water main are adequate to produce and convey the required water supply for full build-out.

Raw water is conveyed to an existing reservoir below the water treatment plant where it is treated for potable consumption. The existing water treatment plant provides potable water to an adjacent subdivision with 75 residences, the Clubhouse, Turf Shop, Caddy Shack and 12 residences in the 14 lot Wintergreen subdivision. The plant will be expanded to accommodate the service of the full build-out of the development. In addition, a new 1,210 m³ reservoir will be built within the development to provide the required potable reservoir and fire protection, as shown on *Figure 18 - Water Servicing*.

The Wintergreen redevelopment recognizes the value of water as a limited natural resource and will implement low water consumption principles into

the site design. These will include low maintenance or xeriscape landscaping, mandatory water meters, and low flow water fixtures (for example, toilets, sinks, showers, appliances).

- i. The water servicing system shall be in accordance with Rocky View County and Alberta Environmental Guidelines.
- ii. A water servicing analysis shall be submitted to Rocky View County's satisfaction at the subdivision stage.
- iii. Fire suppression infrastructure shall be provided through a charged hydrant system that is consistent with Rocky View County policy (C-7152-2012, as amended) and standards.
- iv. Water conservation measures shall be implemented through architectural controls and include, but are not limited to, low maintenance or xeriscape landscaping, water meters, and low flow water fixture.

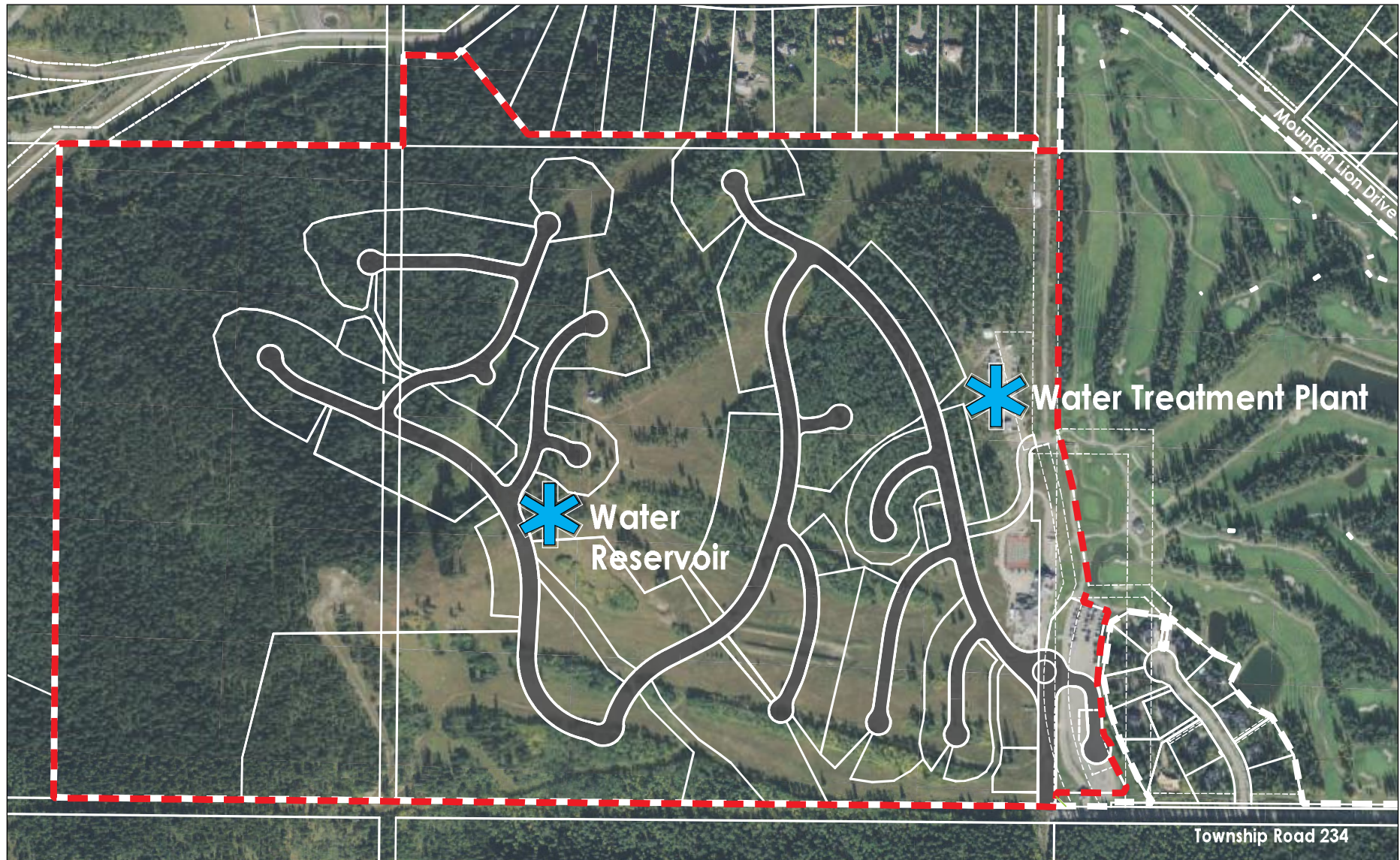


Figure 18: Water Servicing

9. WASTEWATER COLLECTION, TREATMENT & DISPOSAL

Sanitary sewer servicing will be accommodated through on-site collection, treatment, and disposal. At full build-out, the development's estimated annual volume of effluent would be 133,170 m³/yr.

Two options are available to development to treat and dispose the generated effluent throughout the various phases of development.

- a) The preferred option is for generated effluent to be conveyed to the Bragg Creek WWTP where it would be treated and disposed.

For the development of a first phase of 20 units and maximum day flow of 90 m³/d, the Bragg Creek WWTP may have some residual capacity that could be allocated to the first phase of the development without triggering a plant expansion. The existing onsite WWTP would be converted into a lift station and a 3.1 km long, 150 mm diameter forcemain would be constructed through the golf course and then along Wintergreen Road to the upgraded Bragg Creek WWTP to accommodate the full build-out maximum day flow of 764 m³/d.

- b) A secondary option is for the generated effluent to be treated and disposed onsite. The existing Wintergreen wastewater treatment plant, modified trickling filter type plant, treats raw sewage from 12 homes, the clubhouse, turf shop, Caddy Shack and water used within the WWTP. The treated effluent is stored in an onsite lagoon and spray irrigated to the adjacent driving range.

For the first phase of development, the existing wastewater treatment plant can be upgraded relatively inexpensively to increase the capacity to 90 m³/d to serve 20 new residential units. The existing storage pond is of adequate size to handle the storage requirements

from the additional 20 units and the irrigation area can be easily be expanded to the available land adjacent to the driving range within the golf course.

To accommodate the full build-out maximum day flow of 764 m³/d, it will be necessary to build a new onsite wastewater treatment plant to be constructed in logical phases to match development phases. Some of the effluent would be stored over the winter and some of it would be converted to snow. The golf course effluent irrigation system would be expanded to accommodate the spray irrigation needs as the development progresses to full build-out. The irrigation area would be easily expanded to the available land within the golf course.

- i. Prior to the issuance of a development permit or the registration of a subdivision, all necessary licenses and permits required for the sanitary sewer system shall be obtained from Alberta Environment and the County.
- ii. Effluent treatment and disposal works shall be phased and sized to accommodate the flows projected for each phase of the project.
- iii. The sanitary sewer system shall consist of collection, treatment and disposal systems designed and operated to the satisfaction of Alberta Environment and the County.
- iv. Sanitary system design should make efficient use of existing infrastructure where possible for sustainable growth.
- v. The sanitary system for the Wintergreen redevelopment shall be designed in accordance with Rocky View County and Alberta Environmental Guidelines.



Figure 19: Wastewater Servicing

10. STORMWATER MANAGEMENT

Stormwater drainage from the Wintergreen redevelopment has been designed to mimic natural drainage systems while preventing erosion of natural channels and promoting infiltration. The Bragg Creek Master Drainage Study stipulates that stormwater runoff must not exceed the predevelopment flow rates and volumes.

The Stormwater Management Plan for the Wintergreen redevelopment considers onsite flow conveyance down the slopes and through the existing ponds on the Wintergreen Golf Course. The proposed stormwater management system will convey drainage along roadside ditches and back of lot swales so as to mimic and merge with natural drainage features. Other stormwater management techniques that are considered include preservation of existing trees and vegetation, and encouraging rainwater harvesting for on-lot irrigation. As much as is possible, impervious surfaces should drain over

pervious surfaces to encourage infiltration and to avoid erosion.

- a) Stormwater shall be managed to meet pre-development flow rates and volumes to minimize the risk of erosion to natural ravines and water courses.
- b) Flow conveyance via roadside ditches shall be designed in accordance with Rocky View County Servicing Standards.
- c) On-lot low impact development techniques such as rainwater irrigation and absorbent landscaping shall be encouraged.
- d) Preservation of natural trees and vegetation should be encouraged to increase slope stabilization and avoid erosion from runoff.





11. LIST OF STUDIES

- **Wintergreen Biophysical Impact Assessment**
 - Prepared by Sweetgrass Consultants Ltd. – January, 2013
- **Wintergreen Redevelopment Transportation Impact Analysis**
 - Prepared by Urban Systems Ltd. – April, 2015
- **Wintergreen Stormwater Management Report**
 - Prepared by Urban Systems Ltd. – April, 2015
- **Wintergreen Redevelopment – Visibility Analysis**
 - Prepared by Urban Systems Ltd. – April 14, 2015
- **FireSmart Wildfire Risk Assessment**
 - Prepared by Montane Forrest Management Ltd. - March 31, 2015
- **Water and Wastewater Management Options – Final Report**
 - Prepared by Urban Systems Ltd. – April, 2015
- **Historic Resources Application – Clearance**
 - HRA Number: 4835-15-0029-001 – March 4, 2015
- **RCR Geotechnical Investigation**
 - Prepared by Clifton Associates – December 1, 2014
- **Phase 1 Environmental Site Assessment**
 - Prepared by Trace Associates Inc. – December 14, 2012

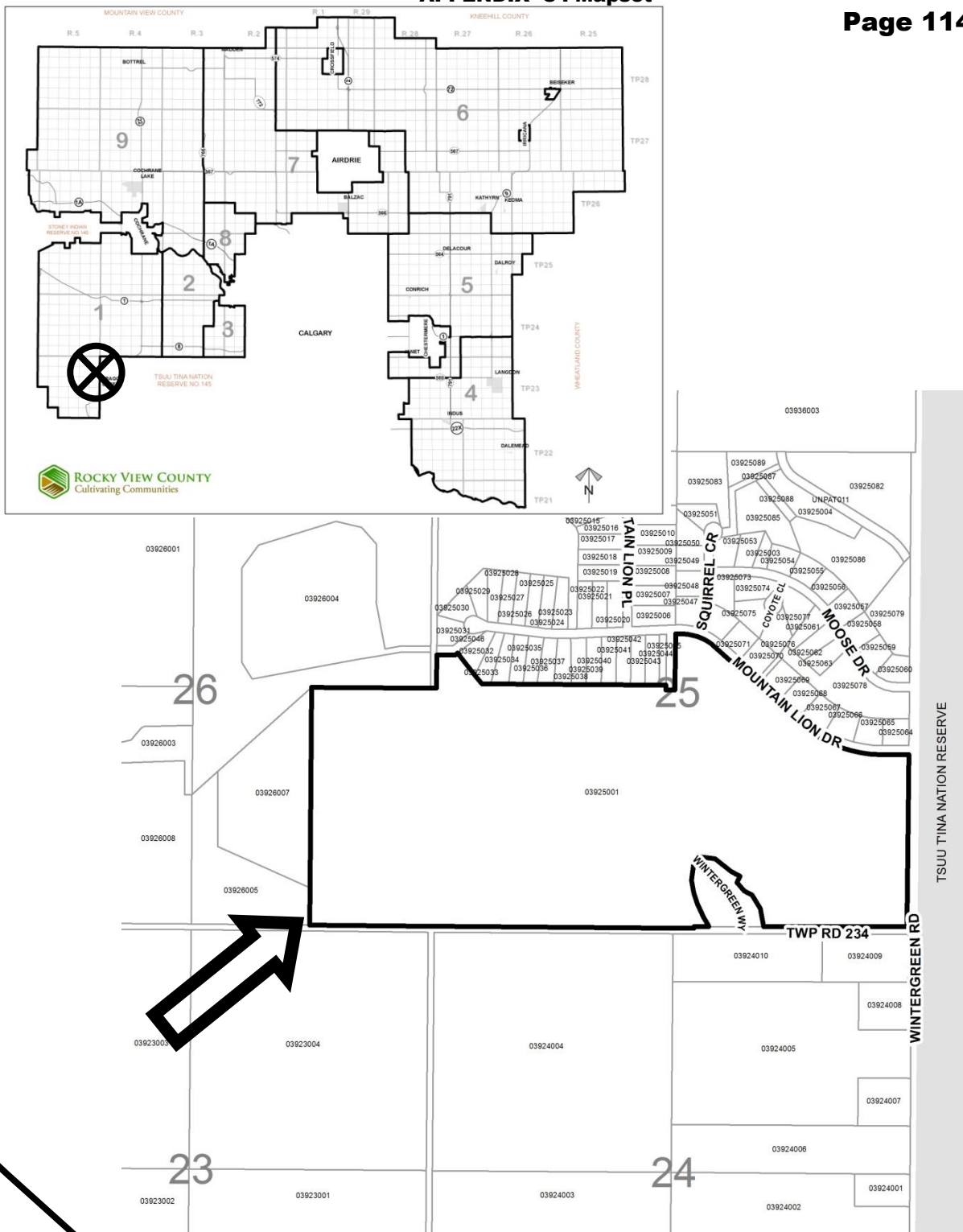




APPENDIX 'C': Mapset

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LOCATION PLAN

Block A, Plan 8310059,
S-25-23-05-S05M

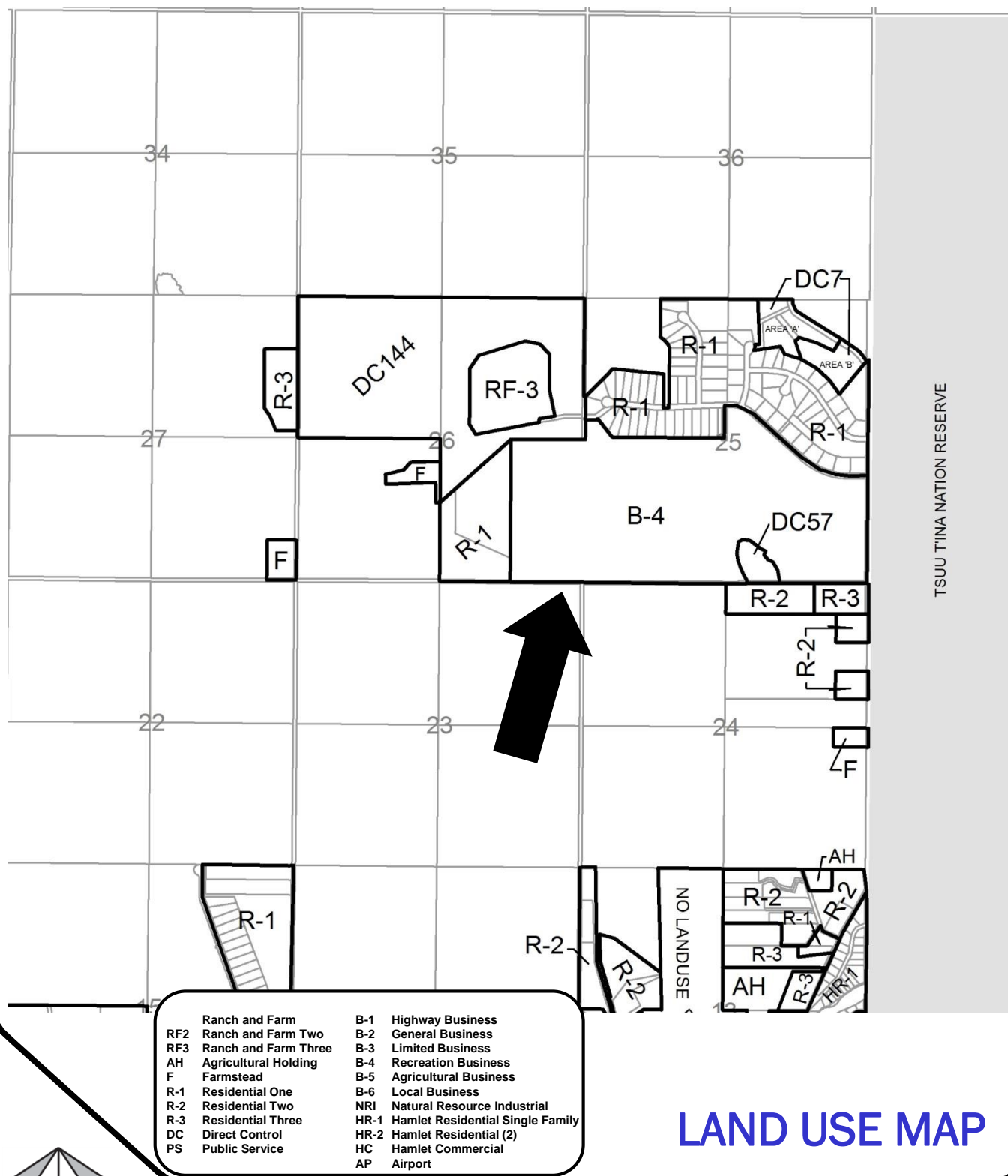
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Conceptual Scheme Proposal (PL20150065): To amend the Greater Bragg Creek Area Structure Plan to adopt the Resort of the Canadian Rockies Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme, which would provide a policy framework for future land use, subdivision, and development of a comprehensive resort community within Block A, Plan 8310059, S-25-23-05-W05M.

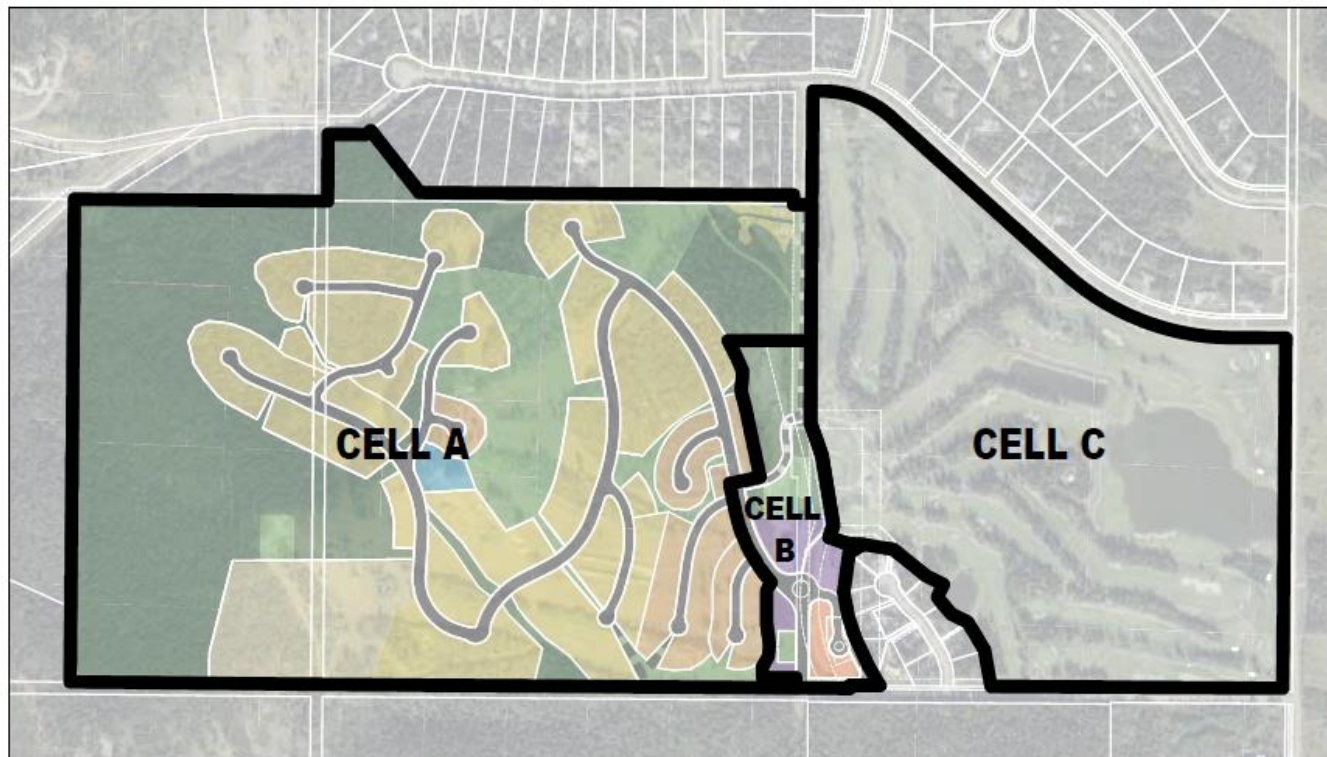


Figure 5 : Cell Boundaries

Redesignation Proposal (PL20150066): To redesignate the subject lands from Recreation Business District (B-4) to Direct Control District in order to facilitate the creation of a comprehensive community that includes:

- **Cell A – Residential Cell**, with approximately 280 dwelling units including single family residential, semi-detached or villa-style residential, and large lot residential development;
- **Cell B – Village Core Cell**, with a maximum of 10,000 sq. ft. of commercial and retail development, row house style housing (maximum of 24 residences), and a hotel development with no more than 100 rooms.
- **Cell C – Golf Cell**, with the existing golf course that continues its seasonal operation from May to October, and the associated supportive uses, such as the pro-shop and restaurant.

DEVELOPMENT PROPOSAL

**Block A, Plan 8310059,
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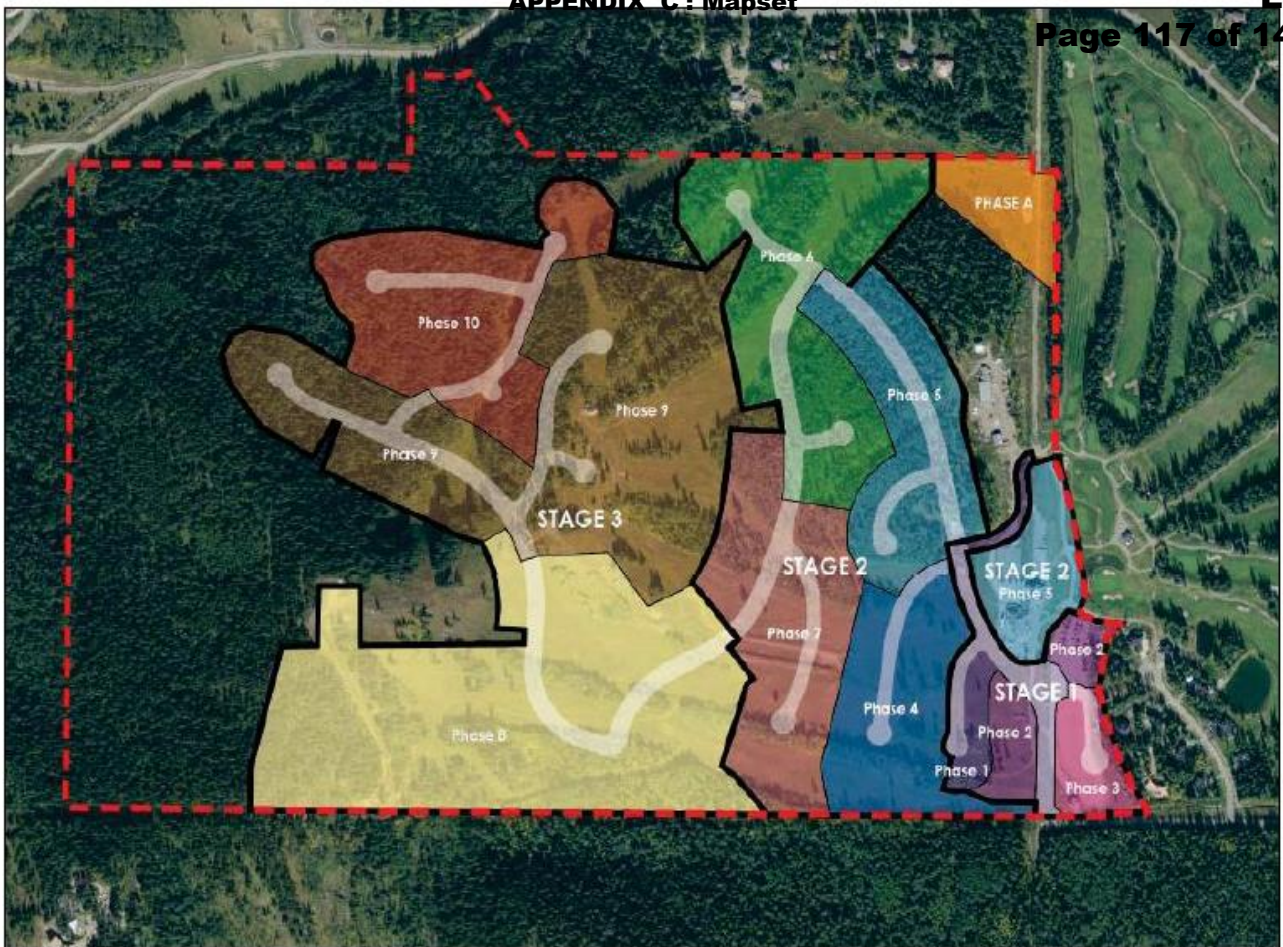


Figure 8: Phasing Plan

Stage 1 includes the initial three phases with approximately 40 residential units, the 100 room hotel, and associated commercial and retail development in the Village Core;

Stage 2 includes phases four to seven, with approximately 154 residential units to the north;

Stage 3 includes the remaining larger lots residential development (Phases 8-10) with approximately 103 residential units to the west.

Residential Unit Yield per Phase

Stage	Phase	Units
1	1	20
	2	0
	3	20
2	4	36
	5	59
	6	26
	7	33
3	8	28
	9	43
	10	32
TOTAL		297

PHASING

Block A, Plan 8310059,
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Figure 5: Development Concept

Key

 Study Area Boundary	 Multi-Family Residential	 Environmental Reserve
 Large Lot Residential	 Hotel / Commercial (Existing clubhouse/rode)	 Public Utility Lot
 Single Family Residential	 Municipal Reserve	 Roads
 Semi-Detached Residential	 Privately Owned Open Space	 Emergency Vehicle Access

Types of Development	Allocated Area (acres)	Lot sizes (acres) and Density (Units per Acre)
Single Family Residential Development	66.87 ac	0.25 ac (4 upa) to 2 ac (0.5 upa)
Semi-Detached or Villa-Style Residential Development	14.33 ac	0.10 ac (10 upa) to 1 ac (1 upa)
Large Lot Residential Parcels	15.00 ac	No less than 3.0 ac (0.33 upa)
Overall Density calculated using Allocated Residential Area	96.2 ac	± 2.91 upa , based on 280 residential units
Overall Density calculated using Gross Development Area	385.61 ac	± 0.73 upa based on 280 residential units
Greater Bragg Creek ASP Policy	N/A	± 0.25 upa , based on 1 lot per 4 acres of Gross Development Area

Residential Development Density

Block A, Plan 8310059,
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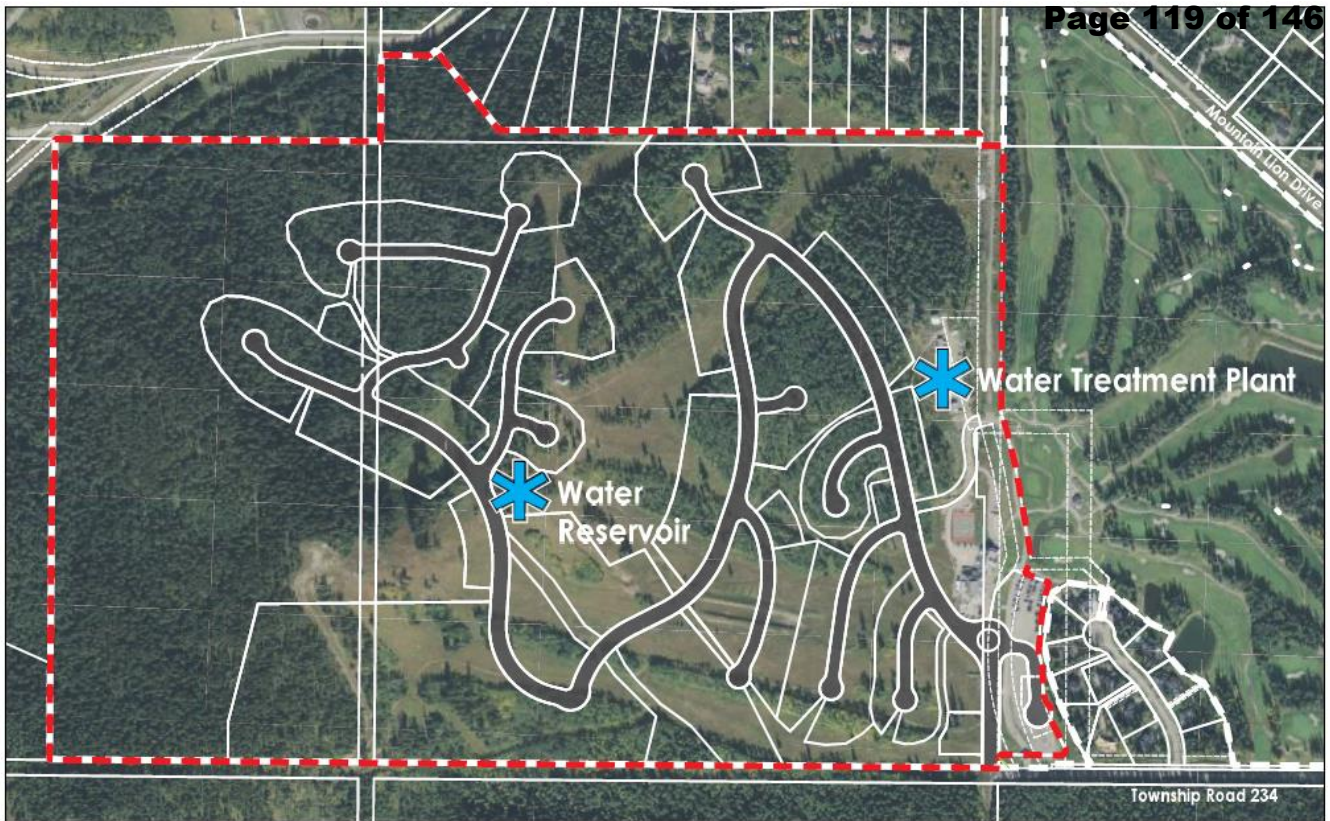


Figure 18: Water Servicing

RCR and WWWU share the ownership of three water licenses with a total capacity of 250,700 m³/year (686.8m³/day), two for potable water use and one for snowmaking:

- **Potable 9,880 m³/year (27.1 m³/day)**
- **Potable 39,520 m³ (108.3 m³/day)**
- **Snowmaking 201,300 m³/year (551.5m³/day)**

The largest existing water license, which accounts for approximately 80% of the capacity needed to service the proposed development, is not intended for residential purposes.

It is uncertain whether the water license can be successfully and fully converted into domestic water use. Without conversion of the water license, there is only sufficient capacity to service Phase 1 of the development; approximately 20 dwelling units.

WATER SERVICES

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Figure 19: Wastewater Servicing

Option 1: On-site treatment and disposal

Administration does not support the on-site wastewater disposal method as currently proposed, because of the uncertainty of wastewater disposal through snowmaking, and concerns regarding operation and maintenance requirements.

Option 2: Off-site connection to the Bragg Creek Wastewater Treatment Plant

The off-site option is supported by Administration, but requires further technical assessment to determine upgrade requirements at the Bragg Creek Wastewater Treatment Plant. However, allocating the full build-out capacity required for the development would not leave any remaining capacity for future development within the hamlet of Bragg Creek and the hamlet expansion area.

WASTEWATER SERVICES

Block A, Plan 8310059,
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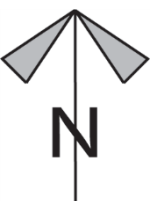
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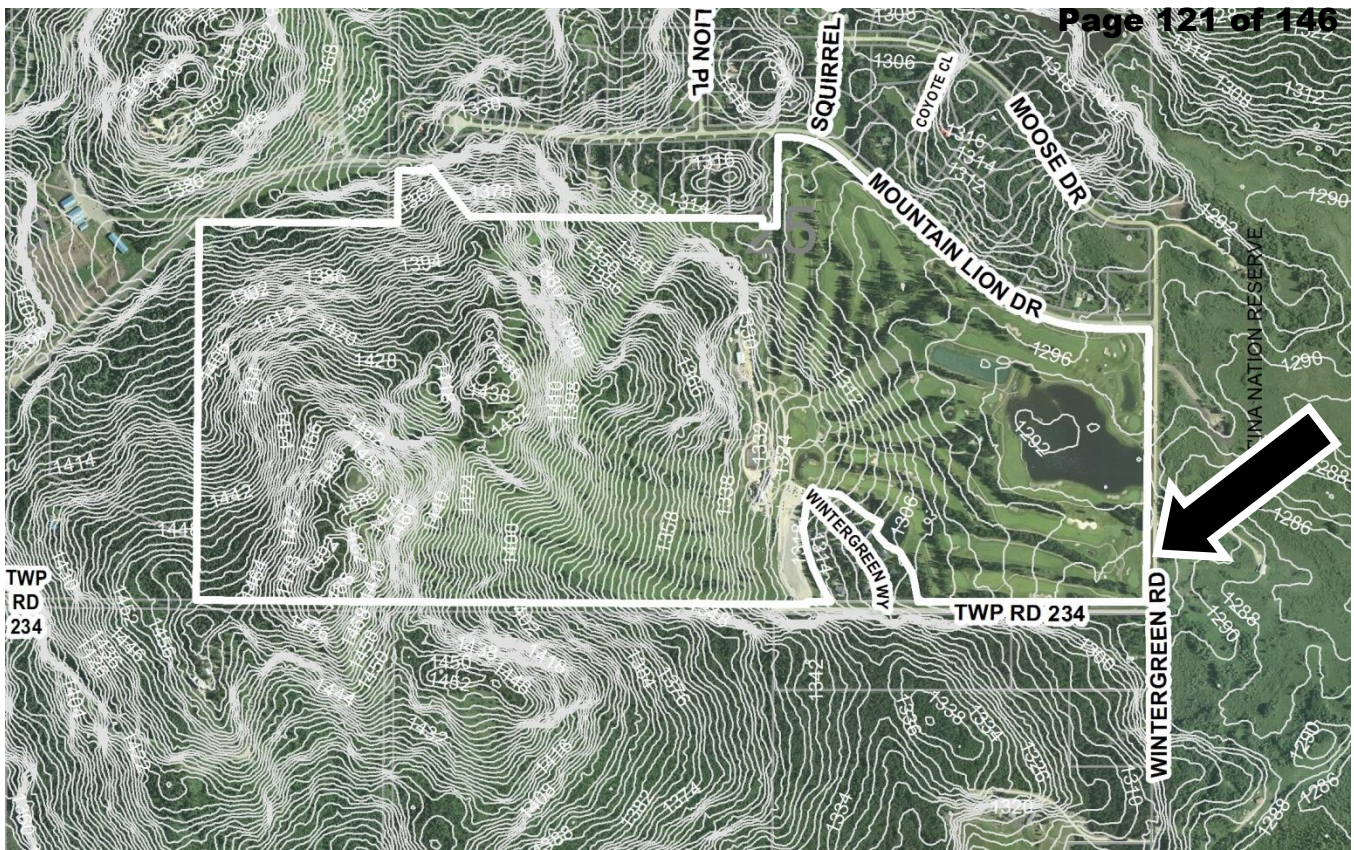
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Applicant indicated that there are limitations to traditional stormwater management approaches due to the continuous steep terrain on the subject land.

Currently, stormwater in the area flows from the west, through the Wintergreen Golf Course, and drains east into TsuuT'ina lands, ultimately reaching the Elbow River. The full buildout of the development would utilize the same outfall from the golf course pond, with additional ponds constructed upstream to provide flow attenuation.

TOPOGRAPHY & STORMWATER

Contour Interval 2 M



**Block A, Plan 8310059,
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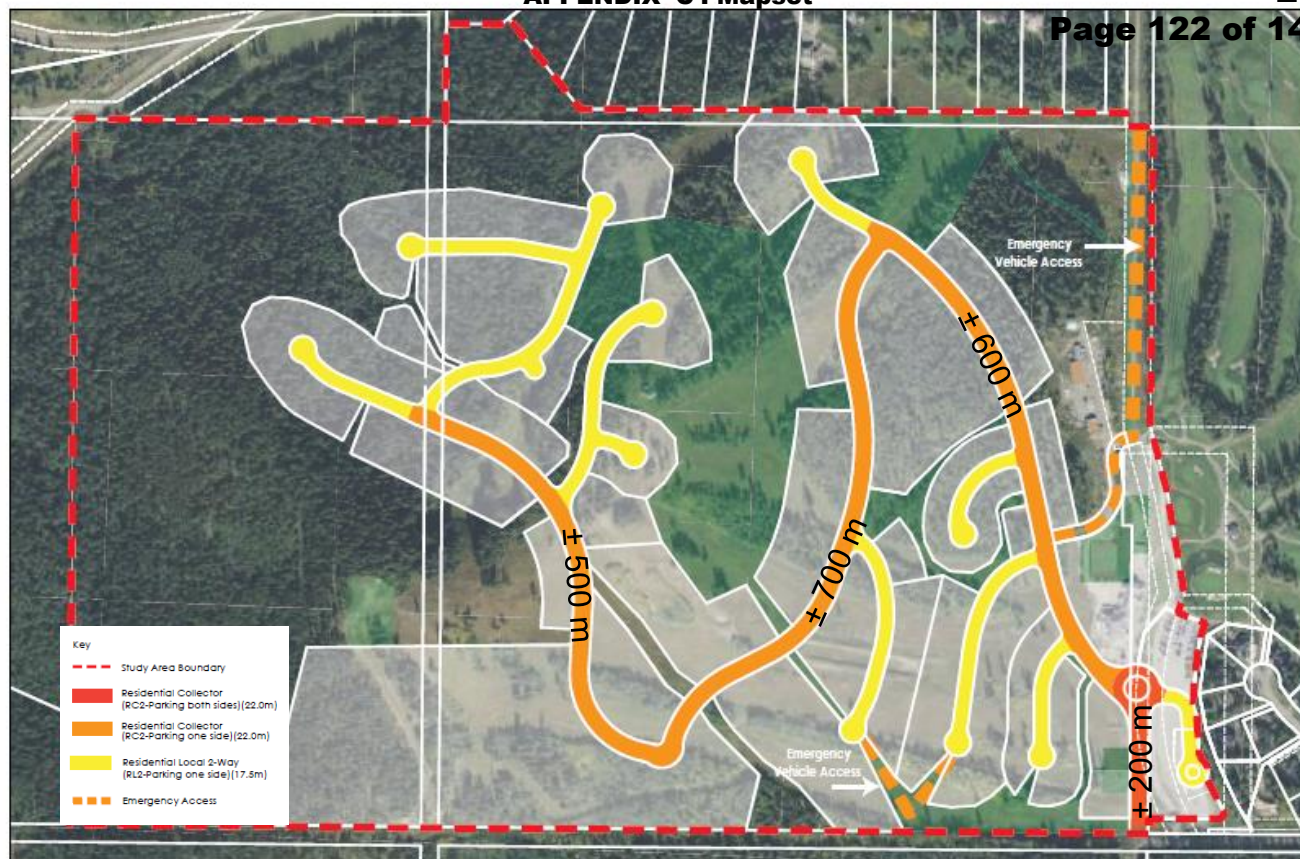


Figure 14: Transportation Network

In accordance with County Policy 304, subdivision of greater than 10 lots should have a properly dedicated and constructed roadway as a secondary means of access to an adjacent developed road from the subject subdivision.

Section 411 of the County Servicing Standards also requires that any rural development that will result in 10 lots or greater shall have two separate access points to an existing through road. Any urban development that results in a dead-end road longer than 90 m shall not be permitted.

The proposed internal road network does not meet the spirit and intent of the County Policy and the County Servicing Standards for secondary means of access, as approximately 100 residential units could be stranded should an emergency leave the proposed internal road impassable.

TRANSPORTATION (ON-SITE)

Block A, Plan 8310059,
S-25-23-05-S05M

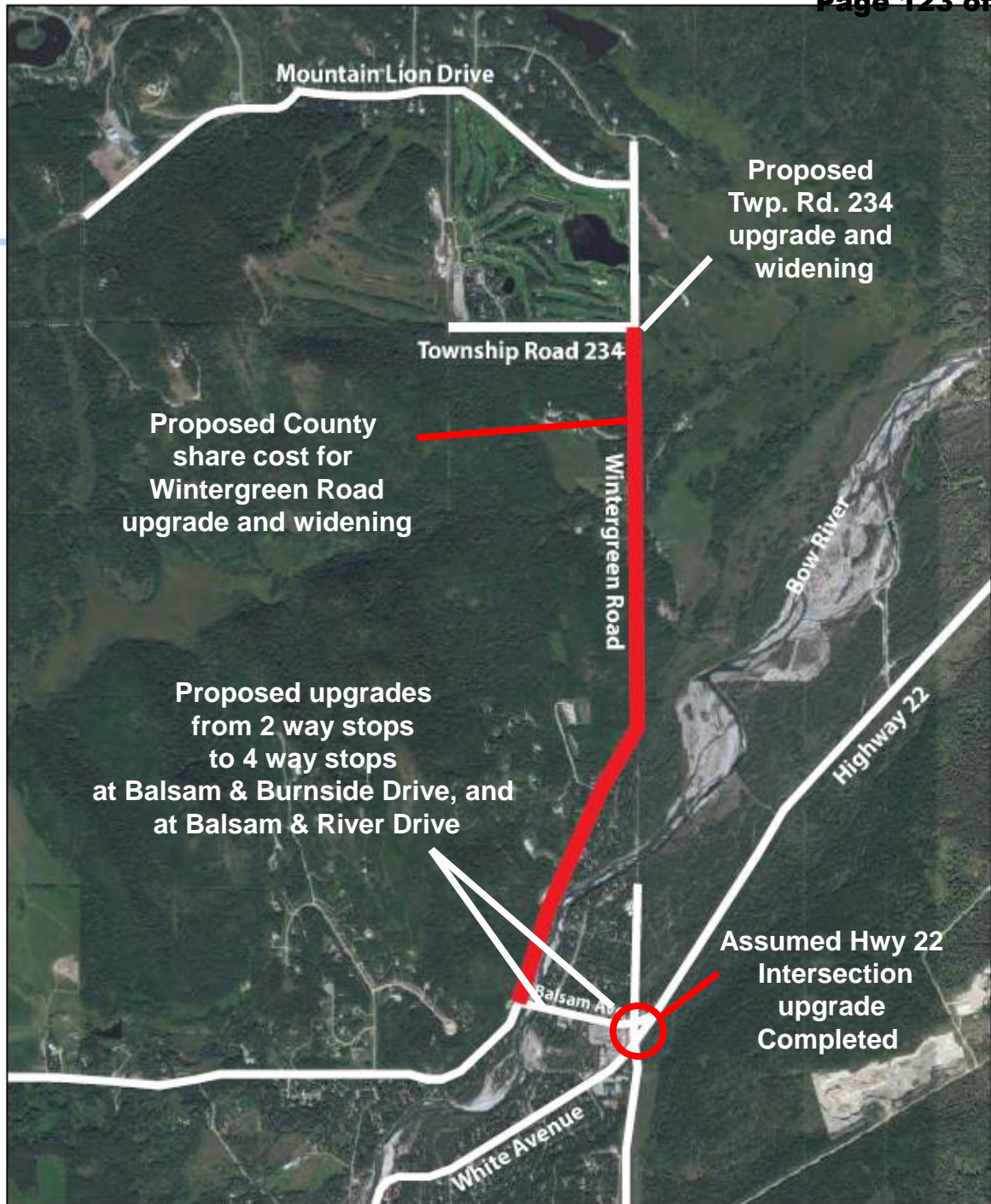
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TRANSPORTATION (OFF-SITE)

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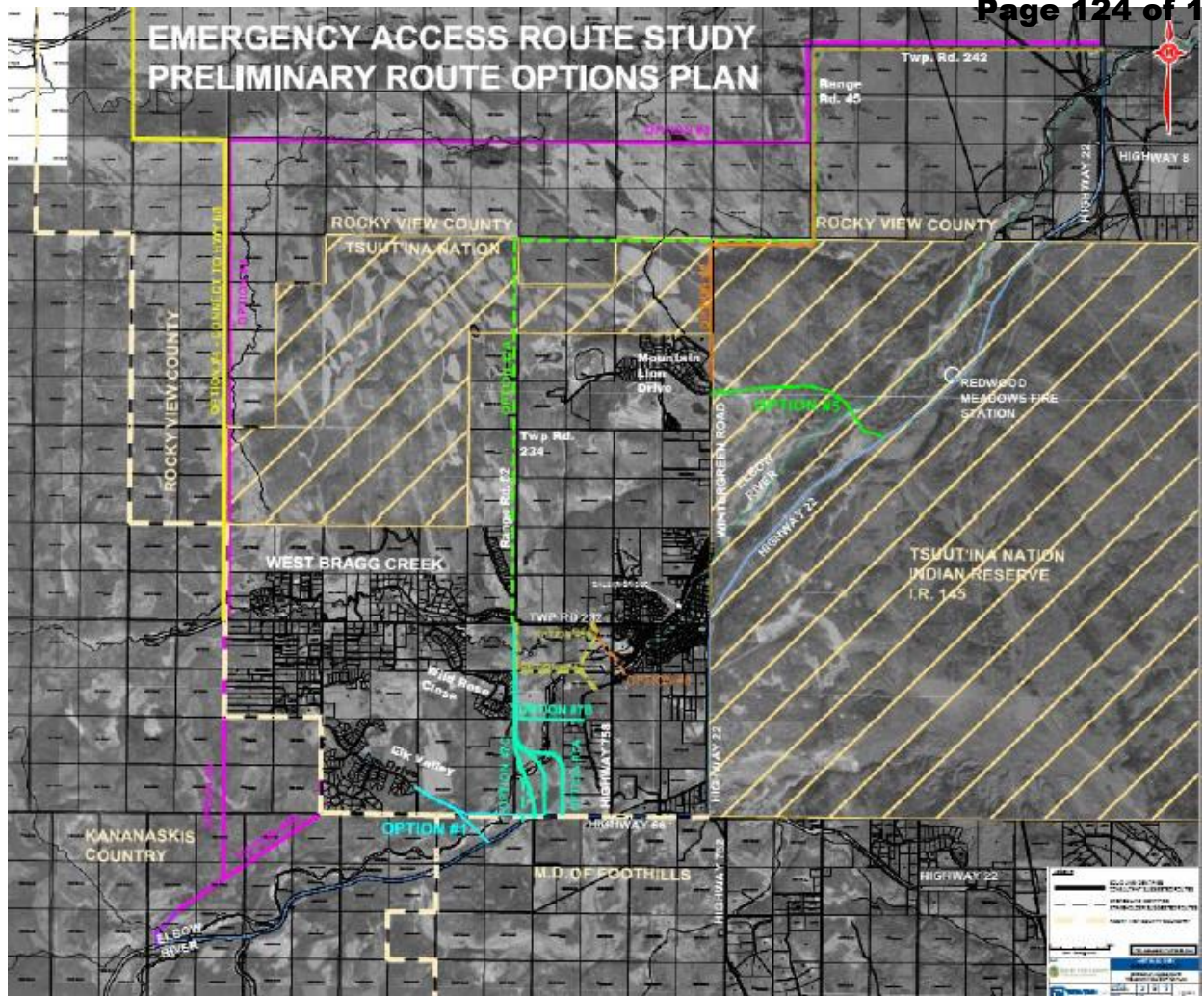
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According to National Fire Protection Association standards, the existing conditions, with approximately 500 residential units, would require a minimum of two access points.

The additional development proposed by the Applicant would lead to the requirement for a third access point in the north and west Bragg Creek area. **The applicant did not propose a solution to address the lack of emergency egress in the area.**

TRANSPORTATION (EMERGENCY EGRESS)

Block A, Plan 8310059,
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Figure 7: Municipal Reserve

MR Functions: The proposed Conceptual Scheme policies consist of strong wording (such as “shall”) that prescribes the use and function of the Municipal Reserve (i.e. tobogganing hill, a tot lot, multi-use public plaza, and amenity areas with several sports fields).

MR uses and functions are prescribed by the Municipal Government Act. The applicant did not clearly identify the operation and maintenance structure, nor the responsibility for the proposed functions and programs that were indicated.

Administration recommends that the conceptual scheme reserve land policies be amended accordingly to allow for more flexibility at the future subdivision and development stage.

MUNICIPAL RESERVES AND OPEN SPACE



Block A, Plan 8310059,
S-25-23-05-S05M

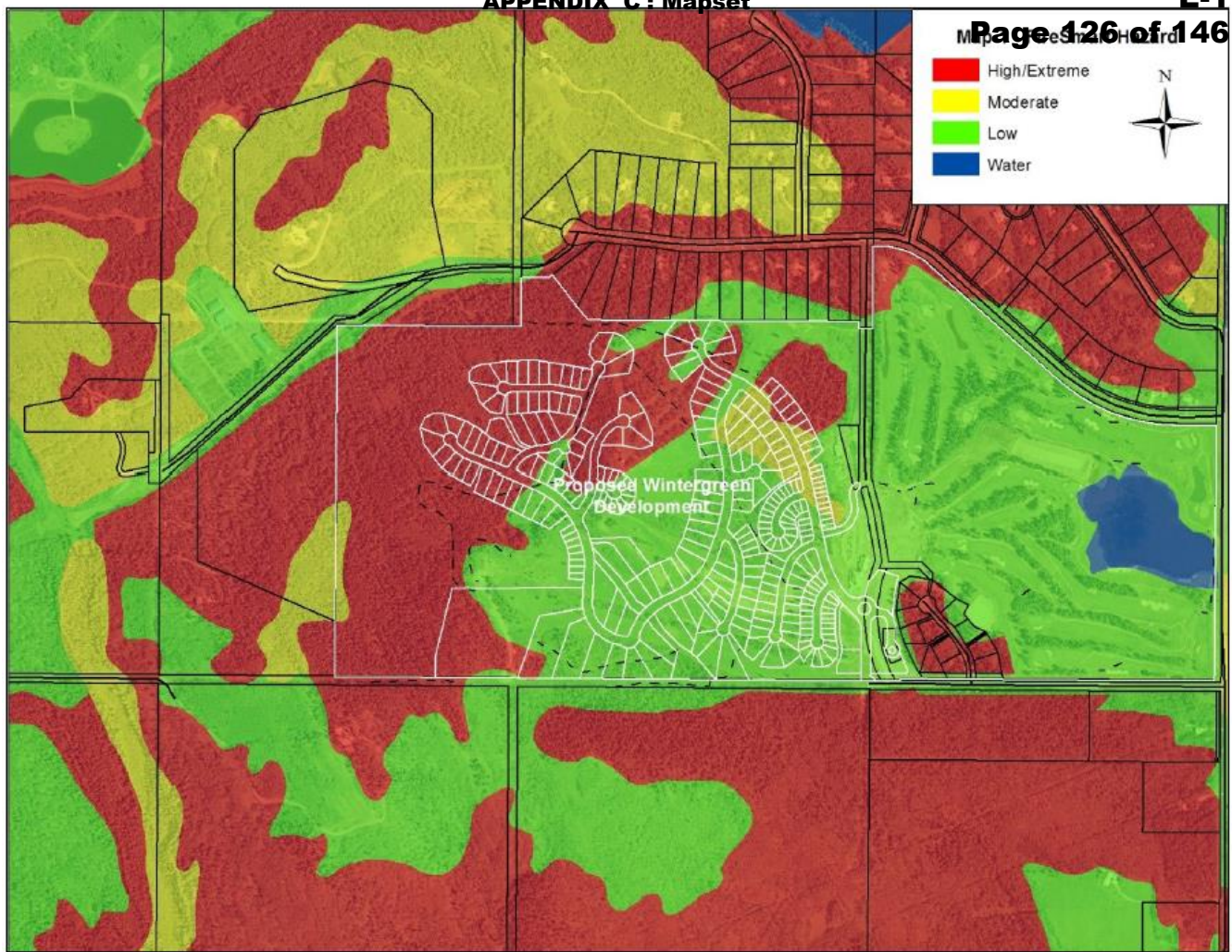
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A **Wildfire Risk Assessment** was prepared in order to evaluate the threat of wildfire to the development and surrounding area within 500 metres.

The proposed development site is rated as **High/Extreme hazard on the west-side** of the property due to heavy coniferous fuels, heavy dead and downed trees, and steep slopes.

The Wintergreen golf course fairways to the east provides Low hazard and acts as a good fuel break to wildfire impingement from that direction. However, **intense wildfire behavior with long-range spotting and firebrand ignition of structures is possible** based on coniferous fuel types within 500 metres to the south, west and north of the proposed development.

WILDFIRE RISK ASSESSMENT

Block A, Plan 8310059,
S-25-23-05-S05M

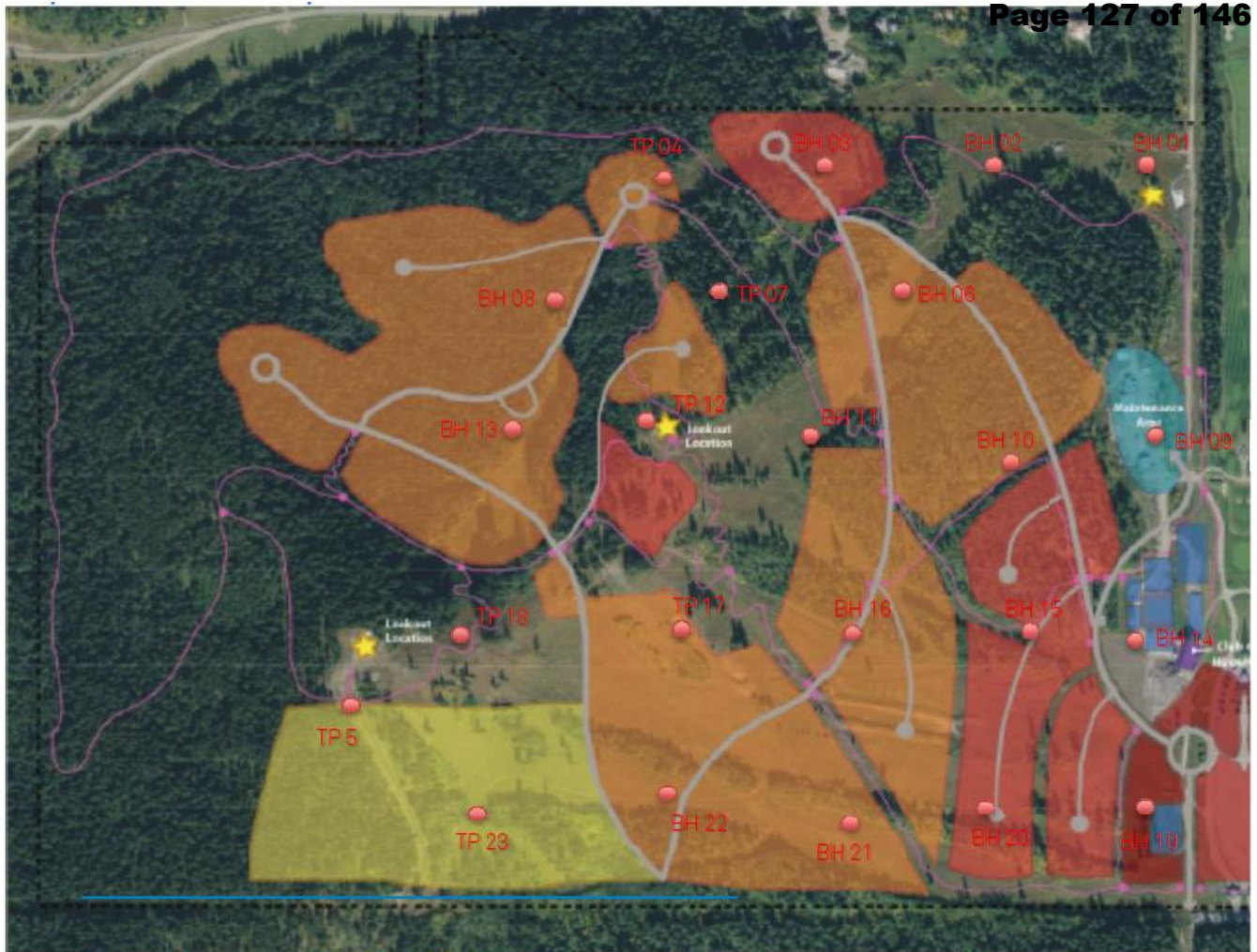
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● Approximate borehole/Test Pit Locations

A **Geotechnical Investigation and Slope Stability Analysis** was conducted for the lands to assess subsurface soil and groundwater conditions, and to provide comments and recommendations related to geotechnical aspects of the proposed development.

The study concluded that the **site is suitable for the proposed development**. Detailed slope stability analysis would need to be completed at the subdivision stage.

GEOTECHNICAL INVESTIGATION

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

AIR PHOTO

Spring 2014

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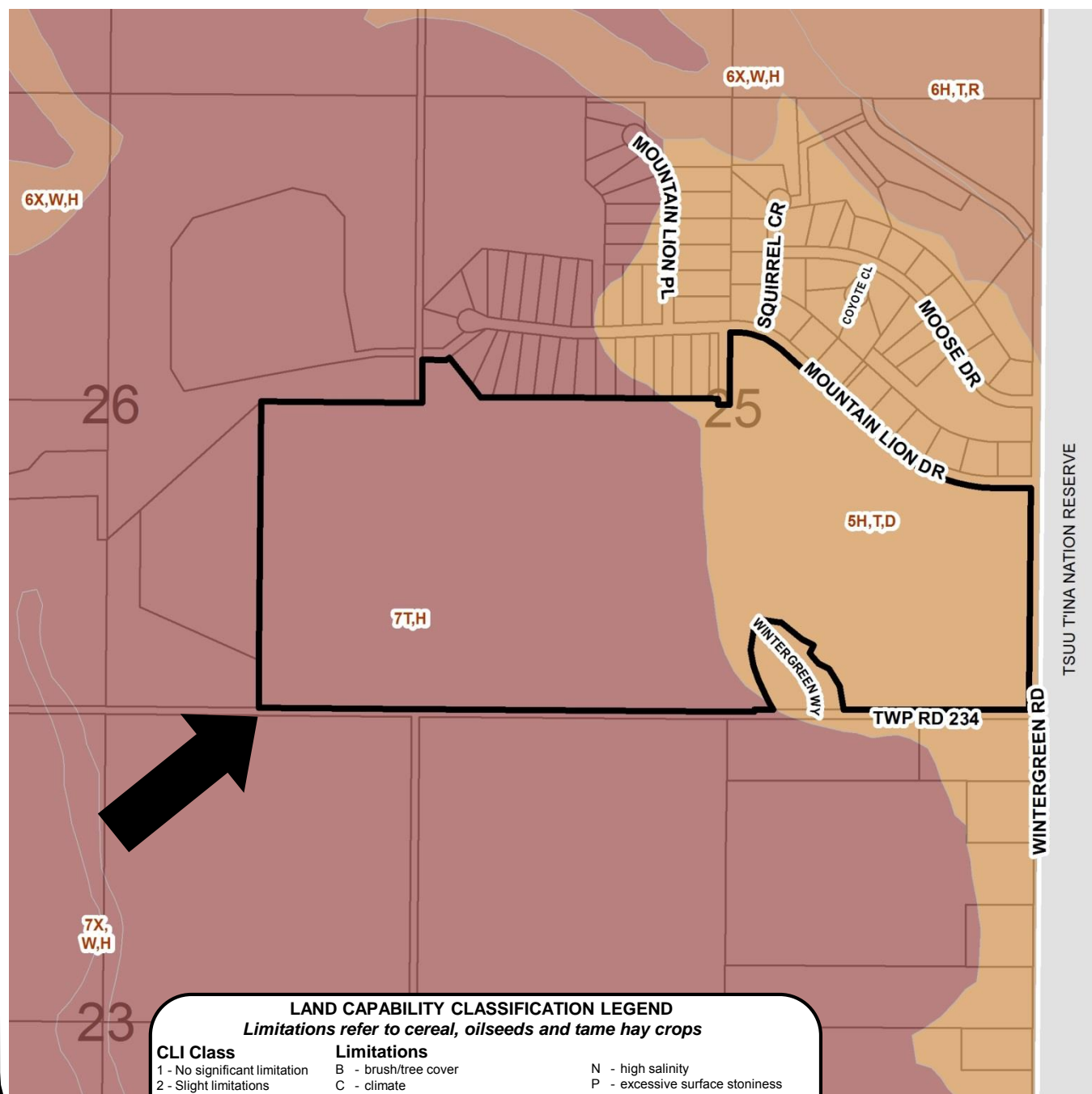
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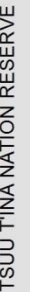
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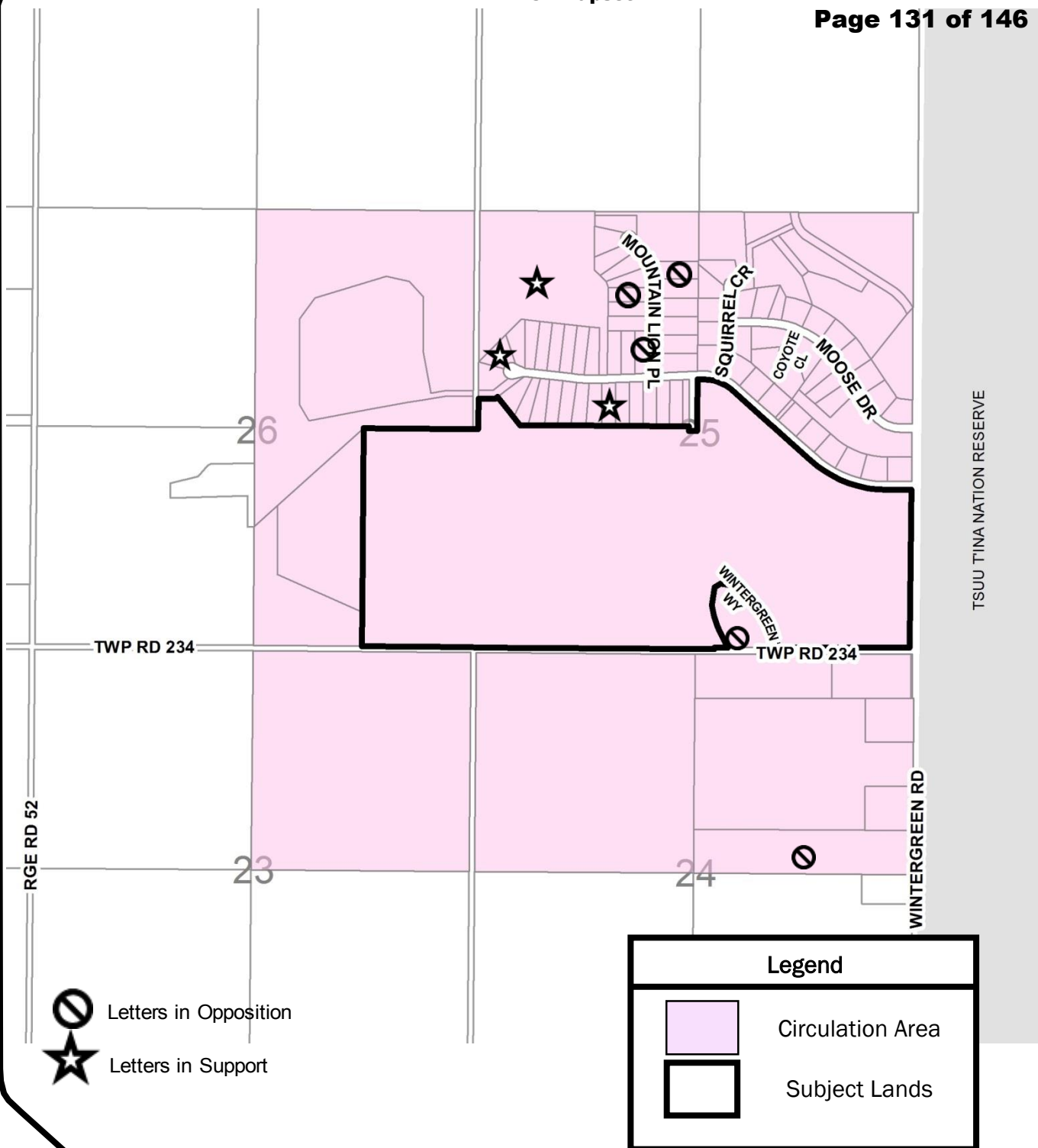
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HISTORIC SUBDIVISION MAP

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LANDOWNER CIRCULATION AREA

Block A, Plan 8310059,
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From:
 To: [Johnson Kwan](#)
 Subject: file# 03925001, application # PL20150065/066
 Date: Wednesday, July 29, 2015 12:49:22 PM

Please note I am in opposition of thing proposed development File # 03925001, Application # PL20150065/066, Division 1. Submitted by Urban Systems on behalf of the RCR.

This development is not compatible to anything in the general area the Greater Area or Division #1. As the location map shows it is all large to really large properties, except the cluster of residents around the golf course.

The ASP proposed multi-housing in the Hamlet (all types) and Hamlet expansion area. The ASP also included commercial and over night accommodation's within the Hamlet and Hamlet expansion area. Leaving the Greater Area rural with home occupation and B&B's, etc.. The ASP also support OPEN SPACES and any development to be placed along the fringe (hidden to an extent) leaving a rural visual landscape. No support, during ASP, from the residents, they were firmly against this type of development in the Greater Area.

The ASP also firmly stated an EGRESS out of North and West Bragg Creek was required before development in the portion of the Greater Area, due to increasing construction fires this is required.

Visual Landscaping was also important in the ASP, to leave the Foothills facing east as natural as possible so as not to impact the View of Residents looking west and the many tourists driving to Banff, not to mention the protection of the Eastern Slopes Watershed. They appear to be building up the middle of the OPEN SPACE.

There is no numbers on lot sizes (large lots?) or number of units to be constructed. The development proposal does not make any distinction between large lots, single family or environmental reserve, its all yellow.

All egress is on to TWP RD 234, then to a stop sign to RG. RD 50. This will impact the bridge and the problem already with Hyw. 22 and our 4 way stop. It will also impact the Bragg Creek Revitalization Plan, this proposal is in direct competition with the Hamlet trying to recover and improve, A Village with a Village Core 3km down the road.

What was missing in the ASP was recreation. No camp sites, RV sites, swimming pool, mini golf, go-carts. So the loss of a recreational area with potential value in tourism, would be lost to Division ! forever.

This is too extreme for this area at the present time or near future, please conceder the community input not just the affected neighbors.

Thank You
 Judie Norman

From:
To: [Johnson Kwan](#)
Subject: Wintergreen Development
Date: Wednesday, July 15, 2015 6:40:24 PM

Attention: Johnson Kwan,

File Number: 03925001
Application #: PL20150065/066

We feel strongly that Wintergreen Road needs major improvements **prior** to the beginning of any construction.

Suggestions for improvements:

- widen and mark the road shoulders for the hundreds of joggers, hikers, and cyclists who use the road daily -- especially for the children who ride their bikes to the local school in the hamlet and the children who meet their school buses on the road
- fill the pot-holes and resurface the road

The Wintergreen Road is already overused by residents and golf course visitors. To add extra vehicles, (from construction and new residents), without substantial changes to the Wintergreen Road; will make the road even more unsafe than it already is.

Sincerely,
Wintergreen Landowner

From:
 To: [Johnson Kwan](#)
 Subject: Re: R.C.R. Wintergreen Redevelopment (The Pines at Bragg Creek¹) - File # 03925001
 Date: Sunday, July 26, 2015 1:45:18 PM
 Importance: High

July 26, 2015

Re: R.C.R. Wintergreen Redevelopment ('The Pines at Bragg Creek')

File # 03925001

Application # PL20150065/066 Division I

To Whom It May Concern,

Please consider the following concerns I have with the proposed development at Wintergreen. Please keep me up to date (via email) with respect to progress on this application.

My family and I have lived in Wintergreen Woods Estates since 2002, a year prior to the ski hill closing. We moved here specifically because of the proximity to the ski hill, which we utilized often when it was still open. I attended a meeting and an open house at the Wintergreen Golf Club's Clubhouse to view how planning had evolved for the proposed housing development on what was/is the old decommissioned Wintergreen ski hill and parking lot area.

I brought up several points to RCR representatives at both the meeting and at the open house. Below, I have written out some of those thoughts/concerns and others that I did not state previously. Specifically:

1. Is there a pressing need in the greater Bragg Creek area for more housing? Did the greater Bragg Creek community and current Wintergreen Woods Estates and Wintergreen Estates residents express a desire to RCR to develop more housing where the ski hill used to be? Who would ultimately benefit from this development? Who would be adversely affected – current residents? Please consider the 'Open Space' Vision (5.2) in the Greater Bragg Creek Area Structure Plan: "The appeal of the Greater Bragg Creek area continues, in large part, to be generated by the dominant visual aesthetic of the undisturbed open landscapes" (p. 24).
2. There seems to be no real benefit to current residents at all. Rocky View County should look into the real motives of RCR, before approving this development, as it was 'forced' upon current residents of the Wintergreen area. It seems that RCR, in Calgary, wanted to profit on the unused lands of the ski hill, and dreamed up this development as a way to make money. As a taxpayer and voter in Rocky View, I ask that the County critically assess this development and weigh the merits of the development (proposed by RCR) versus the adverse effects to area residents, and then proceed accordingly.
3. What will the environmental impact of this development be? Has an environmental impact assessment/study been completed? How will this development enhance the natural habitat of wildlife and vegetation of the ski hill? Arguably, it will not. For instance, will erosion caused by removal of trees affect residents below? Will removal of trees affect indigenous wildlife populations? Please see p. 19-28 of the Greater Bragg Creek Area Structure Plan regarding 'Respecting the Natural Environment' (<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Greater-Bragg-Creek.pdf>).
4. A quick scan of any of the Bragg Creek real estate websites will yield many homes for sale at various price points in the Greater Bragg Creek area – will this development unnecessarily flood the market with homes?
5. Will construction traffic, noise, pollution, etc., over the many years of development, negatively affect area residents for years to come? How will this affect our quality of life – we didn't move out to

the country because of the noise, lights, and pollution after all. Is this development proposal considered 'low density' as outlined in the Greater Bragg Creek Area Structure Plan (p. 57).

6. How would the increased traffic (not seasonal any more) affect the already congested, dangerous, and 'crumbling' Wintergreen Road (this was brought up by more than one person).
7. The winters in Bragg Creek are long and snowy, as anyone living here knows. We have had snow still melting in our yard up until late May/early June some years. How does this housing development fill the gap of losing the ski hill in 2003 and support local businesses in Bragg Creek during the long and lean winter months? Proposing a toboggan hill and opening up trails for cross-country skiing (of which there are already many in West Bragg Creek) on the golf course, will not spur any noticeable new tourism in the area that was clearly lost when the ski hill closed.
8. How will this proposal affect the quality and quantity of water provided by the Wintergreen Woods Water Utility (WWWU)? I understand that there is room to 'share' water under the current license, but does this ultimately make sense considering the size of the development (300 homes)? While our annual household water cost may go down, will the quality and quantity also go down?
9. If the sites on the plan designated for a future hotel/motel and business area (restaurant, shops) are not implemented, will the land be used for more residential housing?
10. Under the ASP, the old ski hill area lands have a 'Recreation Business District' (B-4) designation and I am not in favor of this rezoning being changed to a 'Residential' land use for the reasons stated above. As I have written previously, we bought in the Wintergreen Woods Estates area to be close to a ski hill, not another housing development. A final thought: "Just because we can doesn't mean we should".

Thank you for considering my thoughts and concerns about this development. Please let me know that you have received this email.

Victor Pedenko.

To : Development Department Rocky View county
 File# 03925001
 Application# PL20150065/066
 division 1

My name is Lacon Kowalchuk. I am a resident of Bragg Creek area. I live on 9 Mountain Lion Place. Very close to Wintergreen golf course. I am completely unimpressed with actions taken to develop on RCR land. I wish before I purchased my property 4 years ago. I knew of these plans. I would never of bought a place here. My full circle goal was to live on an acreage and enjoy a quiet low pace peaceful life far enough from a town or city. Now if these plans go through for development. I will feel I have been robbed of my investment to live a lifestyle I worked my ass off for. I don't care if the land was parceled in acreages which would be consistent with the way this area is. I could live with that. My intentions to live here was to raise my children in a safe environment. I really do enjoy living here.

I find the greed with the management of RCR and Its looking that rocky view county is turning the left cheek for some reason. This development is shady. If this little hamlet gets built so close to my home. Please expect my application to parcel my 2 acres into 4 half acre plots for my own development before I sell and leave. In fact if you know that this development is a 100% go. I would like to apply to parcel out my 2 acres before I sell my property. Since it seems like RCR can do this. There should be no reason why I cant do it. (send application to my email or post). There should be no reason why I cant be approved. If RCR is going to damage my community. I might as well do it as well.

The infrastructure of Wintergreen road is bad enough of the traffic it can hold. I can even live with cars commuting to Our lady peace ranch. Racing by while I am walking my baby on the road. There is only on way to get in and out of wintergreen area. The road is dangerous enough. Its just sad that the beautiful view of wintergreen is going to be destroyed. I can go on and on about how disgusted I am with these development plans. I think this letter or any is a waste of time. I am sure plans are most likely approved with out and thoughts or consideration of residents in this area. If so please send me the proper information to parcel out my 2 acres. With my development options(townhouses, apartment condo block.) Seems sky is the limit.

Please send info to

From:
 To: [Johnson Kwan](#)
 Subject: Wintergreen development ... No thank you!!!!
 Date: Wednesday, July 29, 2015 4:13:21 AM

File 03925001
 App PL20150065/066
 Division 1

To all whom are looking at this application for planning, my vote is a strong NO!!!
 Also please let me know of all meeting etc as I wish to attend, and include me in all emails newsletters etc.

I'm rather outraged that wonderful Bragg Creek is going to be turned into a cramped subdivision like all the new estates popping up in Calgary. We are not a city nor a four season resort nor do we want it to be! I moved to Bragg Creek to enjoy the countryside to have space, quiet, calmer roads, and to be able to enjoy the beautiful views, and also the amazing night sky's.

If you decided that this is a good idea then all I can say is you obviously don't live here or have a clue as to why people move here in the first place. The ski hill wasn't open when we brought our house here, and if I had know that this application was going to happen to over develop and over populate wintergreen area I would never have moved here. So if you decided to allow this monstrosity to happen then there better be a plan to buy my house at full asking as I will not want to live here anymore!!!

So are you really serious that the interests of residents are going to be endlessly trampled on just so that can put up affordable housing and a few acreages when they are not even wanted or needed? Has anyone actually had a look to see that there isn't a shortage of houses on the market here. Please don't allow developers to ruin our town. There is no "added value" for residents only to put cash in the developers pockets.

Wintergreen residents will have to live with the development mess for a very long time, cutting trees, hooking every site up to the amenities, retaining walls as the hill is steep, roads being built the list goes on and on even before the houses start to be built. Are there actually any time limits in place once land is purchased for building to start even??? Can you imagine the noise, the pollution in the air, dust everywhere.... So much for brining my son (who is 18months) up in a healthy clean environment.

The beautiful views gone... The amazing night sky now hampered by all the lights added on the hill. The additional noise from all those houses.

How will the schools cope with the added families? What about daycare spaces?

Extra traffic added to an already bad road, where a section of it is always being rebuilt. When I asked if they plan to do anything about that their response "no, that's not our issue, we can't change the roads" really not your issue, but you will be changing the roads what once was somewhat safe to walk (as there are no side walks here) will become unsafe for more traffic loads because let's face it the average house has more then one car (not to even think about all those building trucks etc) And people living here will need to be driving to their jobs in Calgary. That's something that also doesn't make sense to me, they want more fordable housing (let's be honest to maximize the amount of units to be sold) because if the housing is affordable, then to commute most certainly will not be. It's easy to see the bigger the scheme the fatter the bounty for them.

Local people should have access to all that is going on to allow us to participate in these talks to be able to protect ourselves and our futures here in wintergreen.

Why are they wanting to build homes on tiny lots? This area is acreage's and wasn't that the deal with wintergreen being able to be built in the first place it had to all be acreage's.

Keep stores and hotels away from here, there are stores in town and there are also bed and breakfast

available for people who wish to stay here.

We don't need another 300 plus houses here, or the added noise traffic etc, if you want hustle and bustle and houses stacked on each other with all the views gone move to Calgary.

There is only one way in and obviously out of this side of Bragg Creek, oh how much fun the traffic will be, and really do you think that is safe or acceptable if another 300 houses are going to be popping up?

What's the timeframe in this development As long as it takes most probably which is totally unacceptable.

Have you ever been into Bragg Creek on a weekend and seen how busy it is in the parking area, not to mention the four way stop its a nightmare for traffic, but the developers what to add more to that? Why??

The housing be proposed doesn't fit the character of this area. Shouldn't we be preserving this beautiful area?

This isn't a starter home area this is an area where people hope they can afford to live one day and that's another part of the appeal here, we worked hard to be here.

It's country living can we keep it that way please.

They would flood the market making all our investments of our homes worthless. Again there are always houses for sale here, so why do we need more & more & more!

Please work for us to protect the environment we live in, work on behalf of us your tax payers to say no to this horrible development.

What is their thought on drainage? On sewage systems etc? That's an awful lot of houses to go on the hill? And there are houses right at the base of that hill.

As for this used to be a ski hill that they keep saying regarding traffic, well if the ski hill was generating that much traffic then why did it close down? And as for that traffic it was seasonal and probably higher on weekends, not every day of the year! Plus again I didn't move here when the ski hill was open so that condescending answer from them actually doesn't apply to most of the residents here!

So how much do you think this will reduce the value of our properties from an over saturated market?

They talk of. Four seasons resort but also a hint it would only be for the new residents on he hill, again I don't wish to live in a resort or near one.

How will this burden the fire department that is in redwood, aren't they a volunteer base?

Can the garbage facility even cope with this added volume of garbage being taken there? The site is only open two days a week and as you can imagine it gets rather busy now, let alone with an additional 300 homes taking their garbage there.

They kept saying they wanted younger families out here, but there are young families here and I'm in that age bracket they are talking about.

Don't let this be another once lovely place ruined by rampant over-development

Say no to this otherwise it's going to be another botched development which could be susceptible to careless regulation, because these developers are not acting on my behalf or the interest of my family. Please again people typically move here to escape the more urbanized living areas. We don't want need or wish for high density housing here in wintergreen.

Wintergreen/ Bragg Creek offers small town charm and true countryside living that are a model for

others to emulate and attract visitors and residents. So why on earth do you want to change that?????
? It's a town a beautiful community NOT A CITY!

I hope there is a massive political resistance to this terrible idea, please say no to any development of wintergreen, for the sake of the residents and the lives that we have worked so hard for.

I understand we have differing perspectives, I actually live here and want to raise a family here & RCR want to make money. I know From the meeting that they do not understand the spirit of this place at all.

Embrace change? ... Why would I embrace anything that is going to diminish the quality of life we worked hard to get. Currently around 70 homes here and suddenly jumping up to 300 plus, that's not slight change that's a total different way of living and not one I signed up for. Driving the value of our properties down isn't helping the community, noise pollution and changing our way of living isn't helping us either.

Please I beg of you do not allow this ridiculous over development, don't ruin wintergreen, my home and my families future. Don't ruin our beautiful living area over commercial greed. say no to the development of wintergreen. You have no idea how much the worry of this proposed development is effecting my sleep health and happiness I feel totally powerless.

In no way should this ever be approved. I apologize that my email isn't constructed better but I'm tied and stressed from all of this and my lack of sleep this is causing isn't helping matters.

A seriously concerned resident of wintergreen
Nicola Green

POSITION STATEMENT ON PROPOSED RESORT COMMUNITY DEVELOPMENT

BY

RESORTS OF CANADIAN ROCKIES (RCR)

Ref. MD Rocky view Application No. PL20150066 (03925001)

With reference to the Notice of Public Hearing received from the MD of Rocky View County pertaining to the above application, my wife Marilyn Luft and I would like to go on record as opposing this application in its present form.

To clarify, we are not opposed, in general, to land development in the surrounding areas of Bragg Creek provided that these developments entail only acreage residential constructions that follow the guidelines of the existing area structural plan (ASP), specifically, that residential developments comprise only single family dwellings buildings on lots that are substantially larger than those typically found in city lots such as Calgary. Any new commercial developments such as hotels and semi-detached residential buildings for example, should be confined to existing locations such as in and near the hamlet of Bragg Creek and similar existing communities.

My wife and I moved to Wintergreen Estates 14 years ago, lured away from a large city, urban dwelling by the pristine country environment and promotional RCR literature that prompted us to "rethink our life style", living next to a ski hill and golf course and providing our 14 grandchildren a place to visit and play in safety in a natural country setting with sparse vehicular traffic. We could ski out directly to the front door of our house, so it was claimed. Two months after we bought the property, #56 Wintergreen Way, RCR announced that it was closing the ski hill facilities permanently! Now, 14 years later, RCR is proposing to set up a high population density, noisy "city" community and heavily travelled road directly on our back yard of what is meant to be our country retirement home; located directly adjacent to Township Road 234, the proposed main and ONLY entrance to the new "The Pines" development.

This development, in its present concept, will first result in constant daily construction traffic that will follow indefinitely with constant residential, tourism and commercial traffic directly past our existing community. The implied noise and safety concerns (e.g. forest fire evacuation, emergency vehicles, etc.) should be obvious. One needs only to visit the hamlet of Bragg Creek to witness the large number of motorcycle traffic on weekends, particularly during warm and snow free months of the year. A steady stream of such motor cycle traffic is assured should this development be approved in its present form.

My wife and I, nor the rest of our neighbours, did not oppose the recent residential development directly across the street from us comprising only 4 lots at approximately 2.5 to 4 acre parcels. I count at least 270 lots not counting hotel and multi-family dwellings in the RCR "The Pines at Bragg Creek" proposal! The amounts to an estimated 75 fold increase in population density that is not consistent with the Bragg Creek ASP.

We are aware of many other concerns and opposition expressed for this development and concur fully with these issues that I expect to reiterate during a personal presentation to council on Nov. 28. I summary, the main purpose of this written submission is to express our strong opposition to this application. Thank you for your consideration of our concerns and opposition to this re-zoning application.

Dr. Bernie Luft, PhD, P.Eng. and Marilyn Luft,

November 15, 2017, 3:45 pm




Johnson Kwan
Planning and Development Department
Rocky View County

July 12, 2015

Subject: File Number 03925001 - Application Number PL20150065/066

Dear Mr Kwan:

Thank you for the opportunity to submit comments on the proposed RCR Wintergreen Redevelopment Plan. Our residence is located directly adjacent to the area of concern. We border the north side of the property and believe the current plans will have a significant impact on our area.

Firstly, we appreciate the efforts undertaken by Patrick Majer of RCR and Mike Coldwell of Urban systems to conduct both public and individual engagement sessions on the proposed redevelopment plans. They have been responsive to some initial feedback and shown a sincere interest in listening to the Community. Of importance to ourselves is their action to share the visual impact study from our property's perspective, changing the plan for semi detached housing on the north face to single family, providing assurance regarding light management and storm water runoff management (our property is at a low point and already collects a lot of water from the hill during the run-off).

Generally we are supportive of redeveloping the Wintergreen hill area. We feel there will be community benefits offered through the commercial and residential development in Cell B and are supportive of Cell C continuing as a golf course operation. However, our support is conditional upon changing some of the plans in the Residential Cell (Cell A) to reduce the impact on our residential zone on the north side of the area. We recommend that development in Cell A be limited to the east and south facing slopes. Such an adjustment of plans would:

- Better align with current neighbourhood density patterns by reducing the number of total lots. It would be more consistent to increase the areas designated as large lot residential.
- Address concerns about the proposed number of lots and size. The current Wintergreen neighbourhood averages 2 acre parcels. Plans to have lots that are less than 1 acre will create an inconsistency with Wintergreen Woods homes.

- Reduce vehicle noise levels on existing neighbourhoods in the Wintergreen neighbourhood
- Reduce the visibility impacts on the existing neighbourhood
- Allow for the natural regeneration of the ski hill area to continue, hence lessen the environmental impact
- Enhance the natural reserve areas for wildlife and area beautification
- Reduce the concern for storm water management on the north face

Your attention to our comments is appreciated and we feel that acceptance of the recommended plan modification will result in a redevelopment effort that will benefit all those involved.

Yours truly,

Tim and Sue Grant

Cc: P.Majer
M.Coldwell

From:
 To: [Johnson Kwan](#)
 Subject: Supplement: Resident Comment on File # 03925001; Application # PL2015065/066
 Date: Sunday, July 26, 2015 5:12:50 PM

The following additional comments are offered:

- The Applicant says that recreational trails will be accessible to County residents. We appreciate that restriction. However, we also believe that these trails should be walking trails only in the summer or snowshoe/ski trails in the winter. Which means, no mountain bikes or motorized recreational vehicles.
- During the Potable Water Treatment Plant upgrades, the Applicant should be responsible for connecting water storage on the highest point on the hill to the existing Wintergreen Community. Currently, during power outages, residents at the west end of Mountain Lion Drive lose potable water supply, while residents towards the east end still have water supply. The Applicant has an opportunity to provide an engineering fix to this problem during the plant upgrade.

Dennis Stefani

On Jul 26, 2015, at 4:27 PM, N or D Stefani wrote:

Attention: Planning and Development Depart

These are my comments with respect to the above Redesignation Application by Resorts of the Canadian Rockies (RCR), "*Wintergreen Redevelopment Conceptual Scheme*".

- No objection to the proposed land use amendment with respect to adjacent compatible land uses.
- Recommend a requirement for substantial vegetation/treed privacy buffers between new proposed residential and existing residential on Mountain Lion Drive sharing a common border.
- Upgrade of Wintergreen Road extend to the intersection with Mountain Lion Drive.
- There was no clear statement by RCR that any land contouring, earth disturbance, and grading will be minimized to maximize retention of native trees/vegetation.
- Recommend RCR also be fully and wholly responsible for upgrading

existing fire hydrants or fire suppression system in the existing Wintergreen Community (e.g., Mountain Lion Drive, Place, Squirrel etc.) to match RCR proposed new.

- There was no assessment in the Application of slope stability on hill development with respect to the risk of slope failure/sloughing.
- There was no assessment in the Application of slope stability on hill development with respect normal or heavy precipitation events.
- There was no assessment in the Application of surface runoff management.
- There was no assessment in the Application of possible noise impacts from the commercial operations and sewerage / potable water treatment plant upgrades (e.g, new compressor installations) to proposed new RCR or existing Wintergreen community residential.
- Unlike public comment cited in the Application, we fully support free and healthy completion between businesses in the hamlet and RCR proposed new.

Dennis Stefani

July 30, 2015

Rocky View County

Planning & Development

RE: Application Number PL20150065/066 resignation of Recreation Business District (B4).

Dear Johnson Kwan,

Sent by email only.

Please be advised that we are supportive of this development. We have found Urban Systems Ltd. transparent and open in answering any of our questions. Their open houses were informative and professional. The follow up questions we have had for Mike Coldwell were answered appropriately and promptly.

We first purchased property in "Lyon Mountain Estates" in Bragg Creek in 1980. Lyon Mountain was later renamed Wintergreen. Since then we have rented homes twice in Bragg Creek and built two homes in Lyon Mountain / Wintergreen. We have raised a family of 4 and been involved in this community both as volunteers, employers and employees.

In our opinion this Development is extremely import to the survival of Bragg Creek. It will assist Bragg Creek in many was such as socially, recreationally and financially and is vital to the vitality of Bragg Creek. This development will allow for increase growth in Bragg Creek both residentially and commercially as it will offer the opportunity for diversity in housing types. This in our opinion is a good thing and will hopefully bring a younger generation to our Hamlet.

In the 35 years we have lived in Bragg Creek we have seen growth in all other Municipal of Rockyview's communities. As well Calgary and their surrounding communities have seen tremendous growth. This is not the case in Bragg Creek, our growth has been very minimal.

In our opinion Bragg Creek is struggling and has been for a number of years. We have lost numerous business pre flood and post flood. We have seen numerous families move out of Bragg Creek because of what they felt were lack of services and a lack of community opportunities.

In our opinion it seems as though Bragg Creek received little government support post flood.

In our opinion Bragg Creek has been severely affected by the land exchange agreement regarding the "Ring Road" around Calgary. In our opinion we lost all reasonable secondary egress out of West Bragg Creek in this land exchange. The provincial government gave Bragg Creek residence no chance for participation or consultation (until after the fact). In our opinion this has put Bragg Creek at a severe disadvantage for any potential for growth. Once again in our opinion, without growth communities die.

Thank you for the opportunity to give our opinions.

Please feel free to contact us should you require any further input or comments from us.

Yours truly, Paul and Susan Cameron



November 26, 2015

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

RE: PL20150065/66

Dear Mr. Kwan,

The Bragg Creek & Area Chamber of Commerce is sending this letter to notify you that we are in support of the planned development; The Pines at Wintergreen.

As with any new development, there is often concern from the community in regards to overall impact. After careful review of the website, <http://wintergreengolf.com/development/>, the Development Committee of the Chamber believes that this project is in the best interest of the community of Bragg Creek. It will serve to promote business, create new opportunities, provide alternative residential development, and strengthen infrastructure.

We look forward to working with you to educate and inform the Bragg Creek business community in regards to this project.

Sincerely,

Suzanne Jackett, President
Bragg Creek Chamber of Commerce

PLANNING SERVICES

TO:	Council	
DATE:	January 23, 2018	DIVISION: 1
FILE:	03925001	APPLICATION: PL20150066
SUBJECT:	Consideration of third reading for Bylaw C-7710-2017 – Redesignation Item – Recreation Business District to Direct Control District – Resorts of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment	

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20150066 be refused.

EXECUTIVE SUMMARY:

The purpose of this report is to bring the proposed redesignation/Direct Control Bylaw application before Council for consideration of third and final reading.

The Applicant has not submitted any additional information or new technical studies to address the outstanding technical issues detailed in the November 28, 2017 staff report.

In keeping with Council's motion, Administration has prepared the proposed Direct Control Bylaw amendments, and met with the Applicant and the Landowner on two occasions in an attempt to mitigate the outstanding technical matters through policy development.

The proposed Direct Control Bylaw amendments outlined in Appendix 'A' would only delay the provision of the technical information to the future subdivision and development permit stages.

Risk of Deferring the Technical Information

There are many risks of approving the Land Use Amendments as currently proposed, which can be summarized as follows:

- 1) Without the information, Council and the County would not be able to fully understand the impacts and the viability of the proposed development.
- 2) Without fully understanding the proposed development, Council and the County would not be able to adequately address and mitigate the impacts as a result of the proposal.
- 3) Any of the technical information necessary to fully understand the proposed development, and any of the potential requirements necessary to address and mitigate the impacts as a result of the development, would be subject to appeal at the future subdivision and/or development permit stages. The appeal would be outside of Council's jurisdiction.

The technical information necessary to determine the potential impacts and to demonstrate the viability of the proposal includes water servicing, on-site and off-site wastewater servicing, stormwater management, transportation (internal and external network), and emergency egress.

Reasons for Refusal

In accordance with the *Municipal Government Act* (Section 3a), one of the main purposes of a municipality is to '*develop and maintain safe and viable communities*'.

¹ **Administrative Resources**

Johnson Kwan, Planning Services
Eric Schuh, Engineering Services



Creating a community with approximately 300 residences in an isolated, steeply sloped area, with a high/extreme wildfire risk, and a single internal road that funnels all the traffic onto a single access, without an emergency egress in the area, is not safe.

Also, the Applicant has not demonstrated that the proposed development would be viable without:

- 80% of the water capacity required to service the proposed development;
- the detailed wastewater analysis that outlines the potential impact of the proposed on-site wastewater treatment method;
- the detailed wastewater analysis that outlines the consequences of tying into the Bragg Creek Wastewater Treatment System;
- a full understanding of the potential drainage impacts to the adjacent landowners and the surrounding areas; and
- a full understanding of the potential traffic impacts on the local and regional transportation network.

Therefore, given the fact that:

- 1) there are fundamental issues that have yet to be resolved for this application (i.e. potentially putting 300 or more residences at risk in an emergency situation); and that
- 2) the Applicant has not demonstrated that the subject land is capable of, or suitable for, the proposed development;

Administration retains the original recommendation, and recommends refusal of the application in accordance with **Option #3**.

HISTORY:

This application was originally presented to Council on November 28, 2017. Council closed the public hearing and granted first and second reading to Bylaw C-7710-2017. Council then passed the following motion:

‘That Administration be directed to work with Urban System Ltd. and Resorts of the Canadian Rockies to address technical issues identified within the Administrative report prior to consideration of third reading of Bylaw C-7709-2017 and C-7710-2017 at the January 23, 2018 Council Meeting.’

The Applicant has not submitted any additional information or new technical studies to address the outstanding technical issues as detailed in the November 28, 2017 staff report.

In keeping with Council’s motion, Administration has prepared the proposed Direct Control Bylaw amendments, and met with the Applicant and the Landowner on December 14, 2017 and on December 21, 2017, in an attempt to mitigate the outstanding technical matters through policy development.

AMENDMENTS OVERVIEW:

The proposed Direct Control Bylaw amendments (Appendix A) reflect the proposed Conceptual Scheme amendments. An overview of the proposed amendments is as follows:

- **Overall abbreviations, numbering, grammar, spelling, and punctuation:**
 - Renumbering the Bylaw as required;
 - Wherever the renumbering of the Bylaw affects a numbering reference elsewhere in the Bylaw, adjust the affected reference;
 - Italicize all definitions within the Bylaw that are found in Section 8 of the Land Use Bylaw;



- Without changing the meaning or intent of the Bylaw, correct all grammatical, spelling, punctuations, and spacing errors.
- **PART 2 – DEFINITIONS**
 - Captured the definition of '*Equestrians Boarding and Riding Facility*' from Section 6;
 - Redefined '*Equestrians Boarding and Riding Facility*' and rearranged the associated regulations to Section 2.7.
- **PART 3 – EFFECT OF BYLAW**
 - Reworded Section 2.0 to 'Subdivision and Development Regulations' to clarify intent;
 - Removed Section 6.0 Definitions.
- **Section 1.0 General Regulations**
 - Clarified wording under Section 1.1;
 - Clarified the list of activities under Section 1.2, and removed activities that are listed uses in the Land Use Bylaw.
- **Section 2.0 Subdivision and Development Regulations**
 - Included wording that requires a Development Agreement to fulfill the subdivision and/or development related regulations necessary to ensure all servicing, access, and technical items are implemented.
 - Included wording that clarifies the operation and maintenance responsibility of the proposed servicing infrastructures.
 - Included a list of technical materials to be submitted prior to approval of any subdivision for any Development Cell, including:
 - A detailed water servicing analysis;
 - All necessary licenses, permits, and approvals for water servicing;
 - A detailed wastewater servicing analysis;
 - A cost feasibility and sustainability analysis for the proposed wastewater treatment system;
 - An updated stormwater management plan;
 - An updated transportation impact analysis;
 - A cost contribution agreement for the construction of the West Bragg Creek Emergency Access; and
 - A Geotechnical Evaluation and Slope Stability Analysis.
 - Included a list of technical materials to be submitted prior to any subdivision endorsement or development permit issuance, including:
 - A wastewater servicing plan for on-site treatment and disposal;
 - All necessary licenses, permits, and approvals with respect to on-site wastewater servicing;
 - Registration of restrictive covenants over the spray irrigation and/or snow making affected area;
 - All necessary licenses, permits, and approvals with respect to the Bragg Creek Wastewater Treatment Plant and associated infrastructure upgrades;
 - All necessary licenses, permits, and approvals with respect to the proposed stormwater management system;
 - An Erosion and Sediment Control plan; and
 - Any other technical submissions as deemed necessary by the County to address the proposed subdivision and development.
 - Included development regulations in regards to stripping and grading as recommended in the geotechnical report and preliminary slope stability study;
 - Included development regulations for Show Homes and Temporary Sales Centre; and



- Included development regulations for Equestrian Boarding and Riding Facility.
- **Section 3.0 Development Cell A – Residential Cell**
 - Included the following uses: *Fence, Signs, Show Homes, and Temporary Sales Centre.*
 - Minor wording correction.
- **Section 4.0 Development Cell B – Village Core Cell**
 - Included the following uses: *Fence, Signs, Show Homes, and Temporary Sales Centre.*
 - Minor wording correction.
 - Reduced the maximum number of accommodation units within a Hotel from 100 units to 50 units.
- **Section 5.0 Development Cell C – Golf Cell**
 - Included *Fence* under the list of uses.
- **Removed Section 6.0 Definitions**
 - Removed definitions that are already established in the Land Use Bylaw.

CONCLUSION:

There are many risks of approving the Land Use Amendments as currently proposed, which can be summarized as follows:

- 1) Without the information, Council and the County would not be able to fully understand the impacts and the viability of the proposed development.
- 2) Without fully understanding the proposed development, Council and the County would not be able to adequately address and mitigate the impacts as a result of the proposal.
- 3) Any of the technical information necessary to fully understand the proposed development, and any of the potential requirements necessary to address and mitigate the impacts as a result of the development, would be subject to appeal at the future subdivision and/or development permit stages. The appeal would be outside of Council's jurisdiction.

Reasons for Refusal

In accordance with the *Municipal Government Act* (Section 3a), one of the main purposes of a municipality is to '*develop and maintain safe and viable communities*'.

Creating a community with approximately 300 residences in an isolated, steeply sloped area, with a high/extreme wildfire risk, and a single internal road that funnels all the traffic onto a single access, without an emergency egress in the area, is not safe.

Also, the Applicant has not demonstrated that the proposed development would be viable without:

- 80% of the water capacity required to service the proposed development;
- the detailed wastewater analysis that outlines the potential impact of the proposed on-site wastewater treatment method;
- the detailed wastewater analysis that outlines the consequences of tying into the Bragg Creek Wastewater Treatment System;
- a full understanding of the potential drainage impacts to the adjacent landowners and the surrounding areas; and
- a full understanding of the potential traffic impacts on the local and regional transportation network.



Therefore, given the fact that:

- 1) there are fundamental issues that have yet to be resolved for this application (i.e. potentially putting 300 or more residences at risk in an emergency situation); and that
- 2) the Applicant has not demonstrated that the subject land is capable of, or suitable for, the proposed development;

Administration retains the original recommendation, and recommends refusal of the application in accordance with **Option #3**.

OPTIONS:

- Option # 1: (This option would approve the redesignation to a Direct Control district, as amended.)
Motion #1: THAT Bylaw C-7710-2017 be amended in accordance with Appendix 'A'.
Motion #2: THAT Bylaw C-7710-2017, as amended, be given third and final reading.
- Option # 2: (This option would approve the redesignation to a Direct Control district without the proposed amendments.)
Motion #1 THAT Bylaw C-7710-2017 be given third and final reading.
- Option # 3: THAT application PL20150066 be refused.
- Option # 4: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

General Manager

Acting County Manager

JKwan/rp

APPENDICES:

APPENDIX 'A': Direct Control Bylaw Amendments – Redline Version

APPENDIX 'B': Original November 28, 2017 Staff Report Package



BYLAW C-7710-2017

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7710-2017.

PART 2 – DEFINITIONS

- a) In this Bylaw, the definitions and terms shall have the meanings given to them in Land Use Bylaw C-4841-97 and the Municipal Government Act, unless otherwise defined in this section.
- b) 'Equestrian Boarding and Riding Facility' - means private facilities (buildings, shelters, paddocks, or other structures) at which horses are boarded, exercised, or trained.

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 39 and 39-NE of Bylaw C-4841-97 be amended by redesignating Block A, Plan 8310059, S-25-23-05-W05M from Recreation Business District to Direct Control District, as shown on the attached Schedules 'A' and 'B' forming part of this Bylaw.

THAT Block A, Plan 8310059, S-25-23-05-W05M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' and 'B' forming part of this Bylaw.

THAT The Regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Subdivision and Development Regulations
- 3.0 Development Cell A – Residential Cell
- 4.0 Development Cell B – Village Core Cell
- 5.0 Development Cell C – Golf Cell
- ~~5.0~~ ~~General Development Regulations~~
- ~~6.0~~ ~~Definitions~~

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the Lands shall be divided into Cell A, Cell B, and Cell C, the boundaries of which are generally shall be more or less as indicated in Schedule "B" attached to and forming part of this bylaw. The size and shape of Cell A, Cell B, and Cell C are approximate, and will shall be more precisely determined at the subdivision and development stages in accordance with the regulations of this Bylaw and the Resort of the Canadian Rockies (RCR) Wintergreen Redevelopment Conceptual Scheme.
- 1.2 The following uses infrastructure activities are permitted in all Development Cells:
 - a) Roads necessary for access and internal vehicular circulation (including road rights-of-way, bridges, and areas for intersection improvements);



- b) Deep and shallow utility distribution and collection systems and facilities such as sewage, stormwater, potable water or solid waste disposal system or telecommunication, electrical power, water, or gas distribution systems and water/wastewater treatment facilities;
- c) Stormwater systems and facilities;
- d) Raw water supply, storage (i.e. reservoir) and distribution facilities;
- e) Earthworks necessary for the preparation of land for site construction;
- f) ~~Reserve and~~ Public and private utility lots;
- g) Parking and loading;
- h) Planting and seeding;
- i) ~~Pedestrian~~ Pathways and trails; and
- j) Spray irrigation and snow making for treated wastewater disposal, subject to County and Alberta Environment approval.
- ~~k) Temporary marketing facilities and signage; and~~
- ~~l) Fences~~
- 1.3 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the land that is the subject of this Bylaw.
- 1.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the lands subject to this Bylaw.
- 1.5 The Development Authority may decide on an application for a development permit even though the proposed development does not comply with this bylaw, or is a nonconforming building, if in the opinion of the Development Authority, the proposed development will not unduly interfere with the amenities of the neighbourhood, interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed use conforms with the uses outlined within this Bylaw.
- 1.6 Parts 1, 2 and 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.
- 1.7 *A Dwelling, Single-detached, Dwelling, Semi-Detached, Home-Based Business, Type I, Utilities, and Accessory Buildings* are deemed approved without requirement for a Development Permit when all other criteria of this Bylaw are met.
- 1.8 A building may be occupied by a combination of one or more uses listed in the Cell where the land is located; each use shall be considered as a separate use, and each use shall obtain a Development Permit. A Development Permit may include a number of uses and/or units within a building.
- ~~1.9 All signage shall be of a character in keeping with the Wintergreen Architectural Guidelines.~~
- ~~1.10 Building and structures will be designed in accordance with the Wintergreen Architectural Guidelines as approved by the Municipality.~~
- ~~1.11 A temporary sales and information centre and show homes may be considered by the Development Authority as uses on the subject lands in Development Cell A & B.~~



- ~~1.12 Show homes in Cells A & B may be considered by the Development Officer prior to the endorsement of a plan of subdivision provided that:~~
- ~~a) Conditional approval for subdivision has been granted by Council for that cell;~~
 - ~~b) No occupancy of the said homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately usable by residents of said dwellings, and the plan of subdivision has been registered;~~
 - ~~c) The hours that any show homes may be open to be public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.; and~~
 - ~~d) An endorsed and secured Development Agreement is obtained prior to show home construction.~~
- ~~1.13 Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.~~

2.0 Subdivision and Development Regulations

- 2.1 Both the Subdivision Authority and the Development Authority may require the developer to **enter into a Development Agreement to fulfill the subdivision and/or development related regulations necessary to ensure all servicing, access, and technical items** are implemented as directed by the RCR Wintergreen Conceptual Scheme, the County Servicing Standards, and this Direct Control Bylaw, as amended.
- 2.2 **Either the Developer, a Home Owner's Association, the County (subject to terms of the required Master Servicing Agreement), or a qualified third party will be responsible for the operation and maintenance of the servicing infrastructure** in accordance with the federal, provincial, and County requirements.
- 2.3 **The following items shall be submitted prior to the approval of any subdivision for any Development Cell:**

Water

- 2.3.1. **A detailed water servicing analysis**, prepared by a qualified professional in accordance with the County Servicing Standards to the County's satisfaction;
- 2.3.2 **All necessary licenses, permits, and approvals have been obtained from Alberta Environment and the applicable agencies** with respect to diversion and use of water, including the confirmation of the piped water supply and distribution system required to service the development;

Wastewater

- 2.3.3 **A detailed wastewater servicing analysis**, prepared by a qualified professional in accordance with the County Servicing Standards to the County's satisfaction, including but not limited to:
- a) **Identification of the area for spray irrigation and snow making for treated wastewater disposal; or**



- b) Identification of the upgrades required at the Bragg Creek Wastewater Treatment Plant and the associated infrastructure;

2.3.4 A cost feasibility and sustainability analysis, prepared by a qualified professional in accordance with the County Servicing Standards to the County's satisfaction;

Stormwater

2.3.5 An updated stormwater management plan, prepared by a qualified professional in accordance with the County Servicing Standards and the Bragg Creek Master Drainage Plan requirements, to the County's satisfaction;

Transportation

2.3.6 An updated transportation impact analysis, prepared by a qualified professional in accordance with the County Servicing Standards to the satisfaction of the County and Alberta Transportation (where applicable);

2.3.7 A Cost contribution agreement for the construction of the West Bragg Creek Emergency Access in the form and substance to the County's satisfaction;

Geotechnical and Slope Stability

2.3.8 A Geotechnical Evaluation and Slope Stability Analysis, prepared by a qualified professional in accordance with the County Servicing Standards, to the County's satisfaction.

2.4 The following items are required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit:

Wastewater (on-site)

2.4.1 A wastewater servicing plan prepared by a qualified professional in accordance with the County Servicing Standards to the satisfaction of the County, including but not limited to the establishment of future County ownership agreements (transfer agreement) at no cost on a deficiency free basis, regarding the implementation of wastewater infrastructure to service the development (if applicable);

2.4.2 All necessary licenses, permits, and approvals have been obtained from Alberta Environment and the applicable agencies with respect to on-site wastewater servicing required to service the development;

2.4.3 Registration of a restrictive covenant over the spray irrigation and/or snow making affected area. The restrictive covenant shall restrict the use of the land in accordance with the applicable provincial regulations.

Wastewater (off-site)

2.4.4 All necessary licenses, permits, and approvals obtained from Alberta Environment and the applicable agencies with respect to the Bragg Creek Wastewater Treatment Plant and the associated infrastructure upgrades;



Stormwater Management

2.4.5 All necessary licenses, permits, and approvals obtained from Alberta Environment and the applicable agencies with respect to the stormwater system required to service the development;

Other technical requirements

2.4.6 A **Construction Management Plan**, prepared by a qualified professional in accordance with the County Servicing Standards, to the satisfaction of the County;

2.4.7 An **Erosion and Sediment Control Plan**, prepared by a qualified professional in accordance with the County Servicing Standards to the County's Satisfaction;

2.4.8 A **Weed Management Plan**, prepared by a qualified professional to the satisfaction of the County;

2.4.9 A **Biophysical Impact Analysis**, prepared by a qualified professional, to the satisfaction of the County;

2.4.10 A **Historical Statement of Justification**, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities;

2.4.11 A **Wildfire Risk Assessment**, prepared by a qualified professional, to the satisfaction of the County;

2.4.12 A **Solid Waste Management Plan** prepared by a qualified professional detailing how solid waste will be collected and transported from the development, during the construction stage and post-development stage;

2.4.13 A **Manure Management Plan**, prepared by a qualified professional in a form and substance satisfactory to the County for the *Equestrian Boarding and Riding Facility*;

2.4.14 A **Parking and Loading Plan** for all commercial/retail uses that details the configuration of all parking lots, including the location of all parking stalls, access points, the loading area, and vehicle maneuvering. The plan shall outline how all the parking lots will be linked, and shall provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than the Land Use Bylaw requirements (C-4841-97), to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan;

2.4.15 **Calculations that address the amount of Municipal Reserve owning** and how the required Municipal Reverse will be provided (i.e. cash in lieu or land dedication);

2.4.16 **Architectural Controls** that addresses building form and finishings, and the relationship of the buildings to each other and the adjacent streets, parking lots, and open spaces;

2.4.17 An **Emergency Response Plan** prepared by a qualified professional, in a form and substance satisfactory to the County;



2.4.18 All necessary easements and rights-of-way related to the sanitary sewer, water, and stormwater systems, and the supply and distribution of power, gas, telephone, and cable television have been confirmed in form and substance;

2.4.19 A Landscaping Plan that details plantings and other related improvements proposed within the development, prepared by a Landscape Architect, or a person qualified to perform such work, to the satisfaction of the County;

2.4.20 An Outdoor Lighting Plan that addresses the County's Dark Sky Policy as well as the International Dark Sky Association Guidelines; and

2.4.21 Any other technical submissions as deemed necessary by the County to address the proposed subdivision and development.

2.5 Stripping & Grading

2.5.1 Notwithstanding provisions stated elsewhere in this Bylaw, the Development Authority may issue a Development Permit for stripping and grading - which does not include installation of underground services, gravel, or paving - prior to subdivision endorsement or endorsement of a Development Agreement provided the following is submitted to and approved by the Municipality.

- a) A site development plan that locates all buildings, roadways, open spaces, parking lots and pathways; and
- b) A construction management plan, satisfactory to the County, which details among other items, erosion, dust, weed and noise control measures and stormwater management during construction.

2.5.2 All grading should be completed by the Developer, and at an individual parcel level, there should not be a requirement for builders to manipulate land.

2.5.3 Regrading by placement of fill on the face of the slope should not be permitted. Fill placement on the slope face may be feasible if confined to the lower portions of the slope. The specific regrading configuration shall be assessed for stability on a location-specific basis.

2.6 Show Homes and Temporary Sales Centre

2.6.1 Show Homes and/or Temporary Sales Centre may be considered by the Development Authority prior to the endorsement of a plan of subdivision provided that:

- a) conditional approval for subdivision has been granted by Council for that cell;
- b) no occupancy of said homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately usable by residents of said dwellings, and the plan of subdivision has been registered;
- c) the hours that any show homes may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.; and
- d) an endorsed and secured Development Agreement is obtained prior to show home construction.



2.7 Equestrian Boarding and Riding Facility

2.7.1 The Equestrian Boarding and Riding Facility shall not be used for equestrian competitions or shows.

2.7.2 A maximum of 20 horses shall be present at the Equestrian Boarding and Riding Facility at one time. Training and exercise shall occur exclusively for horses boarding on-site.

3.0 Development Cell A – Residential Cell

3.1 Purpose and Intent

The purpose and intent of Cell A is to provide an area for single and semi-detached dwellings that comprise a mountain-style community. The lower-density residential nature of this hillside development will be complemented by the inclusion of a public path system that connects to parks, recreational amenities, commercial areas, and the entire community. Emphasis will be placed on providing residents with well-designed and integrated access to outdoor recreation opportunities and community facilities, while maintaining a mountain village character.

3.2 Uses

Accessory buildings

Commercial communications facilities, Type A, Type B, Type C

Dwelling, semi-detached

Dwelling, single detached

Equestrian boarding and riding facility

Fence

Government services

Home-Based Business, Type I

Home-Based Business, Type II

Outdoor participant recreation services

Private Swimming Pools

Public buildings

Public parks

Signs

Show Homes

Temporary Sales Centre

3.3 Development Regulations

3.3.1 The minimum *parcel* size shall be 0.042 hectares (0.10 acres).

(a) Parcels intended as **public** utility lots will have no minimum size.

3.3.2 Minimum Yard, Front for *Buildings*: 7.00 m (22.97 ft.).

3.3.3 Minimum Yard, Side for *Buildings*:



- (a) 2.00 m (6.56 ft.);
- (b) Except where adjacent to the street on corner lots, where it shall be 3.00 m (9.84 ft.).

3.3.4 Minimum Yard, Rear for *Buildings*: 7.50 m (24.61 ft.).

3.3.5 Maximum Height of Buildings: 12.00 m (39.37 ft.).

3.3.6 Maximum site coverage for all buildings shall be 40%.

4.0 Development Cell B – Village Core Cell

4.1 Purpose and Intent

The purpose and intent of Cell B is to provide a careful combination of residential and commercial uses, services, and amenities that will jointly serve the residents of Cell A, the broader community of Bragg Creek, and recreation users in Cell C. With a focus on creating a village centre for the Wintergreen community, Cell B is to have a pedestrian focus, and is to be designed to facilitate social gathering and accommodate community events. Streetscape design should emphasize a mountain main street aesthetic, with significant attention to appropriate infrastructure that supports this objective.

4.2 Uses

Accessory buildings

Amenity spaces for pedestrian uses

Arts and cultural centre

Athletic and recreation facilities

Child care facility

Commercial communications facilities, Type A, Type B, Type C

Conference centre

Drinking Establishment

Dwellings, row

Farmers market

Fence

Government services

Grocery store, local

Health care services

Hotel

Live/work unit

Museum

Offices

Outdoor café

Outdoor participant recreation services



Patio, accessory to the principal business use

Personal service business

Private clubs and organizations

Public buildings

Public parks

Restaurant

Retail store, local

Signs

Show Homes

Temporary Sales Centre

4.3 Development Regulations

4.3.1 The minimum *parcel* size shall be 0.026 hectares (0.064 acres).

(a) Parcels intended as ~~public~~ utility lots will have no minimum size.

4.3.2 Minimum *Yard, Front for Buildings*:

(a) 30.00 m (98.43 ft.) from any road, *County*;

(b) 0.00 m (0.00 ft.) from and road, *internal subdivision*.

4.3.3 Minimum *Yard, Side for Buildings*: 0.00 m (0.00 ft.).

4.3.4 Minimum *Yard, Rear for Buildings*: Minimum of 0.00 m (0.00 ft.).

4.3.5 Maximum Height of Buildings:

(a) 12.00 m (39.37 ft.) for *Dwelling, row*

(b) 15.00 m (49.21 ft.) for all other uses

4.3.6 Maximum number of accommodation units within a *Hotel*: ~~400~~ 50 units

5.0 Development Cell C – Golf Cell

5.1 Purpose and Intent

The purpose and intent of Cell C is to provide an area for the existing golf course and related uses that are compatible with the uses outlined for Cells A and B, and to allow for treated wastewater spray irrigation on golf course lands.

5.2 Uses

Accessory buildings

Amenity spaces for pedestrian uses

Arts and cultural centre

Athletic and recreation facilities

Commercial communications facilities, Type A, Type B, Type C

Commercial recreational facilities

Fence



Government services

Indoor participant recreation services

Outdoor participant recreation services

Patio, accessory to the principal business use

Private clubs and organizations

Public buildings

Public parks

Signs

Tourism uses/facilities, recreational

5.3 Development Regulations

5.3.1 The minimum *parcel* size shall be 2.02 hectares (4.99 acres).

(a) Parcels intended as public utility lots will have no minimum size.

5.3.2 Minimum *Yard, Front* for *Buildings*:

(a) 10.00 m (32.81 ft.) from any road, *County*

(b) 15.00 m (49.21 ft.) from and road, *internal subdivision*

5.3.3 Minimum *Yard, Side* for *Buildings*:

(a) Minimum of 10.00 m (32.81 ft.).

5.3.4 Minimum *Yard, Rear* for *Buildings*:

(a) Minimum of 15.00 m (49.21 ft.).

5.3.5 Maximum Height of Buildings:

(a) 12.00 metres (39.37 ft.).

5.0 General Development Regulations

~~5.1. The following items are required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit;~~

~~5.1.1 A Construction Management Plan, which details amongst other items, erosion, dust, weed and noise control measures and stormwater management during construction, prepared by a qualified professional, to the satisfaction of the County.~~

~~5.1.2 A Weed Management Plan, prepared by a qualified professional, to the satisfaction of the County.~~

~~5.1.3 A Stormwater Management Plan, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.~~

~~5.1.4 A Transportation Impact Analysis, prepared by a qualified professional, to the satisfaction of the County.~~

~~5.1.5 A Biophysical Impact Analysis, prepared by a qualified professional, to the satisfaction of the County.~~



- ~~5.1.6 A Historical Statement of Justification, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.~~
- ~~5.1.7 A Geotechnical Evaluation, prepared by a qualified professional, to the satisfaction of the County.~~
- ~~5.1.8 A Wildfire Risk Assessment, prepared by a qualified professional, to the satisfaction of the County.~~
- ~~5.1.9 A Wastewater Servicing Plan, to the satisfaction of the County. This Plan will reflect details outlined in the Conceptual Scheme, including:~~
- ~~a) The establishment of future County ownership arrangements (Transfer Agreement) at no cost on a deficiency free basis, regarding the implementation of wastewater infrastructure to service the development (if applicable);~~
 - ~~b) How the operation, maintenance and monitoring of the wastewater system meets Provincial standards;~~
 - ~~c) Interest in lands where wastewater conveyance system and treatment facilities are located;~~
 - ~~d) Determining the upgrade requirements at the Bragg Creek Wastewater Treatment Plant which would be required to provide servicing, if required; and~~
 - ~~e) The identification of the area for spray irrigation disposal, and the registration of a restrictive covenant over the affected area. The restrictive covenant shall restrict the use of the land to accepting treated effluent until such time as an alternative means of effluent disposal, that is acceptable to the County and the relevant provincial authority, is established.~~
- ~~5.1.10 A Water Servicing Strategy prepared by a qualified professional, to the satisfaction of the County.~~
- ~~5.1.11 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with respect to:~~
- ~~a) a potable water supply and distribution system to service the subject lands or portions thereof;~~
 - ~~b) diversion and use of water, including the confirmation of the piped water supply and distribution system required to service the development;~~
 - ~~c) the design, location and operational protocol of the sewage treatment facilities servicing the subject lands or portions thereof, including the treatment facility and surface disposal (ie. spray irrigation) required to service the development, and the confirmation of this wastewater system and treatment facility; and~~
 - ~~d) stormwater system required to service the development, and the confirmation of this stormwater system.~~
- ~~5.1.11 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.~~



~~5.1.12 A Manure Management Plan prepared by a qualified professional in a form and substance satisfactory to the Municipality.~~

~~5.1.13 A Parking and Loading Plan for all commercial/retail uses that details the configuration of all parking lots, including the location of all parking stalls, access points, the loading area, and vehicle manoeuvring. The plan will outline how all the parking lots will be linked, and will provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 30—Parking and Loading and Schedule 5—Parking, Schedule 6—Loading, of the Land Use Bylaw (C-4841-97), to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.~~

~~5.1.14 Calculations that address the amount of Municipal Reserve owning and how the required Municipal Reserve will be provided (i.e. cash in lieu or land dedication).~~

~~5.1.15 Architectural Controls that addresses building form and finishings, and the relationship of the buildings to each other and the adjacent streets, parking lots, and open spaces.~~

~~5.1.16 An Emergency Response Plan prepared by a qualified professional, in a form and substance satisfactory to the Municipality.~~

~~5.1.17 All necessary easements and rights of way related to the sanitary sewer, water, and stormwater systems, and the supply and distribution of power, gas, telephone, and cable television have been confirmed in form and substance.~~

~~5.1.18 A Landscaping Plan that details plantings and other related improvements proposed within the development, prepared by a qualified Landscaping Professional, to the satisfaction of the County.~~

~~5.1.19 An Outdoor Lighting Plan that addresses the Municipality's Dark Sky Policy as well as the International Dark Sky Association Guidelines.~~

~~5.2—Stripping & Grading~~

~~Notwithstanding provisions stated elsewhere in this Bylaw, the Municipality may issue a Development Permit for stripping and grading, which does not include installation of underground services, gravel or paving, prior to subdivision endorsement or issuance of a Development Agreement provided the following is submitted to and approved by the Municipality.~~

~~a) A Site Development Plan that locates all buildings, roadways, open spaces, parking lots and pathways; and~~

~~b) A Construction Management Plan, satisfactory to the County, which details among other items, erosion, dust, weed and noise control measures and stormwater management during construction.~~

~~6.0—Definitions~~

~~6.1 “Construction Management Plan” means a program that details site management of all construction activity that may include, but is not limited to, the management of construction debris and dust, stormwater, site erosion, sedimentation control, noise control, and traffic control.~~



ROCKY VIEW COUNTY
Cultivating Communities

~~6.2 — “Equestrian Boarding and Riding Facility” means public facilities (buildings, shelters, paddocks, or other structures) at which horses are boarded, exercised, or trained. A maximum of 20 horses shall be present at the facility at one time, and training and exercise shall occur exclusively for horses boarding on site. The facility shall not be used for equestrian competitions or shows.~~

~~6.3 — “Qualified Landscaping Professional” means a professional landscape architect licensed to practice within the Province of Alberta who is a member in good standing with the Alberta Association of Landscape Architects (AALA).~~

PART 4 – TRANSITIONAL

Bylaw C-7710-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 01

File: 03925001- PL20150066

PUBLIC HEARING WAS HELD IN COUNCIL this	28 day of November	, 2017
READ A FIRST TIME IN COUNCIL this	28 day of November	, 2017
READ A SECOND TIME IN COUNCIL this	28 day of November	, 2017
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2018
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve

CAO or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE "A"

BYLAW: C-7710-2017

± 159.45 ha
(± 394.02 ac)

AMENDMENT

FROM Recreation Business District TO Direct Control District

Subject Land

LEGAL DESCRIPTION: Block A ,Plan 8310059,
S-25-23-05-W05M

ROCKY VIEW COUNTY
Cultivating Communities

FILE: 03925001/PL20150066

DIVISION: 1



ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE "B"

BYLAW: C-7710-2017

AMENDMENT

FROM Recreation Business District TO Direct Control District ☐

Subject Land _____

LEGAL DESCRIPTION:

FILE: 03925001/PL20150066

Block A ,Plan 8310059,
S-25-23-05-W05M

DIVISION: 1

ROCKY VIEW COUNTY
Cultivating Communities



PLANNING SERVICES

TO: Council
DATE: November 28, 2017 **DIVISION:** 1
TIME: Afternoon Appointment
FILE: 03925001 **APPLICATION:** PL20150066
SUBJECT: Redesignation Item – Recreation Business District to Direct Control District – Resorts of the Canadian Rockies (RCR) Wintergreen Golf Course and Country Club Redevelopment
 In conjunction with PL20150065 – Conceptual Scheme application

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20150066 be refused.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Recreation Business District to Direct Control District in order to facilitate the creation of a comprehensive resort community that includes a Residential Cell (Cell A) that allows for single family residential, semi-detached or villa-style residential, and large-lot residential development, a Village Core Cell (Cell B) that allows for commercial and hotel development, and Golf Cell (Cell C) that will continue to be used for the existing golf course operation.

The *Municipal Government Act* (MGA 640) gives Council the authority to pass bylaws to change or redesignate a parcel's land use designation (zoning) to regulate and control the use and development of land and buildings within its jurisdiction.

The subject land is located in the north Bragg Creek area, approximately 2 miles (3.2 kilometers) north of the hamlet of Bragg Creek, at the northwest junction of Wintergreen Road and Township Road 234. Access to the subject land is from Township Road 234, connecting to Wintergreen Road to the east. Wintergreen Road, via the Balsam Avenue Bridge, is the only access road that connects the North Bragg Creek area to the Hamlet of Bragg Creek.

The surrounding area comprises a mix of development, with a multi-lot residential subdivision to the north (Wintergreen Woods), the TsuuT'ina Reserve to the east, fragmented quarter sections to the south, and a predominantly forested area to the west.

The Greater Bragg Creek ASP requires conceptual schemes, prepared to the satisfaction of the County, to guide future redesignation and subdivision decisions. Administration reviewed the proposed Wintergreen Conceptual Scheme and the associated technical studies and found they were not prepared to the County's satisfaction for the following reason:

- There are multiple technical components, such as water and wastewater servicing, stormwater management, and traffic impacts that have yet to be resolved (see PL20150065 Conceptual Scheme report for details).

For this reason, it is premature to consider the land use redesignation at this time. Therefore, Administration does not support the land use redesignation, and recommends that application PL20150066 be refused, in accordance with **Option #2**.

¹ Administration Resources

Johnson Kwan, Planning Services
Eric Schuh, Engineering Services



DATE APPLICATION DEEMED COMPLETE: August 2017 (Received June 4, 2015)

PROPOSAL:	To redesignate the subject land from Recreation Business District to Direct Control District in order to facilitate the creation of a comprehensive resort community that includes a Residential Cell (Cell A) that allows for Single Family Residential, Semi-Detached or Villa-style residential, and Large-Lot Residential Development, a Village Core Cell (Cell B) that allows for commercial and hotel development, and a Golf Cell (Cell C) that continues to be used for the existing golf course operation.
LEGAL DESCRIPTION:	Block A, Plan 8310059, S-25-23-05-W05M
GENERAL LOCATION:	Located in the North Bragg Creek area, at the northwest junction of Wintergreen Road and Township Road 234. Approximately 2 miles (3.2 kilometers) north of the hamlet of Bragg Creek.
APPLICANT:	Urban System Ltd.
OWNERS:	Resorts of Canadian Rockies
EXISTING LAND USE DESIGNATION:	Recreation Business District
PROPOSED LAND USE DESIGNATION:	Direct Control District
GROSS AREA:	± 159.45 hectares (± 394.02 acres)
SOILS (C.L.I. from A.R.C.):	Class 7 T, H – No capability due to adverse topography. Class 5 H, T, D - Very severe limitations due to temperature, adverse topography, and low permeability.

PUBLIC SUBMISSIONS:

The application was circulated to 110 adjacent landowners. There were three letters in support and six letters in opposition. The Bragg Creek and Area Chamber of Commerce also submitted a letter in support of the application. Section 3 of the Conceptual Scheme (shown in PL20150065) outlines the result of the engagement sessions hosted by the Applicant.

HISTORY:

1998 Land use and subdivision application 95-RV-176, to create 14 residential parcels ranging in size from 0.51 acres to 1.20 acres to be registered as a bare land condominium subdivision, was approved.

BACKGROUND

Land uses in the vicinity

The surrounding area includes a mix of residential development and fragmented quarter sections:

- North:** Multi-lot residential subdivision (± 70 lots), registered in 1977 and in 1981;
- East:** TsuuT'ina Nation Reserve No. 145;
- South:** Fragmented quarter sections and pockets of country residential development;



West: Largely forested area designated as Ranch and Farm District. Our Lady Queen of Peace Ranch is located to the north west of the subject land, and provides a range of recreational facilities to youths and families in the summer time.

Existing development on site

The Wintergreen Resort comprises the 18-hole golf course, the club house, turf shop, caddy shack, and the 14-lot Wintergreen Residential subdivision. The resort operates seasonally between May and October. The former ski hill is currently vacant, and is where the proposed residential development would be located.

DIRECT CONTROL BYLAW OVERVIEW

The proposed Direct Control Bylaw consists of three cells:

- Cell A: Residential Cell**, with approximately 280 dwelling units including single family residential, semi-detached or villa-style residential, and large-lot residential development;
- Cell B: Village Core Cell**, with a maximum of 10,000 sq. ft. of commercial and retail development, row house style housing (maximum of 24 residences), and a hotel development with no more than 100 rooms;
- Cell C: Golf Cell**, with the existing golf course that continues its seasonal operation from May to October, and the associated supportive uses, such as the pro-shop and restaurant.

Table 1: Proposed Uses within Development Cells

Residential Cell A Uses	Village Core Cell B Uses	Golf Cell C Uses
Accessory buildings Commercial communications facilities, Type A, B and C Dwelling, semi-detached Dwelling, single detached Equestrian boarding and riding facility Government services Home-Based Business, Type I Home-Based Business, Type II Outdoor participant recreation services Private Swimming Pools Public buildings Public parks	Accessory buildings Amenity spaces for pedestrian uses Arts and cultural centre Athletic and recreation facilities Child care facility Commercial communications facilities, Type A, B, and C Conference centre Dwellings, row Farmers market Government services Grocery store, local Health care services Hotel Live/work unit Museum Offices Outdoor café Outdoor participant recreation services Patio, accessory to the principal business use	Accessory buildings Amenity spaces for pedestrian uses Arts and cultural centre Athletic and recreation facilities Commercial communications facilities, Type A, B, and C Commercial recreational facilities Government services Indoor participant recreation services Outdoor participant recreation services Patio, accessory to the principal business use Private clubs and organizations Public buildings Public parks Signs Tourism uses/facilities, recreational



Residential Cell A Uses	Village Core Cell B Uses	Golf Cell C Uses
	Personal service business Private clubs and organizations Public buildings Public parks Restaurant Retail store, local Signs	

CONCLUSION:

The Greater Bragg Creek ASP requires conceptual schemes, prepared to the satisfaction of the County, to guide future redesignation and subdivision decisions. The proposed Wintergreen Conceptual Scheme and the associated technical studies were not prepared to the County's satisfaction. There are multiple technical components, such as water and wastewater servicing, stormwater management, and traffic impacts that have yet to be resolved (see PL20150065 Conceptual Scheme report for details). For this reason, it is premature to consider the land use redesignation at this time.

Therefore, Administration does not support the land use redesignation, and recommends that application PL20150066 be refused, in accordance with **Option #2**.

OPTIONS:

- Option # 1: Motion #1 THAT Bylaw C-7710-2017 be given first reading.
 Motion #2 THAT Bylaw C-7710-2017 be given second reading.
 Motion #3 THAT Bylaw C-7710-2017 be considered for third reading.
 Motion #4 THAT Bylaw C-7710-2017 be given third and final reading.
- Option # 2: THAT application PL20150066 be refused.
- Option # 3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kevin Greig"

General Manager

JKwan/rp

County Manager

APPENDICES:

- APPENDIX 'A': Application Referrals
 APPENDIX 'B': Bylaw C-7710-2017 and Schedules A&B
 APPENDIX 'C': Mapset
 APPENDIX 'D': Landowner Comments



APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	<p>RVS has no objection to this application. We note the following:</p> <ul style="list-style-type: none"> the application includes 385.61 ac with 254.22 ac net developable land; 29.03 ac of land is intended for reserve dedication; 88.96 ac of land will be privately owned recreation lands; 1.09 ac of land is recognized as environmental reserve land; 130.30 ac is within a golf course; the development includes 300 residential units, with an estimated population of 900, this will result in approximately 194 school age resident, who can be accommodated within the existing designated schools <p>We comment as follows:</p> <ul style="list-style-type: none"> Reserve land is intended for a variety of recreation and school authority land uses, although RVS does not require a school site within this plan any reserve land provided should not be areas of high slope. These should be environmental reserve or another land use designation. After considering the utility of the land being designated, if there is still reserve land owed this should be taken as cash-in-lieu. safe pedestrian walks are required in addition to the road system roads within the community need to accommodate a school bus and provide space for a school bus to turn around in a forward motion (school buses are not allowed to back without a guide)
Calgary Catholic School District	<p>Please note that Calgary Catholic School District (CCSD) has no objection to the above-noted circulation.</p> <p>It is noted that all Municipal Reserve owing within the Plan area (25.4 acres) is being dedicated as MR and none is dedicated as Municipal School Reserve. Although CCSD recognizes that, given the topography of the plan area, locating a school-site within it would be difficult, we do recognize the need for a future school site within the Greater Bragg Creek area.</p> <p>As such, CCSD encourages the County to continue to work with developers and school boards to ensure that an appropriate amount of reserve is available to serve the needs of citizens through school sites and MSR (as cash-in-lieu and/or lands).</p>
Public Francophone Education	No response.
Catholic Francophone Education	No response.



AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Environment and Parks	No response.
Alberta Transportation	<p>Alberta Transportation has reviewed the above noted proposal and notes that the land subject of the application is greater than 800 metres from Highway 22. These comments are provided for information only.</p> <p>The future upgrades to Highway 22 / White Avenue / Balsam Avenue which include roundabouts at these intersections on Highway 22 are not part of Alberta Transportation's construction program. The traffic impact assessment prepared in support of the application has identified these improvements as being required to accommodate full build out of the site. It will be the responsibility of the municipality to ensure these improvements are implemented in advance of the provincial construction program to accommodate traffic from the proposed development.</p>
Alberta Culture and Community Spirit (Historical Resources)	No response.
Energy Resources Conservation Board	No response.
Alberta Health Services	<p><i>Water Supply</i></p> <p>AHS understands that the proposed water supply to this development will be from the existing Wintergreen Woods Water Utilities which operates under a license issued by Alberta Environment & Parks (AEP). The developer must ensure that alterations and additions to the current water system are approved by AEP.</p> <p><i>Waste Water Systems</i></p> <p>AHS understands that the developer has proposed two options for waste water treatment and may expand the current system licensed by AEP or may connect with the Bragg Creek WWTP. AHS wishes to be kept informed as to the waste water system proposed for the development.</p> <p><i>Solid Waste Management</i></p> <p>AHS wishes to be kept informed of the solid waste management plan for the development and the plan for manure handling from the equestrian area.</p> <p><i>Health Approval</i></p> <p>AHS would like an opportunity to review and comment on building permit applications to construct public facilities on the subject lands (e.g. food establishments, swimming facilities, daycares, adult care facilities, personal service establishments,</p>



AGENCY	COMMENTS
	<p>etc.). Building plans for these facilities should be forwarded to our department for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.</p> <p>Please note that health approval of some public facilities is required after final construction, but before the facility is operational. For more information regarding health approval and plan examination, Applicants can contact the writer at 403-851-6171. If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
<i>Public Utility</i>	
ATCO Gas	No comments.
ATCO Pipelines	<p>The Engineering Department of ATCO Pipelines (a division of ATCO Gas and Pipelines Ltd.) has reviewed the above named plan and has no objections subject to the following conditions:</p> <ol style="list-style-type: none"> 1. Any existing land rights shall be carried forward in kind and registered on any newly created lots, public utility lots, or other properties. 2. Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. <ol style="list-style-type: none"> a. Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. b. Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information. 3. Parking may be allowed, subject to Engineering review and approval. <ol style="list-style-type: none"> a. Unpaved parking is not permitted (gravel, grass, etc.) 4. Storage is not permitted on ATCO Pipelines' pipeline(s) and/or rights(s)-of-way. 5. ATCO Pipelines recommends a minimum 15 meter setback from the centerline of the pipeline(s) to any buildings. 6. Any changes to grading that alter drainage affecting ATCO Pipelines' right-of-way or facilities must be adequate to allow for ongoing access and maintenance activities. <ol style="list-style-type: none"> a. If alterations are required, the cost will be borne by the developer/owner. 7. Any revisions or amendments to the proposed plan(s) must be re-circulated to ATCO Pipelines for further review.
AltaLink Management	No response.
FortisAlberta	No objections and no easements required.



AGENCY	COMMENTS
Telus Communications	TELUS will require an easement/right of way to service and/or protect our facilities on the abovementioned land. We ask that you place our requirement for a Utility Right of Way under the Conditions of Approval for this proposed development.
TransAlta Utilities Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
Tsuu T'ina Nation	No response.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	Little agricultural impacts anticipated due to the location; however follow the Greater Bragg Creek ASP.
Rocky View Central Recreation Board	Municipal Reserves are not required for this application but will be considered at the Subdivision stage.
<i>Internal Departments</i>	
Municipal Lands	The Municipal Lands Office has no concerns at this time.
Development Authority	No response.
GeoGraphics	No response.
Building Services	No response.
Emergency Services	<p>(Enforcement Services) No concerns.</p> <p>(Fire Services) The proposed access is insufficient for Emergency Services. It is basically one route in and one route out. Fire Services would require a secondary access road (not route) at the far end of the development.</p> <p>Additionally, from an Emergency Management perspective, there is only one access road to the whole subdivision. This is not Fire Smart. Relying on one road to evacuate the entire community may not be wise because what if that one road becomes non-usable. Then emergency services cannot get in and the residents cannot get out.</p> <p>Fire Services will require that:</p> <ul style="list-style-type: none"> • The water system is upgraded so that there are fire hydrants installed throughout the development that meet the requirements of FUS, and the water system will have to register with FUS and be recognized for delivery of water for firefighting; • All buildings over 10m² (100 sq. ft.) must be Sprinklered to



AGENCY	COMMENTS
Infrastructure and Operations- Engineering Services	<p>the appropriate NFPA standard (13, 13D, 13R);</p> <ul style="list-style-type: none"> • The entire development is to be FireSmart, as it sits in the Urban/Forest Interface; • All buildings over 10m² (100 sq.ft.) will have non-combustible siding and roofing materials, and have FireSmart features installed, such as no roof venting in the eaves; • Fire Department access to be ensured throughout the development; • Funding to be provided that will allow for the location and construction of a Fire Station, Fire apparatus, all necessary fire equipment, staffing, and operation; • Additional communication equipment may be required for Fire and Emergency communications; • Additional requirements may be required after RVC Fire Planning is completed in the area; • Additional requirements may be required as the development proceeds further.
	<p><u>General</u></p> <ul style="list-style-type: none"> • The Applicant 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. • As a condition of future subdivision, the Applicant is required to submit a Construction Management Plan and Erosion and Sedimentation Control plan, in accordance with the requirements of the County Servicing Standards. • The full buildout of the development consists of the existing golf course, 265 single family homes, 20 townhomes, a 100 unit hotel and 10,000 square feet of commercial space. For servicing considerations, this has been deemed as equivalent to 345 single family homes. <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant submitted a Geotechnical Investigation Report (Clifton Associates – December 11, 2015). • The report concludes that the subject lands are suitable for the proposed development and includes recommendations for site preparation, foundations, excavations and utility trenches. • The report included a preliminary slope stability analysis concluding the slopes are generally stable, but recommends that a detailed analysis be done during the subdivision phase, after the site grading plan becomes available. • As a condition of future subdivision, the Applicant shall submit a site grading plan. • As a condition of future subdivision, a detailed slope stability analysis shall be submitted, identifying areas of concern and slope setback requirements. • As a condition of future subdivision, an updated Geotechnical



AGENCY	COMMENTS
	<p>Report shall be submitted, including pavement structure designs based on actual site subgrade California Bearing Ratio values.</p> <p>Transportation - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant submitted a Transportation Impact Assessment (Urban Systems – May 6, 2015). • The Transportation Impact Assessment (TIA) concludes the following upgrades will be required to accommodate traffic from the proposed development: <ul style="list-style-type: none"> ○ 3 Year Horizon (2017) – Upgrade Township Road 234 to a LID Residential Collector Standard. Upgrade Wintergreen Road to a Regional Arterial Standard (proposed by Developer to be cost shared with RVC). ○ 15 Year Horizon (2029) – Upgrade intersection of Balsam Avenue & Burnside Drive/Range Road 50 to a four-way stop control. ○ 25 Year Horizon (2039) – Upgrade intersection of Balsam Avenue & River Drive North to a four-way stop control. Highway 22 at Bragg Creek intersection improvements (assumed by Developer to be completed by Alberta Transportation). • ES has reviewed the TIA and identified the following outstanding issues to be addressed: <ul style="list-style-type: none"> ○ Cost sharing for Wintergreen Road upgrades has not been agreed to by RVC. Administration requires that the TIA & CS be revised to state that costs of Wintergreen Road upgrades shall be borne solely by the Developer, as this upgrade is identified as required to support development traffic. ○ The TIA has assumed that the Highway 22 at Bragg Creek intersection upgrades will be implemented by Alberta Transportation (AT) by 2039. However, it is noted that AT has stated that these upgrades are not part of their current construction program and that they should be implemented by the Developer if they are required to accommodate traffic generated by the development. ○ The TIA has not considered any pedestrian access to the Hamlet along Wintergreen Road or other possible alignments. As per the Greater Bragg Creek Area Structure Plan (6.3), development of a community trails system is a priority for the community. • The Applicant submitted a TIA Level of Service Update (Urban Systems – October 25, 2017). <ul style="list-style-type: none"> ○ This update analyzed only the Highway 22 at Bragg Creek intersections (Highway 22 & Balsam Avenue, and Highway 22 & White Avenue/Burnside Drive), at the post development 2039 horizon, without the assumption that upgrades will be implemented by Alberta Transportation. ○ The update concludes that the existing configuration of

AGENCY	COMMENTS
	<p>the intersections will operate at an acceptable Level of Service at the 2039 horizon.</p> <ul style="list-style-type: none"> ○ It is noted that a previous Highway 22 Intersection Improvement Study prepared for Alberta Transportation (Eagle Engineering Corp. – October, 2012) concluded that the existing configuration of the intersections will operate below an acceptable Level of Service by the 2022 horizon. This study did not contemplate the traffic generated by the Wintergreen development. ○ ES has concerns about the accuracy of the results in the TIA Level of Service Update submitted, due to the results being significantly different than the results of the previous Alberta Transportation intersection study. This must be addressed at the time of future subdivision, by providing a revised TIA which includes a full network analysis with consistent assumptions. • ES has reviewed the internal subdivision road plan and the greater area road network and identified the following issues to be addressed: <ul style="list-style-type: none"> ○ There are internal subdivision roads that are dead-end roads greater than 90 metres in length without sufficient emergency access. In accordance with the County Servicing Standards, any urban development that results in a dead-end road longer than 90 metres shall not be permitted. ○ Currently there are approximately 515 households in West Bragg Creek, which are accessed only by the Balsam Avenue Bridge. With the addition of the Wintergreen development, there will be about 800 total households. The TIA states that as per National Fire Protection Association (NFPA) standards, the proposed developments with over 600 households should have a minimum of 3 access points. ○ It is noted that the Wildfire Risk Assessment (Montane Forest Management Ltd. – March 31, 2015) submitted with the application has identified certain areas of the subject lands as being high/extreme wildfire risk. ○ RVC is currently engaged in a study to realize emergency access to West Bragg Creek. On October 10, 2017 Council accepted the Policy and Priorities Committee recommendation for the preferred emergency access route for West Bragg Creek. Administration was directed to finalize the planning study and develop a funding strategy through continued work with Alberta Transportation and Tsuut'ina Nation. A timeframe for construction is unknown, as an agreement must be made with Tsuut'ina Nation, funding must be secured and detailed design must be completed. • At time of future subdivision for each phase, the Applicant



AGENCY	COMMENTS
	<p>shall be required to submit an updated TIA indicating the off-site improvements required to be implemented at that time. The updated TIA shall also comment on any discrepancy in results between the previous AT study.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the Applicant shall be required to provide payment of the Transportation Offsite Levy, in accordance with Bylaw C-7356-2014, as amended, at the time of subdivision approval. <ul style="list-style-type: none"> TOL Base Levy = \$4595/acre. Acreage = 254 acres. Estimated TOL payment = (\$4595/acre)*(254 acres) = \$1,167,130. As a condition of future subdivision, the Applicant shall be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure and all other offsite improvements identified in the TIA in accordance with the requirements of the County's Servicing Standards. As the Applicant has proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time. It is to be noted that the Applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development. <p><u>Sanitary/Wastewater</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> The Applicant submitted a Water and Wastewater Management Options Report (Urban Systems – April, 2015), which provided information on the existing system and users, and proposed wastewater servicing options for the development. Existing System: <ul style="list-style-type: none"> The existing Wintergreen WWTP collects wastewater from the golf course and the 14 lot Wintergreen Family Resort subdivision. Disposal of treated effluent is by irrigation of the golf course. The existing Wintergreen WWTP system could be upgraded relatively inexpensively to increase capacity to service Phase 1 (20 homes). Based on existing users and full buildout of the development (345 single family home equivalents), it is estimated that total wastewater generation will be 382 m3/day. This quantity does not include servicing to the to the existing 75 lot Wintergreen Woods subdivision, which currently utilizes private sewage treatment systems. Currently the Bragg Creek Wastewater Treatment Plant (BCWWTP) has a capacity of 285 m3/day, of which 200m3/day has been allocated. After planned future upgrades, the BCWWTP capacity will be 513 m3/day, which



AGENCY	COMMENTS
	<p>is the full buildout of the system due to the limited capacity of the outfall diffuser. This leaves 313 m³/day of capacity available to be levied for the entire service area.</p> <ul style="list-style-type: none"> • The Applicant has proposed two options for wastewater servicing: <ul style="list-style-type: none"> ○ <u>Option A</u> - The option preferred by RCR & RVC is connection to the BCWWTP, which would require the existing Wintergreen WWTP to be converted to a lift station and construction of a 3.1km long, 150mm diameter forcemain along Wintergreen Road. At full buildout, 382 m³/day of effluent from Wintergreen would be treated, which is beyond the 313 m³/day that will be available after full buildout of the BCWWTP. <ul style="list-style-type: none"> ▪ Because allocating the full capacity of the BCWWTP to Wintergreen may inhibit any future development in the hamlet, it must be determined how much of this 313 m³/day will be considered as reserved for the hamlet, and how much could be allocated to Wintergreen to service early Phases of the development. ▪ To service the full buildout of the development, the BCWWTP will require considerable upgrades including increased capacity of the outfall diffuser by expansion or twinning. The Applicant shall be responsible for the cost of upgrades to reach the additional capacity requirements. ○ <u>Option B</u> - The secondary option is onsite treatment, which would require disposal of effluent through expanded irrigation in the summer and added snowmaking in the winter. Construction of a new WWTP and conversion of the existing WWTP to a lift station would also be required to service full buildout. <ul style="list-style-type: none"> ▪ With proposed effluent disposal by snowmaking, there is uncertainty about the technical feasibility, regulatory approval requirements, and long-term operation and maintenance of this option. • If <u>Option A</u> is supported: <ul style="list-style-type: none"> ○ <u>As a condition of future subdivision, the Applicant shall provide a Wastewater Servicing Analysis which shall include the identification of the necessary upgrades to the BCWWTP and the outfall diffuser to determine if upgrades to service the development are feasible. Consideration shall also be given to the regulatory approvals required, or amendments to the existing approvals held by the County.</u> ○ <u>As a condition</u> of future subdivision, the Applicant shall provide payment of the Water and Wastewater Offsite Levy, as amended, for any capacity which is purchased. ○ As a condition of future subdivision, to attain any capacity



AGENCY	COMMENTS
	<p>beyond that which is purchased, the Applicant shall be required to enter into a Development Agreement with the County for construction of: the forcemain connection to the BCWWTP, any necessary upgrades to the BCWWTP and outfall diffuser, the onsite wastewater collection infrastructure, and conversion of the existing Wintergreen WWTP to a lift station. All costs of upgrades to County infrastructure shall be borne by the developer.</p> <ul style="list-style-type: none"> ○ Policy encourages this option as the preferred servicing method. In accordance with Policy 449, the County shall encourage the use of Regional Wastewater Treatment Systems and connections whenever it is feasible to do so. ● If <u>Option B</u> is supported: <ul style="list-style-type: none"> ○ As a condition of future subdivision, the Applicant shall provide a Wastewater Servicing Analysis for disposal by irrigation and snowmaking, which shall include further analysis of the technical feasibility, regulatory approval requirements, and long-term operation and maintenance requirements. ○ As a condition of future subdivision, the Applicant shall be required to enter into a Development Agreement with the County for construction of: the new WWTP, the onsite wastewater collection infrastructure, and conversion of the existing Wintergreen WWTP to a lift station. ○ In accordance with Policy 430 and the County Plan (17.13), the ownership and operation of communal wastewater systems shall be transferred to the County. As a condition of future subdivision, the Applicant shall be required to enter into a Transfer Agreement with the County. ● As a condition of future subdivision, the Applicant shall provide confirmation that all required Alberta Environment (AE) approvals for the wastewater collection and treatment system have been obtained, in accordance with the supported wastewater servicing option. ● As a condition of future subdivision, the Applicant shall be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> ● The Applicant submitted a Water and Wastewater Management Options Report (Urban Systems – April, 2015), which provided information on the existing system and users, and proposed a servicing solution for the development. ● Existing System: <ul style="list-style-type: none"> ○ The Wintergreen Woods Water Utility (WWWU) currently services the golf course, the 75 lot Wintergreen Woods subdivision and the 14 lot Wintergreen Family Resort



AGENCY	COMMENTS
	<p>subdivision. This equates to a population of about 250 people.</p> <ul style="list-style-type: none"> ○ The existing WWWU system has an average day treatment capacity of 218 m³/day, with an excess treatment capacity of about 103 m³/day. ○ The potable water licences (licences 2 & 3, as outlined below) equate to an average of 135 m³/day allowable water withdrawal from the Elbow River, which is currently the limiting factor in providing additional servicing capacity. ○ Water usage for the existing development averaged 73 m³/day in 2014. Therefore, there is about 62 m³/day of available capacity, which is sufficient to service Phase 1 of the development. • Based on existing users and full buildout of the development (345 single family home equivalents), it is estimated that the total water demands will be 687 m³/day. Of these demands, 541 m³/day is potable, and 146 m³/day is untreated water for irrigation, equestrian and allowance for future uses. • The Applicant plans to service the proposed development with the existing WWWU. This would require considerable system upgrades to meet the increased water demands. • There are currently 3 water licences which are held – 2 potable and 1 snowmaking. <ul style="list-style-type: none"> ○ 1) Water Resource Act No 12015, File 20393 – Snowmaking = 552 m³/day ○ 2) Water Resource Act No. 08654, File 17776 – Potable = 108 m³/day ○ 3) Wintergreen Woods Water Utility – Potable = 27 m³/day • If the snowmaking licence is converted, the total domestic water allocation would be equal to 687 m³/day, which would meet the demands of the full buildout of the development. • The Applicant has not provided Alberta Environment (AE) confirmation that the snowmaking licence has been converted to a domestic water licence. The Applicant has submitted a letter to the County requesting that the licence amendments not be required until after approval of the Conceptual Scheme and Direct Control Bylaw. However, at this stage of development the County Servicing Standards require confirmation that there is existing and reserved water capacity to service the development. • At this time, the Applicant shall provide confirmation that the Alberta Environment snowmaking licence (552 m³/day) has been converted to a domestic water licence. • In accordance with Policy 415 and the County Plan (17.7, 17.8), the County will seek to negotiate a turnover strategy for water licences and infrastructure. As a condition of future subdivision, WWWU shall be required to enter into a Transfer



AGENCY	COMMENTS
	<p>Agreement with the County.</p> <ul style="list-style-type: none"> As a condition of future subdivision, the Applicant shall be required to enter into a Development Agreement for the construction of the water distribution system, fire suppression infrastructure and all other water infrastructure required to service the development. Fire suppression infrastructure shall be a charged hydrant system required to meet the requirements of the County Servicing Standards and the Fire Hydrant Water Suppression Bylaw. As a condition of future subdivision, the Applicant shall be required to secure all necessary easements and ROWs for all proposed water infrastructure. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> The Applicant submitted a Stormwater Management Report (Urban Systems – November, 2016) providing the overall stormwater management for the development. <ul style="list-style-type: none"> Stormwater conveyance will be completely overland, using vegetated swales and culverts. In areas of steeper slopes stepped swales incorporating gabion baskets or rip rap will be used to control water velocities. Stormwater runoff from the development will flow to either the constructed wetlands, decorative ponds or the creek which parallels Mountain Lion Drive, all of which drain to the Golf Course Pond. Presently, the Golf Course Pond is a wet pond providing flow attenuation and storage for irrigation. The pond discharges east through Tsuu T'ina lands and ultimately to the Elbow River. The Golf Course Pond outfall weir will be reduced in size to limit the stormwater release rate to 5.6L/s/ha. This meets the BCMDP objective of 6L/s/ha. An emergency overflow channel will discharge into the ditch of Twp. Rd. 234, only in the event that a 1:100 year storm flow is exceeded. It is noted that the volume control target requirement of the Bragg Creek Master Drainage Plan (BCMDP) and County Servicing Standards was not included in the Stormwater Management Report (SWMR). In the Urban Systems response to RVC comments (November 3, 2016), it was stated that the volume control target will be met, as pre-development average annual runoff volume is 11mm/year and post-development is 8mm/year. However, neither volume control targets, nor this conclusion were included in the SWMR. At this time it is not understood how the stormwater management system will meet the volume control target. As a condition of future subdivision, the Applicant shall be



AGENCY	COMMENTS
	<p>required to submit an updated Stormwater Management Report to address detailed design of the stormwater management infrastructure, in accordance with the County Servicing Standards and the Bragg Creek Master Drainage Plan. If wastewater servicing is by the proposed onsite disposal method (Option B), the SWMR shall address the effects of expanded irrigation and snowmaking on the stormwater management system.</p> <ul style="list-style-type: none"> • All stormwater ponds shall be located on Public Utility Lots. As the Golf Course Pond is part of the irrigation system, in lieu of a PUL, an access easements shall be provided. • As a condition of future subdivision, the Applicant shall be required to enter into a Development Agreement for the construction of any stormwater management infrastructure, as identified in the Stormwater Management Plan. • As a condition of future subdivision, the Applicant shall be required to implement and register any overland drainage easements / utility right-of-ways for the stormwater management system. • As a condition of future subdivision, the Applicant shall be required to provide confirmation of Alberta Environment Water Act Approvals for the wetland disturbances, prior to entering into a Development Agreement with the County. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • The Applicant submitted a Phase 1 Environmental Site Assessment (Trace Associates Inc. – December 14, 2012). • The Environmental Site Assessment (ESA) does not recommend that a Phase 2 ESA be conducted. • The Applicant submitted a Biophysical Impact Assessment (Sweetgrass Consulting Ltd. – October 2016). • The Biophysical Impact Assessment (BIA) recommends that key habitat areas be identified by a Professional Biologist prior to construction commencement, in order to ensure conservation of species within the development. • The BIA recommends that if stripping and grading is to be done between April 15 and August 31, a nest sweep and breeding bird survey be conducted to ensure that nesting habitats are not disturbed. • The bird nesting sweep and identification of key habitat areas, as required by the BIA, shall be incorporated into the construction management plan. • The Applicant submitted a Fire Smart Wildfire Risk Assessment (Montane Forest Management Ltd. – March 31, 2015). • The Wildfire Risk Assessment identifies certain areas of the subject lands as being high/extreme wildfire risk and provides fire smart recommendations for the structures, vegetation and infrastructure of the development.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> The recommendations of the Wildfire Risk Assessment shall be incorporated into the detailed design of the development at the subdivision stage.
Infrastructure and Operations-Maintenance (Howard Bell)	No comments.
Infrastructure and Operations-Capital Delivery	No comments.
Infrastructure and Operations-Operations	No comments.
Infrastructure and Operations-Utility (Steward Johnson)	<p data-bbox="618 716 1127 747"><u>Section 8 - Water Supply and Servicing</u></p> <ul style="list-style-type: none"> Before approval of the conceptual scheme, confirmation should be provided that the Applicant's current water licence for snow making can be converted for potable water usage. It is also imperative that confirmation is provided that the full licence amount can be converted as it will be needed, along with other licences, to meet the projected water demands at full build-out. Either the County takes ownership and control of the water system in accordance with Policy 415, or if that is not applicable to this development, the Wintergreen Woods Water Utility should be required to enter into a franchise agreement with the County for Water Services. <p data-bbox="618 1182 1390 1213"><u>Section 9 – Wastewater Collection, Treatment and Disposal</u></p> <ul style="list-style-type: none"> Option (a) – Servicing through the County's Brag Creek Wastewater Treatment Plant. <ul style="list-style-type: none"> This option would require an upgrade to the Bragg Creek Wastewater Treatment Plant at the cost of the Applicant. An analysis, at the Applicant's cost, should be required to determine if a sufficient capacity upgrade is feasible given current system configuration, site constraints, and regulatory approval process. This analysis should be completed before conceptual scheme approval if this option is preferred. Option (b) – Servicing through an upgrade of the exiting private Wintergreen Wastewater Treatment Plant. <ul style="list-style-type: none"> Several uncertainties surround the feasibility of this option from a technical and a regulatory approval process. The feasibility of this option should receive further analysis by the Applicant prior to approval of the conceptual scheme. Either the County takes ownership and control of the wastewater collection and treatment system in accordance with Policy 430, or if that is not applicable to



AGENCY	COMMENTS
Agriculture and Environmental Services - Solid Waste and Recycling (Cole Nelson)	<p>this situation, the existing Wintergreen Wastewater Utility Provider should be required to enter into a franchise agreement with the County for Wastewater Services.</p> <p>Should it be determined that the County will take over ownership and control of the wastewater system as per Policy 430, it is imperative that a complete long-term feasibility assessment of this option is undertaken as described above prior to conceptual scheme approval.</p> <p>No comments.</p>

Original Circulation: July 8, 2015 – July 31, 2015

1st internal re-circulation: October 27, 2015 – November 27, 2015

2nd internal re-circulation: February 1, 2017 – March 1, 2017

3rd Internal re-circulation: October 11, 2017 – October 27, 2017



BYLAW C-7710-2017

A Bylaw of Rocky View County to amend Land Use Bylaw C-4841-97

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7710-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Maps No. 39 and 39-NE of Bylaw C-4841-97 be amended by redesignating Block A, Plan 8310059, S-25-23-05-W05M from Recreation Business District to Direct Control District, as shown on the attached Schedules 'A' and 'B' forming part of this Bylaw.

THAT Block A, Plan 8310059, S-25-23-05-W05M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' and 'B' forming part of this Bylaw.

THAT The Regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Development Cell A – Residential Cell
- 3.0 Development Cell B – Village Core Cell
- 4.0 Development Cell C – Golf Cell
- 5.0 General Development Regulations
- 6.0 Definitions

1.0 General Regulations

- 1.1 For the purposes of this Bylaw, the Lands shall be divided into Cell A, Cell B, and Cell C, the boundaries of which are generally indicated in Schedule "B" attached to and forming part of this bylaw. The size and shape of Cell A, Cell B, and Cell C are approximate, and will be more precisely determined at the subdivision and development stages in accordance with the regulations of this Bylaw and the Resort of the Canadian Rockies (RCR) Wintergreen Redevelopment Conceptual Scheme.
- 1.2 The following uses are permitted in all Development Cells:
 - 1.2.1 Roads necessary for access and internal vehicular circulation (including road rights-of-way, bridges, and areas for intersection improvements);
 - 1.2.2 Deep and shallow utility distribution and collection systems and facilities such as sewage, stormwater, potable water or solid waste disposal system or telecommunication, electrical power, water, or gas distribution systems



- and water/wastewater treatment facilities;
- 1.2.3 Stormwater systems and facilities;
- 1.2.4 Raw water supply, storage (i.e. reservoir) and distribution facilities;
- 1.2.5 Earthworks necessary for the preparation of land for site construction;
- 1.2.6 Reserve and public utility lots;
- 1.2.7 Parking and loading;
- 1.2.8 Planting and seeding;
- 1.2.9 Pedestrian pathways;
- 1.2.10 Temporary marketing facilities and signage; and
- 1.2.11 Fences
- 1.3 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the land that is the subject of this Bylaw.
- 1.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the lands subject to this Bylaw.
- 1.5 The Development Authority may decide on an application for a development permit even though the proposed development does not comply with this bylaw, or is a nonconforming building if, in the opinion of the Development Authority, the proposed development will not unduly interfere with the amenities of the neighbourhood, interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed use conforms with the uses outlined within this Bylaw.
- 1.6 A Dwelling, Single-detached, Dwelling, Semi-Detached, Home-Based Business, Type I, Utilities, and Accessory Buildings are deemed approved without requirement for a Development Permit when all other criteria of this Bylaw are met.
- 1.7 Any accessory building over 10 square metres shall be of the same architectural design and have the same exterior finishing materials and appearance as the principal building.
- 1.8 A building may be occupied by a combination of one or more uses listed in the Cell where the land is located; each use shall be considered as a separate use, and each use shall obtain a Development Permit. A Development Permit may include a number of uses and/or units within a building.
- 1.9 All signage shall be of a character in keeping with the Wintergreen Architectural Guidelines.



- 1.10 Buildings and structures will be designed in accordance with the Wintergreen Architectural Guidelines as approved by the Municipality.
- 1.11 A temporary sales and information centre and show homes may be considered by the Development Authority as uses on the subject lands in Development Cells A & B.
- 1.12 Show homes in Cells A & B may be considered by the Development Officer prior to the endorsement of a plan of subdivision provided that:
 - a) conditional approval for subdivision has been granted by Council for that cell;
 - b) no occupancy of the said homes shall occur until full municipal services (power, gas, sewer, water, telephone, etc.) are available to and immediately usable by residents of said dwellings, and the plan of subdivision has been registered;
 - c) the hours that any show homes may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.; and
 - d) an endorsed and secured Development Agreement is obtained prior to show home construction.
- 1.13 Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.

2.0 Development Cell A – Residential Cell

2.1 Purpose and Intent

The purpose and intent of Cell A is to provide an area for single and semi-detached dwellings that comprise a mountain-style community. The lower-density residential nature of this hillside development will be complemented by the inclusion of a public path system that connects to parks, recreational amenities, commercial areas, and the entire community. Emphasis will be placed on providing residents with well-designed and integrated access to outdoor recreation opportunities and community facilities, while maintaining a mountain village character.

2.2 Uses

Accessory buildings

Commercial communications facilities, Type A, Type B, Type C

Dwelling, semi-detached

Dwelling, single detached

Equestrian boarding and riding facility

Government services

Home-Based Business, Type I

Home-Based Business, Type II

Outdoor participant recreation services

Private Swimming Pools



Public buildings

Public parks

2.3 Development Regulations

2.3.1 The minimum *parcel* size *shall* be 0.042 hectares (0.10 acres).

(a) Parcels intended as public utility lots will have no minimum size.

2.3.2 Minimum *Yard, Front* for *Buildings*: 7.00 m (22.97 ft.).

2.3.3 Minimum *Yard, Side* for *Buildings*:

(a) 2.00 m (6.56 ft.);

(b) Except where adjacent to the street on corner lots, where it shall be 3.00 m (9.84 ft.).

2.3.4 Minimum *Yard, Rear* for *Buildings*: 7.50 m (24.61 ft.).

2.3.5 Maximum Height of Buildings: 12.00 m (39.37 ft.).

2.3.6 Maximum site coverage for all buildings shall be 40%.

3.0 Development Cell B – Village Core Cell

3.1 Purpose and Intent

The purpose and intent of Cell B is to provide a careful combination of residential and commercial uses, services, and amenities that will jointly serve the residents of Cell A, the broader community of Bragg Creek, and recreation users in Cell C. With a focus on creating a village centre for the Wintergreen community, Cell B is to have a pedestrian focus, and is to be designed to facilitate social gathering and accommodate community events. Streetscape design should emphasize a mountain main street aesthetic, with significant attention to appropriate infrastructure that supports this objective.

3.2 Uses

Accessory buildings

Amenity spaces for pedestrian uses

Arts and cultural centre

Athletic and recreation facilities

Child care facility

Commercial communications facilities, Type A, Type B, Type C

Conference centre

Drinking Establishment

Dwellings, row

Farmers market

Government services

Grocery store, local

Health care services



Hotel

Live/work unit

Museum

Offices

Outdoor café

Outdoor participant recreation services

Patio, accessory to the principal business use

Personal service business

Private clubs and organizations

Public buildings

Public parks

Restaurant

Retail store, local

Signs

3.3 Development Regulations

3.3.1 The minimum *parcel* size shall be 0.026 hectares (0.064 acres).

(a) Parcels intended as public utility lots will have no minimum size.

3.3.2 Minimum *Yard, Front* for *Buildings*:

(a) 30.00 m (98.43 ft.) from any road, *County*;

(b) 0.00 m (0.00 ft.) from and road, *internal subdivision*.

3.3.3 Minimum *Yard, Side* for *Buildings*: 0.00 m (0.00 ft.).

3.3.4 Minimum *Yard, Rear* for *Buildings*: Minimum of 0.00 m (0.00 ft.).

3.3.5 Maximum Height of Buildings:

(a) 12.00 m (39.37 ft.) for *Dwelling, row*

(b) 15.00 m (49.21 ft.) for all other uses

3.3.6 Maximum number of accommodation units within a *Hotel*: 100 units

4.0 Development Cell C – Golf Cell

4.1 Purpose and Intent

The purpose and intent of Cell C is to provide an area for the existing golf course and related uses that are compatible with the uses outlined for Cells A and B, and to allow for treated wastewater spray irrigation on golf course lands.

4.2 Uses

Accessory buildings

Amenity spaces for pedestrian uses

Arts and cultural centre



Athletic and recreation facilities

Commercial communications facilities, Type A, Type B, Type C

Commercial recreational facilities

Government services

Indoor participant recreation services

Outdoor participant recreation services

Patio, accessory to the principal business use

Private clubs and organizations

Public buildings

Public parks

Signs

Tourism uses/facilities, recreational

4.3 Development Regulations

4.3.1 The minimum *parcel* size shall be 2.02 hectares (4.99 acres).

(a) Parcels intended as public utility lots will have no minimum size.

4.3.2 Minimum *Yard, Front* for *Buildings*:

(a) 10.00 m (32.81 ft.) from any road, *County*

(b) 15.00 m (49.21 ft.) from and road, *internal subdivision*

4.3.3 Minimum *Yard, Side* for *Buildings*:

(a) Minimum of 10.00 m (32.81 ft.).

4.3.4 Minimum *Yard, Rear* for *Buildings*:

(a) Minimum of 15.00m (49.21 ft.).

4.3.5 Maximum Height of Buildings:

(a) 12.00 metres (39.37 ft.).

5.0 General Development Regulations

5.1. The following items are required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit;

5.1.1 A Construction Management Plan, which details amongst other items, erosion, dust, weed and noise control measures and stormwater management during construction, prepared by a qualified professional, to the satisfaction of the County.

5.1.2 A Weed Management Plan, prepared by a qualified professional, to the satisfaction of the County.

5.1.3 A Stormwater Management Plan, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.



- 5.1.4 A Transportation Impact Analysis, prepared by a qualified professional, to the satisfaction of the County.
- 5.1.5 A Biophysical Impact Analysis, prepared by a qualified professional, to the satisfaction of the County.
- 5.1.6 A Historical Statement of Justification, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
- 5.1.7 A Geotechnical Evaluation, prepared by a qualified professional, to the satisfaction of the County.
- 5.1.8 A Wildfire Risk Assessment, prepared by a qualified professional, to the satisfaction of the County.
- 5.1.9 A Wastewater Servicing Plan, to the satisfaction of the County. This Plan will reflect details outlined in the Conceptual Scheme, including:
 - a) The establishment of future County ownership arrangements (Transfer Agreement) at no cost on a deficiency free basis, regarding the implementation of wastewater infrastructure to service the development (if applicable);
 - b) How the operation, maintenance and monitoring of the wastewater system meets Provincial standards;
 - c) Interest in lands where wastewater conveyance system and treatment facilities are located;
 - d) Determining the upgrade requirements at the Bragg Creek Wastewater Treatment Plant which would be required to provide servicing, if required; and
 - e) The identification of the area for spray irrigation disposal, and the registration of a restrictive covenant over the affected area. The restrictive covenant shall restrict the use of the land to accepting treated effluent until such time as an alternative means of effluent disposal, that is acceptable to the County and the relevant provincial authority, is established.
- 5.1.10 A Water Servicing Strategy prepared by a qualified professional, to the satisfaction of the County.
- 5.1.11 All necessary licenses, permits, and approvals have been obtained from Alberta Environment with respect to:
 - a) a potable water supply and distribution system to service the subject lands or portions thereof;
 - b) diversion and use of water, including the confirmation of the piped water supply and distribution system required to service the development;
 - c) the design, location and operational protocol of the sewage treatment facilities servicing the subject lands or portions thereof, including the treatment facility and surface disposal (ie. spray irrigation) required to service the development, and the confirmation of this wastewater system and treatment facility; and



- d) stormwater system required to service the development, and the confirmation of this stormwater system.
- 5.1.11 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.
- 5.1.12 A Manure Management Plan prepared by a qualified professional in a form and substance satisfactory to the Municipality.
- 5.1.13 A Parking and Loading Plan for all commercial/retail uses that details the configuration of all parking lots, including the location of all parking stalls, access points, the loading area, and vehicle manoeuvring. The plan will outline how all the parking lots will be linked, and will provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 30 – Parking and Loading and Schedule 5 – Parking, Schedule 6 – Loading, of the Land Use Bylaw (C-4841-97), to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
- 5.1.14 Calculations that address the amount of Municipal Reserve owning and how the required Municipal Reserve will be provided (i.e. cash in lieu or land dedication).
- 5.1.15 Architectural Controls that addresses building form and finishings, and the relationship of the buildings to each other and the adjacent streets, parking lots, and open spaces.
- 5.1.16 An Emergency Response Plan prepared by a qualified professional, in a form and substance satisfactory to the Municipality.
- 5.1.17 All necessary easements and rights-of-way related to the sanitary sewer, water, and stormwater systems, and the supply and distribution of power, gas, telephone, and cable television have been confirmed in form and substance.
- 5.1.18 A Landscaping Plan that details plantings and other related improvements proposed within the development, prepared by a qualified Landscaping Professional, to the satisfaction of the County.
- 5.1.19 An Outdoor Lighting Plan that addresses the Municipality's Dark Sky Policy as well as the International Dark Sky Association Guidelines.
- 5.2 Stripping & Grading
 - Notwithstanding provisions stated elsewhere in this Bylaw, the Municipality may issue a Development Permit for stripping and grading, which does not include installation of underground services, gravel or paving, prior to subdivision endorsement or issuance of a Development Agreement provided the following is submitted to and approved by the Municipality.
 - a) A Site Development Plan that locates all buildings, roadways, open spaces, parking lots and pathways; and
 - b) A Construction Management Plan, satisfactory to the County, which details among other items, erosion, dust, weed and noise control measures and stormwater management during construction.



ROCKY VIEW COUNTY
Cultivating Communities

6.0 Definitions

- 6.1 “Construction Management Plan” - means a program that details site management of all construction activity that may include, but is not limited to, the management of construction debris and dust, stormwater, site erosion, sedimentation control, noise control, and traffic control.
- 6.2 “Equestrian Boarding and Riding Facility”- means public facilities (*buildings*, shelters, paddocks, or other structures) at which horses are boarded, exercised, or trained. A maximum of 20 horses shall be present at the facility at one time, and training and exercise shall occur exclusively for horses boarding on-site. The facility shall not be used for equestrian competitions or shows.
- 6.3 “Qualified Landscaping Professional” - means a professional landscape architect licensed to practice within the Province of Alberta who is a member in good standing with the Alberta Association of Landscape Architects (AALA).

PART 4 – TRANSITIONAL

Bylaw C-7710-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 1

File: 03925001- PL20150066

PUBLIC HEARING WAS HELD IN COUNCIL this	day of	, 2017
READ A FIRST TIME IN COUNCIL this	day of	, 2017
READ A SECOND TIME IN COUNCIL this	day of	, 2017
UNANIMOUS PERMISSION FOR THIRD READING	day of	, 2017
READ A THIRD TIME IN COUNCIL this	day of	, 2017

Reeve

CAO or Designate

Date Bylaw Signed



ROCKY VIEW COUNTY
 Cultivating Communities

SCHEDULE "A"

BYLAW: C-7710-2017

± 159.45 ha
 (± 394.02 ac)

AMENDMENT

FROM Recreation Business District TO Direct Control District

Subject Land

LEGAL DESCRIPTION: Block A, Plan 8310059, S-25-23-05-W05M

ROCKY VIEW COUNTY
 Cultivating Communities

FILE: 03925001/PL20150066

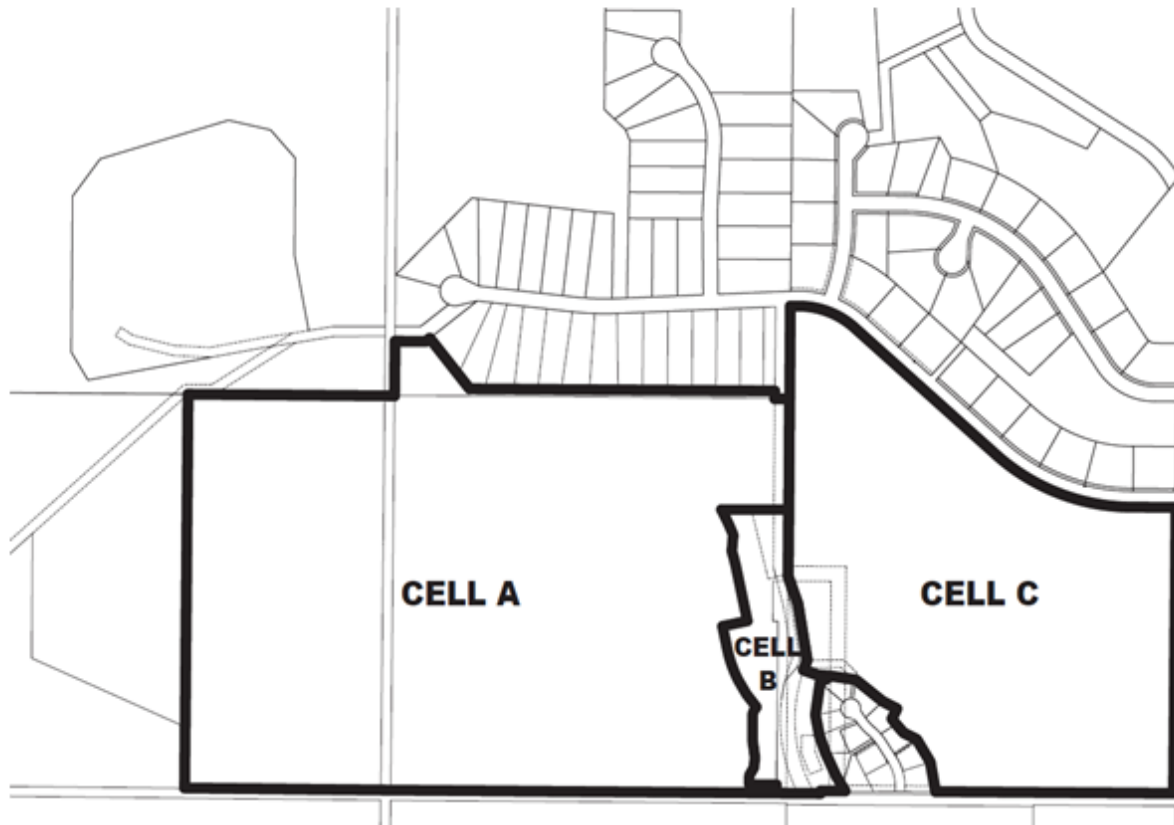
DIVISION: 1



ROCKY VIEW COUNTY
Cultivating Communities

SCHEDULE "B"

BYLAW: C-7710-2017



AMENDMENT

FROM Recreation Business District TO Direct Control District

Subject Land



LEGAL DESCRIPTION:

Block A, Plan 8310059,
S-25-23-05-W05M



ROCKY VIEW COUNTY
Cultivating Communities

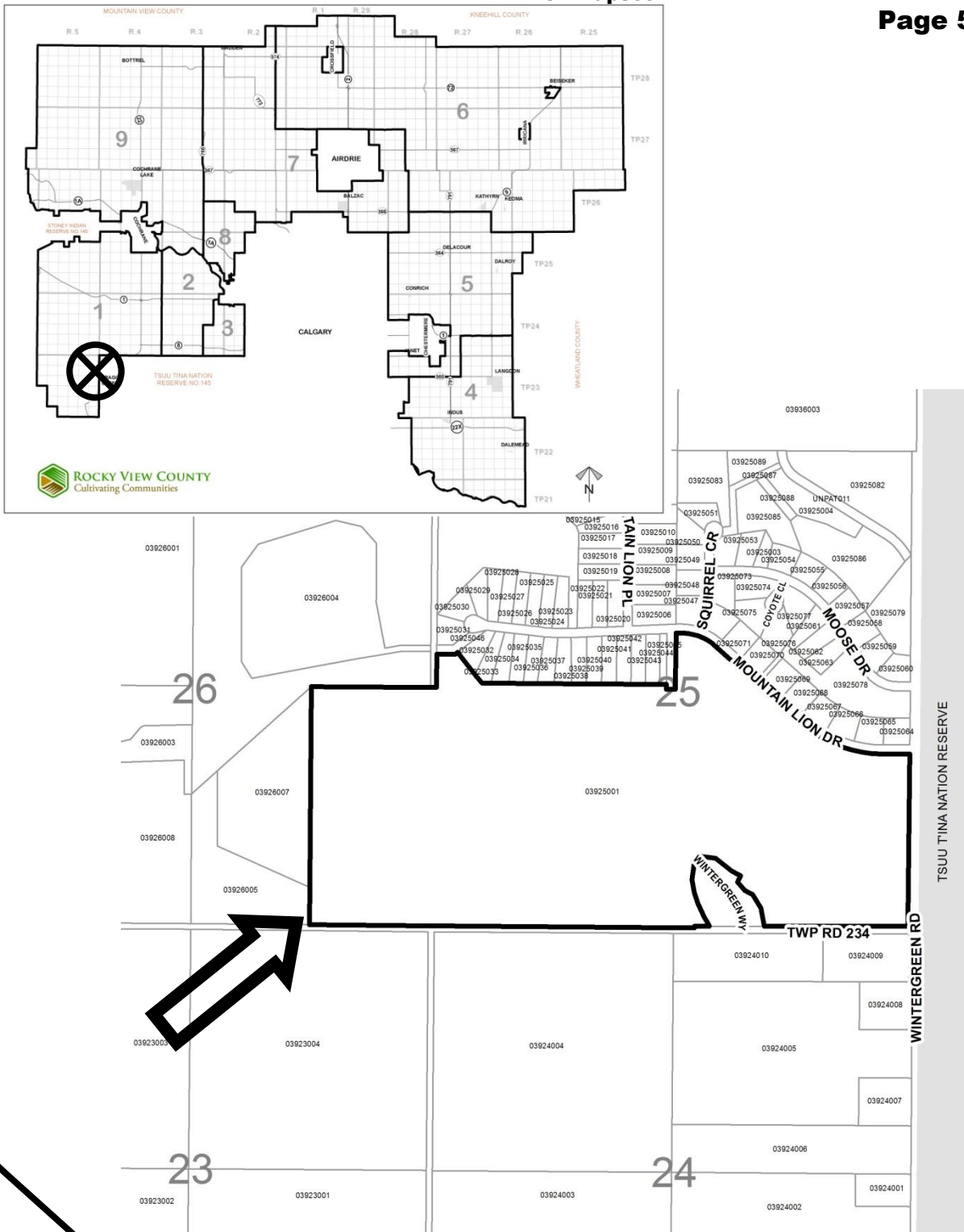
FILE: 03925001/PL20150066

DIVISION: 1

APPENDIX 'C': Mapset

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LOCATION PLAN

Block A, Plan 8310059,
S-25-23-05-S05M

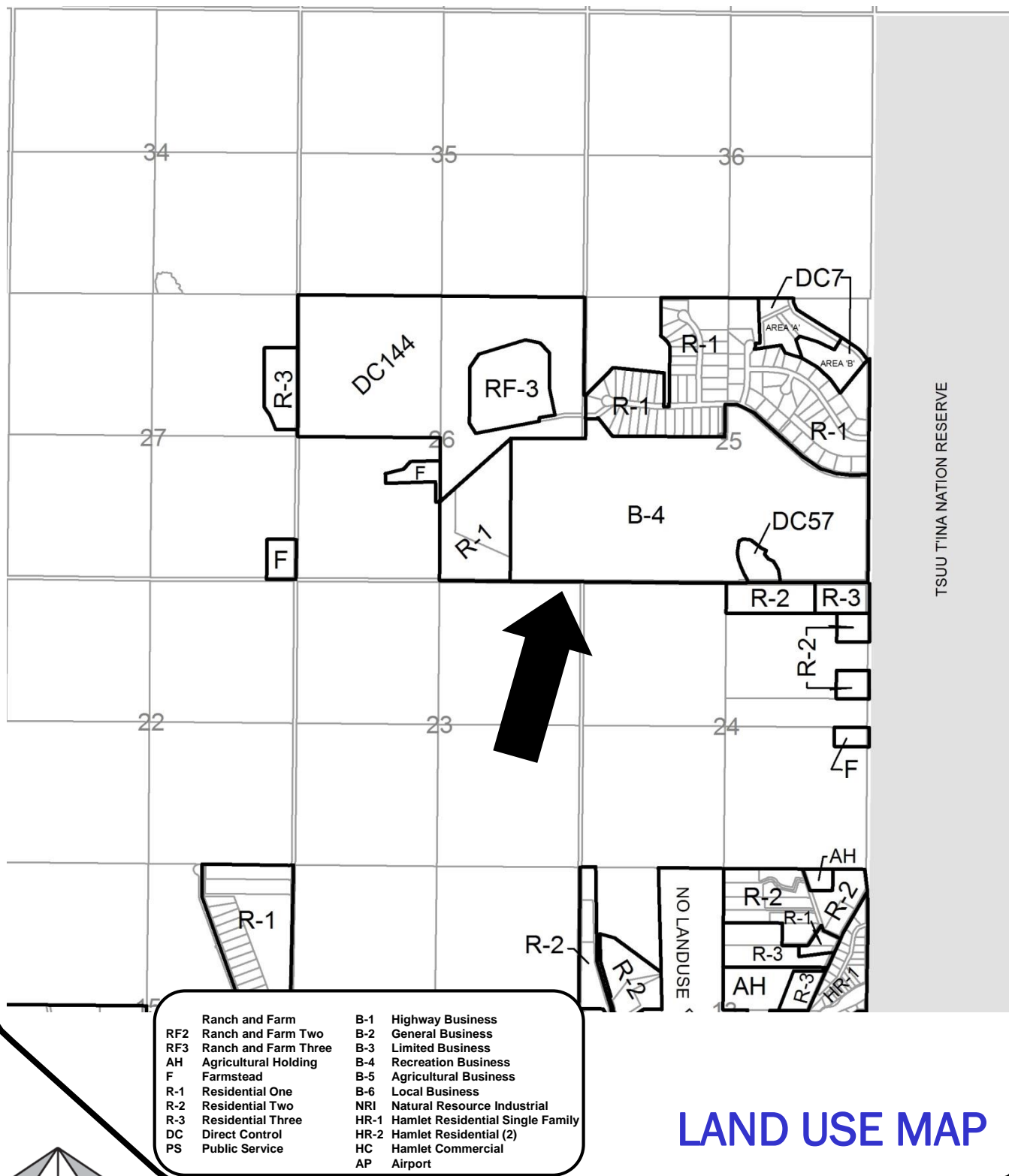
Date: Aug 24, 2017

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**Block A, Plan 8310059,
S-25-23-05-S05M**

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Conceptual Scheme Proposal (PL20150065): To amend the Greater Bragg Creek Area Structure Plan to adopt the Resort of the Canadian Rockies Wintergreen Golf Course and Country Club Redevelopment Conceptual Scheme, which would provide a policy framework for future land use, subdivision, and development of a comprehensive resort community within Block A, Plan 8310059, S-25-23-05-W05M. Page 53 of 83

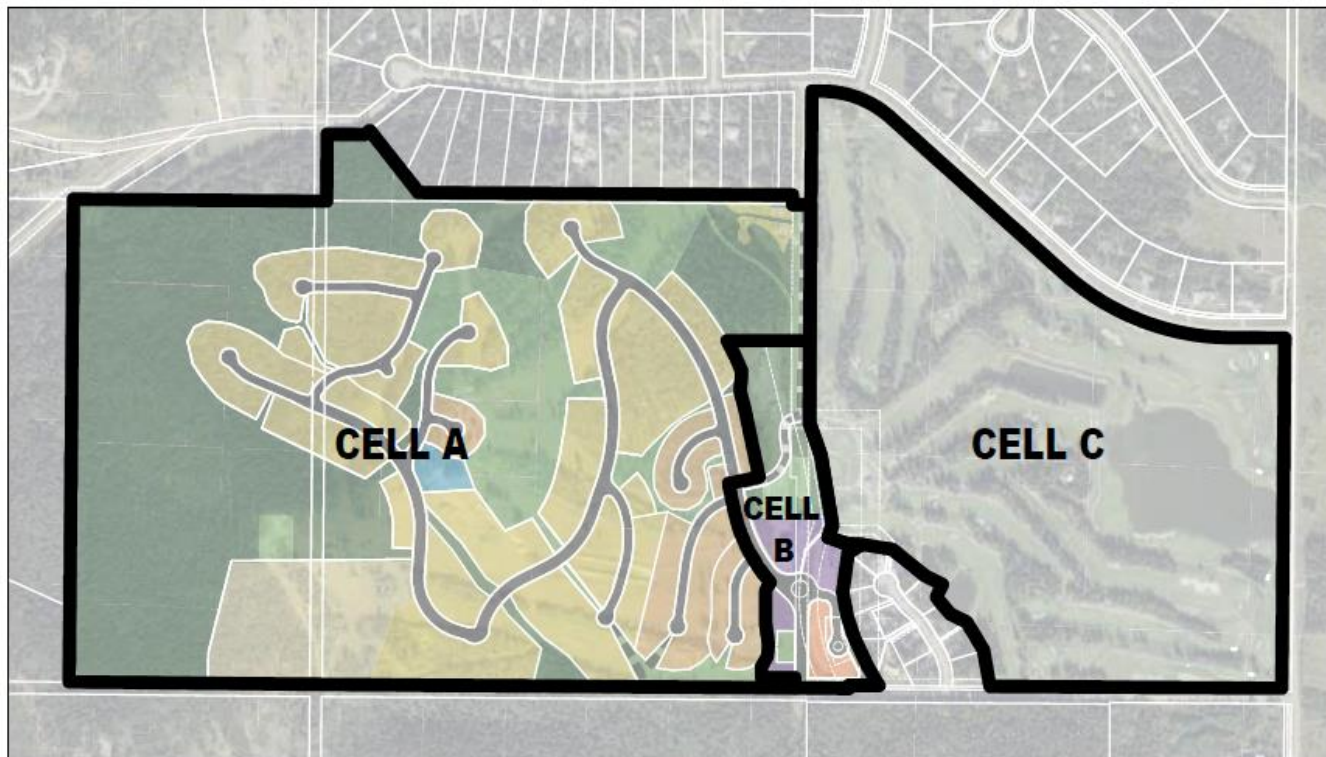


Figure 5 : Cell Boundaries

Redesignation Proposal (PL20150066): To redesignate the subject lands from Recreation Business District (B-4) to Direct Control District in order to facilitate the creation of a comprehensive community that includes:

- **Cell A – Residential Cell**, with approximately 280 dwelling units including single family residential, semi-detached or villa-style residential, and large lot residential development;
- **Cell B – Village Core Cell**, with a maximum of 10,000 sq. ft. of commercial and retail development, row house style housing (maximum of 24 residences), and a hotel development with no more than 100 rooms.
- **Cell C – Golf Cell**, with the existing golf course that continues its seasonal operation from May to October, and the associated supportive uses, such as the pro-shop and restaurant.

DEVELOPMENT PROPOSAL

**Block A, Plan 8310059,
S-25-23-05-S05M**

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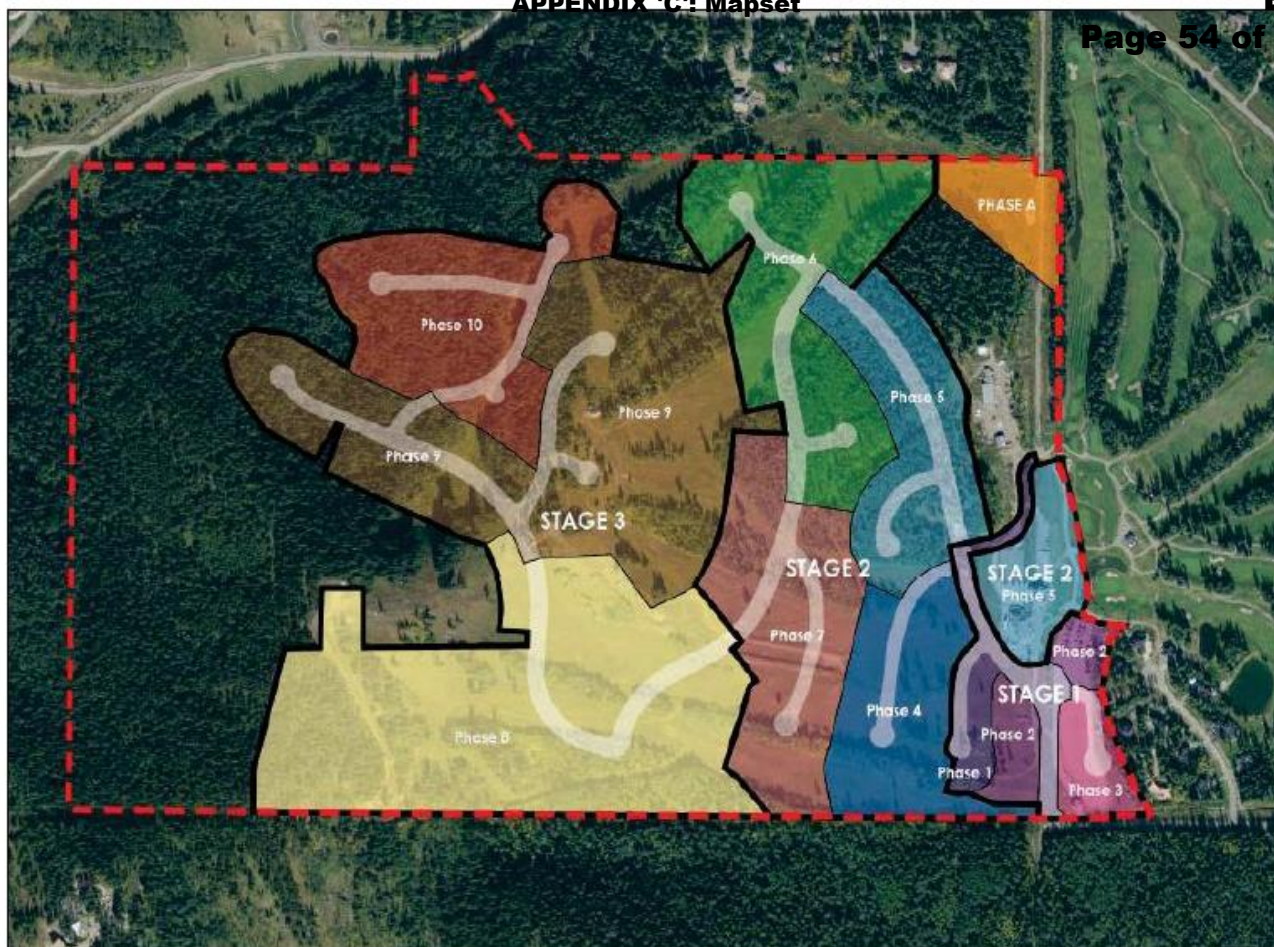


Figure 8: Phasing Plan

Stage 1 includes the initial three phases with approximately 40 residential units, the 100 room hotel, and associated commercial and retail development in the Village Core;

Stage 2 includes phases four to seven, with approximately 154 residential units to the north;

Stage 3 includes the remaining larger lots residential development (Phases 8-10) with approximately 103 residential units to the west.

Residential Unit Yield per Phase

Stage	Phase	Units
1	1	20
	2	0
	3	20
2	4	36
	5	59
	6	26
	7	33
3	8	28
	9	43
	10	32
TOTAL		297

PHASING

Block A, Plan 8310059,
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Figure 5: Development Concept

Key

--- Study Area Boundary	Multi-Family Residential	Environmental Reserve
Large Lot Residential	Hotel / Commercial (Existing clubhouse/rode)	Public Utility Lot
Single Family Residential	Municipal Reserve	Roads
Semi-Detached Residential	Privately Owned Open Space	Emergency Vehicle Access

Types of Development	Allocated Area (acres)	Lot sizes (acres) and Density (Units per Acre)
Single Family Residential Development	66.87 ac	0.25 ac (4 upa) to 2 ac (0.5 upa)
Semi-Detached or Villa-Style Residential Development	14.33 ac	0.10 ac (10 upa) to 1 ac (1 upa)
Large Lot Residential Parcels	15.00 ac	No less than 3.0 ac (0.33 upa)
Overall Density calculated using Allocated Residential Area	96.2 ac	± 2.91 upa , based on 280 residential units
Overall Density calculated using Gross Development Area	385.61 ac	± 0.73 upa based on 280 residential units
Greater Bragg Creek ASP Policy	N/A	± 0.25 upa , based on 1 lot per 4 acres of Gross Development Area

Residential Development Density

Block A, Plan 8310059,
S-25-23-05-S05M

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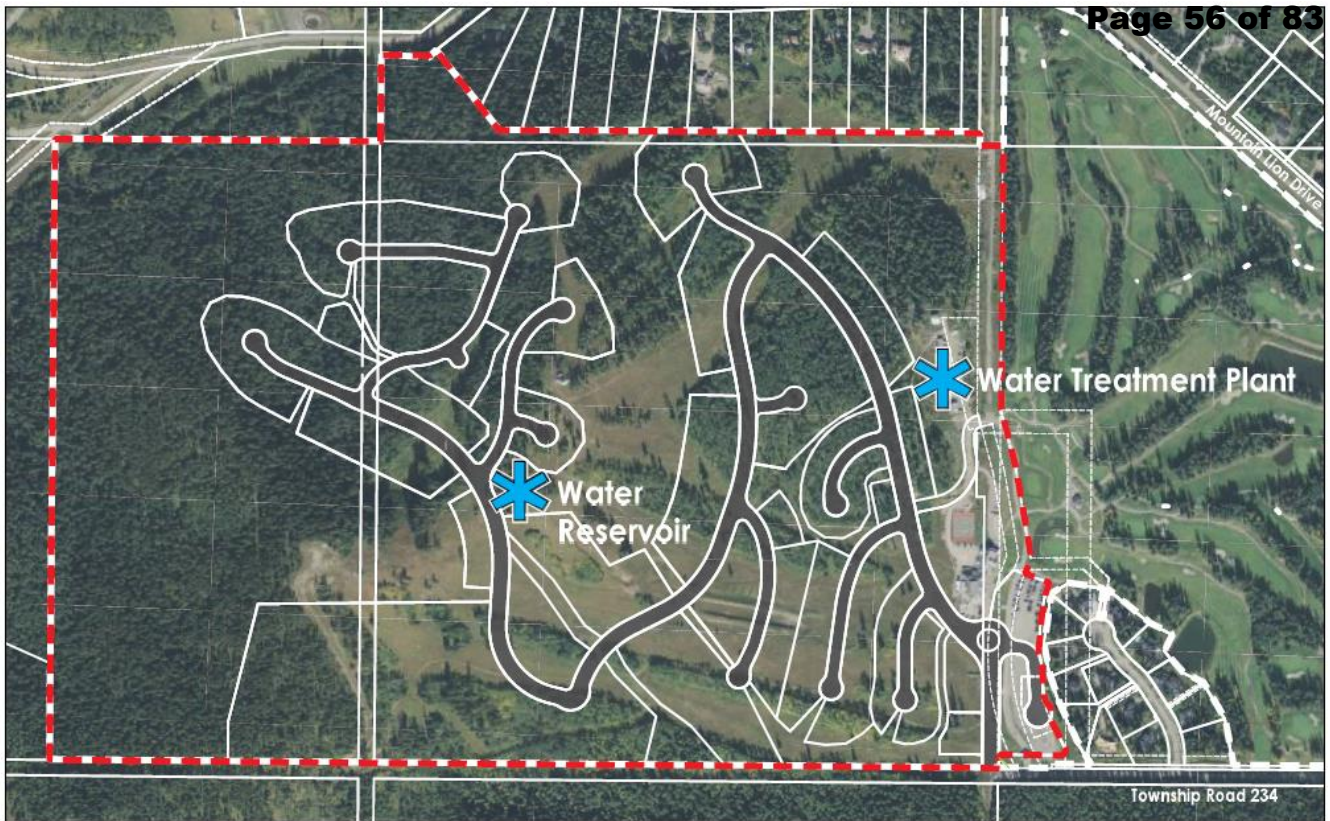


Figure 18: Water Servicing

RCR and WWWU share the ownership of three water licenses with a total capacity of 250,700 m³/year (686.8m³/day), two for potable water use and one for snowmaking:

- Potable 9,880 m³/year (27.1 m³/day)
- Potable 39,520 m³ (108.3 m³/day)
- Snowmaking 201,300 m³/year (551.5m³/day)

The largest existing water license, which accounts for approximately 80% of the capacity needed to service the proposed development, is not intended for residential purposes.

It is uncertain whether the water license can be successfully and fully converted into domestic water use. Without conversion of the water license, there is only sufficient capacity to service Phase 1 of the development; approximately 20 dwelling units.

WATER SERVICES

Block A, Plan 8310059,
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Figure 19: Wastewater Servicing

Option 1: On-site treatment and disposal

Administration does not support the on-site wastewater disposal method as currently proposed, because of the uncertainty of wastewater disposal through snowmaking, and concerns regarding operation and maintenance requirements.

Option 2: Off-site connection to the Bragg Creek Wastewater Treatment Plant

The off-site option is supported by Administration, but requires further technical assessment to determine upgrade requirements at the Bragg Creek Wastewater Treatment Plant. However, allocating the full build-out capacity required for the development would not leave any remaining capacity for future development within the hamlet of Bragg Creek and the hamlet expansion area.

WASTEWATER SERVICES

Block A, Plan 8310059,
S-25-23-05-S05M

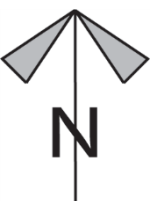
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Applicant indicated that there are limitations to traditional stormwater management approaches due to the continuous steep terrain on the subject land.

Currently, stormwater in the area flows from the west, through the Wintergreen Golf Course, and drains east into TsuuT'ina lands, ultimately reaching the Elbow River. The full buildout of the development would utilize the same outfall from the golf course pond, with additional ponds constructed upstream to provide flow attenuation.

TOPOGRAPHY & STORMWATER

Contour Interval 2 M



**Block A, Plan 8310059,
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Figure 14: Transportation Network

In accordance with County Policy 304, subdivision of greater than 10 lots should have a properly dedicated and constructed roadway as a secondary means of access to an adjacent developed road from the subject subdivision.

Section 411 of the County Servicing Standards also requires that any rural development that will result in 10 lots or greater shall have two separate access points to an existing through road. Any urban development that results in a dead-end road longer than 90 m shall not be permitted.

The proposed internal road network does not meet the spirit and intent of the County Policy and the County Servicing Standards for secondary means of access, as approximately 100 residential units could be stranded should an emergency leave the proposed internal road impassable.

TRANSPORTATION (ON-SITE)

Block A, Plan 8310059,
S-25-23-05-S05M

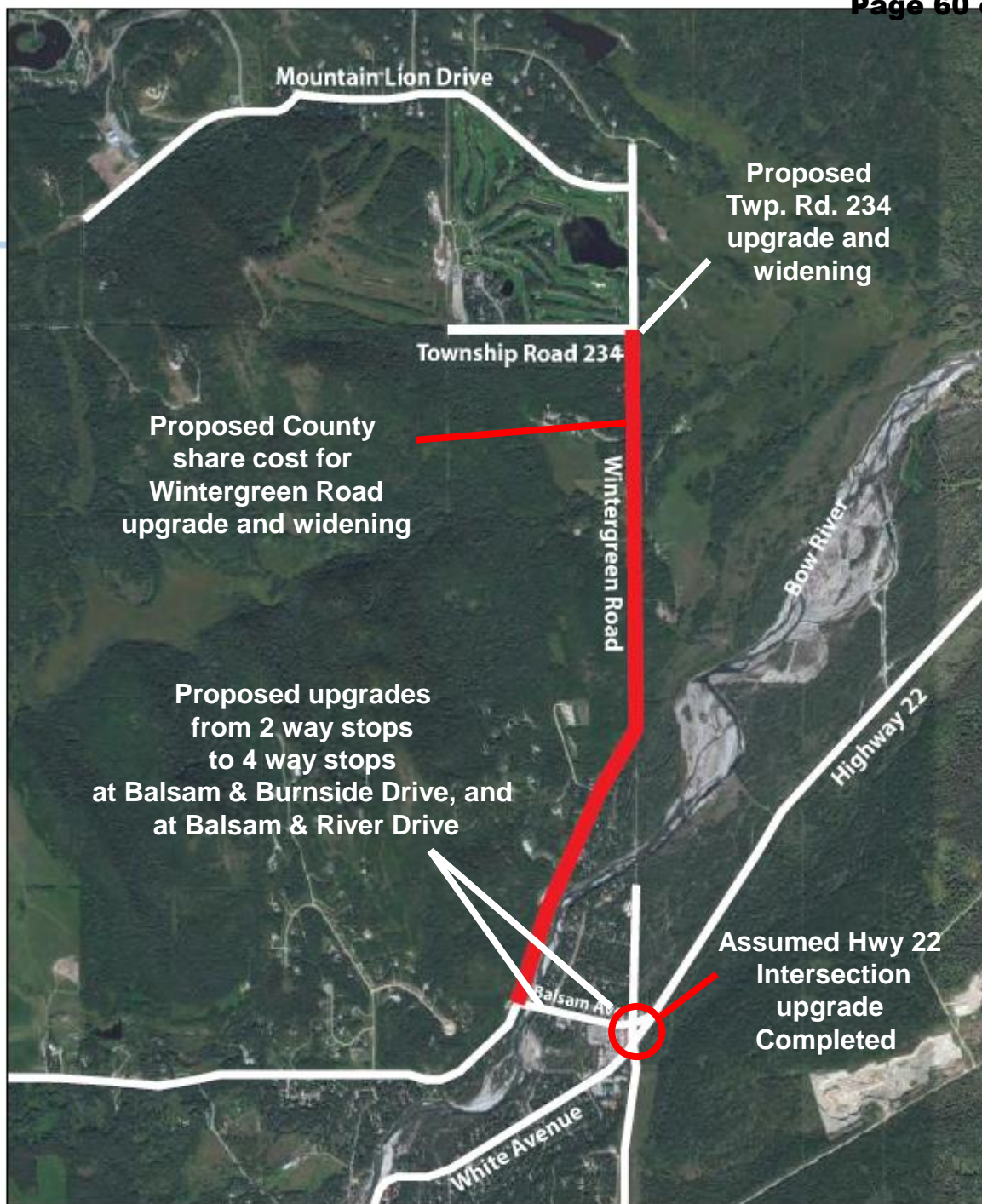
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TRANSPORTATION (OFF-SITE)

Block A, Plan 8310059,
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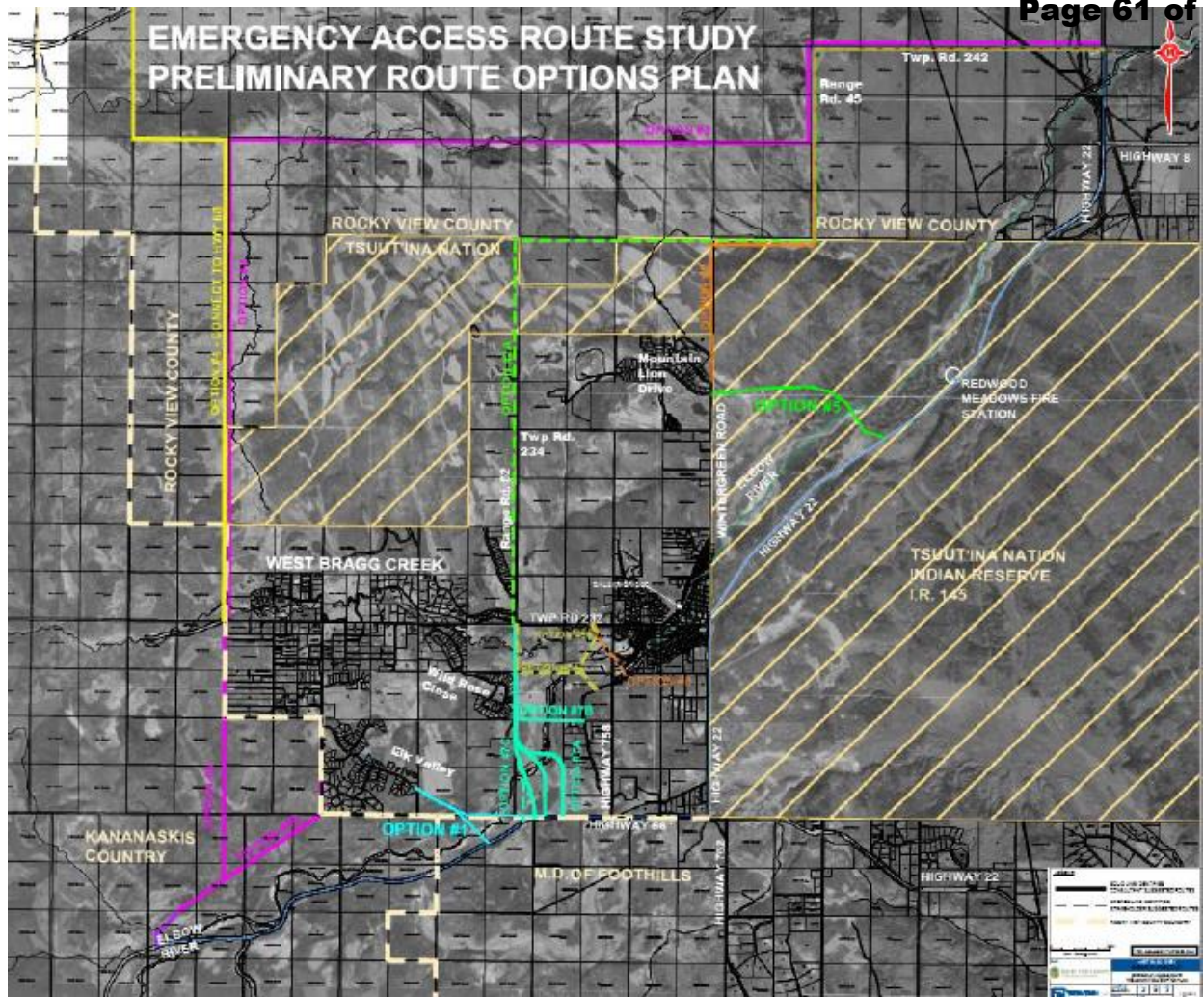
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According to National Fire Protection Association standards, the existing conditions, with approximately 500 residential units, would require a minimum of two access points.

The additional development proposed by the Applicant would lead to the requirement for a third access point in the north and west Bragg Creek area. **The applicant did not propose a solution to address the lack of emergency egress in the area.**

TRANSPORTATION (EMERGENCY EGRESS)

Block A, Plan 8310059,
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Figure 7: Municipal Reserve

MR Functions: The proposed Conceptual Scheme policies consist of strong wording (such as “shall”) that prescribes the use and function of the Municipal Reserve (i.e. tobogganing hill, a tot lot, multi-use public plaza, and amenity areas with several sports fields).

MR uses and functions are prescribed by the Municipal Government Act. The applicant did not clearly identify the operation and maintenance structure, nor the responsibility for the proposed functions and programs that were indicated.

Administration recommends that the conceptual scheme reserve land policies be amended accordingly to allow for more flexibility at the future subdivision and development stage.

MUNICIPAL RESERVES AND OPEN SPACE

Block A, Plan 8310059,
S-25-23-05-S05M

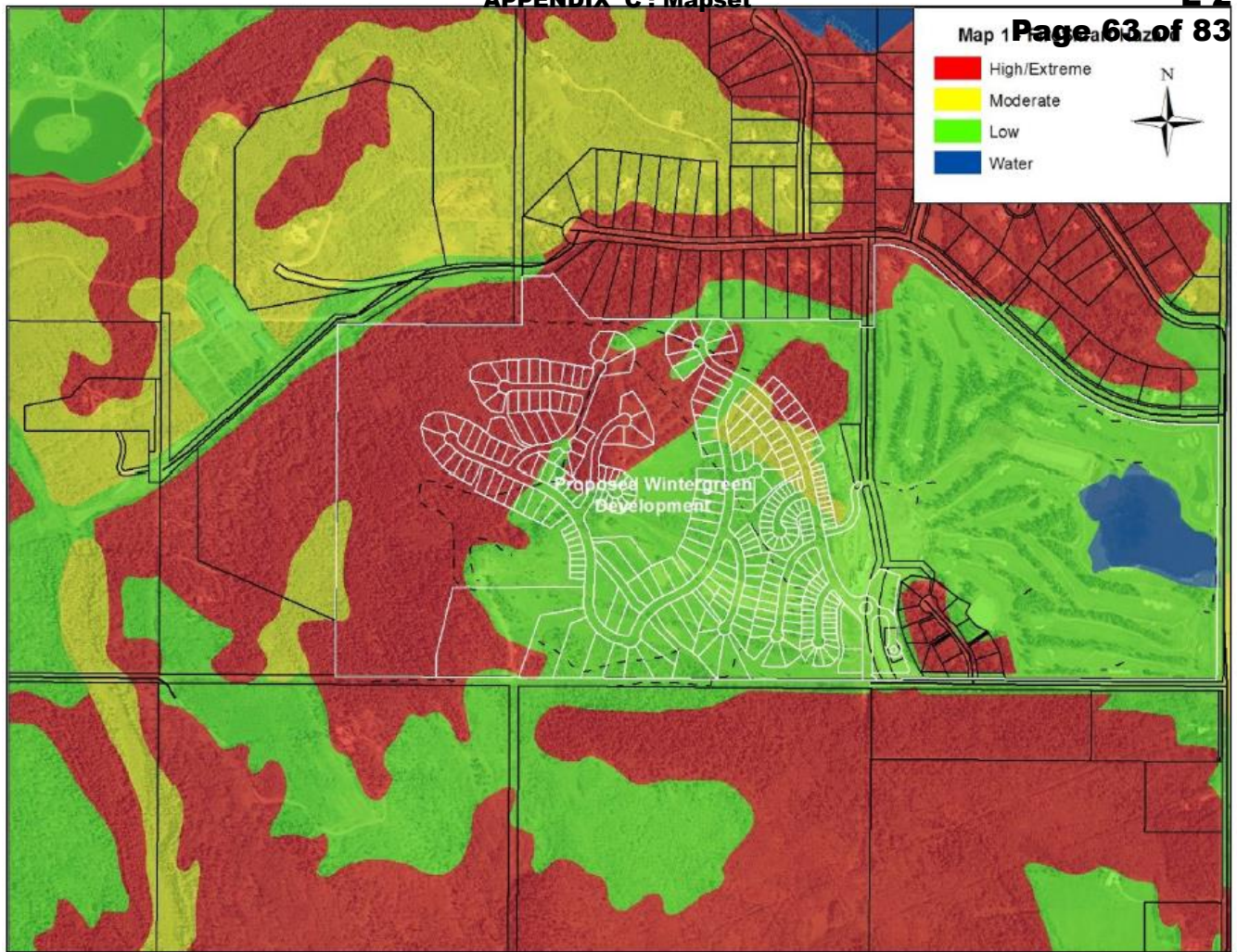
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A **Wildfire Risk Assessment** was prepared in order to evaluate the threat of wildfire to the development and surrounding area within 500 metres.

The proposed development site is rated as **High/Extreme hazard on the west-side** of the property due to heavy coniferous fuels, heavy dead and downed trees, and steep slopes.

The Wintergreen golf course fairways to the east provides Low hazard and acts as a good fuel break to wildfire impingement from that direction. However, **intense wildfire behavior with long-range spotting and firebrand ignition of structures is possible** based on coniferous fuel types within 500 metres to the south, west and north of the proposed development.

WILDFIRE RISK ASSESSMENT

Block A, Plan 8310059,
S-25-23-05-S05M

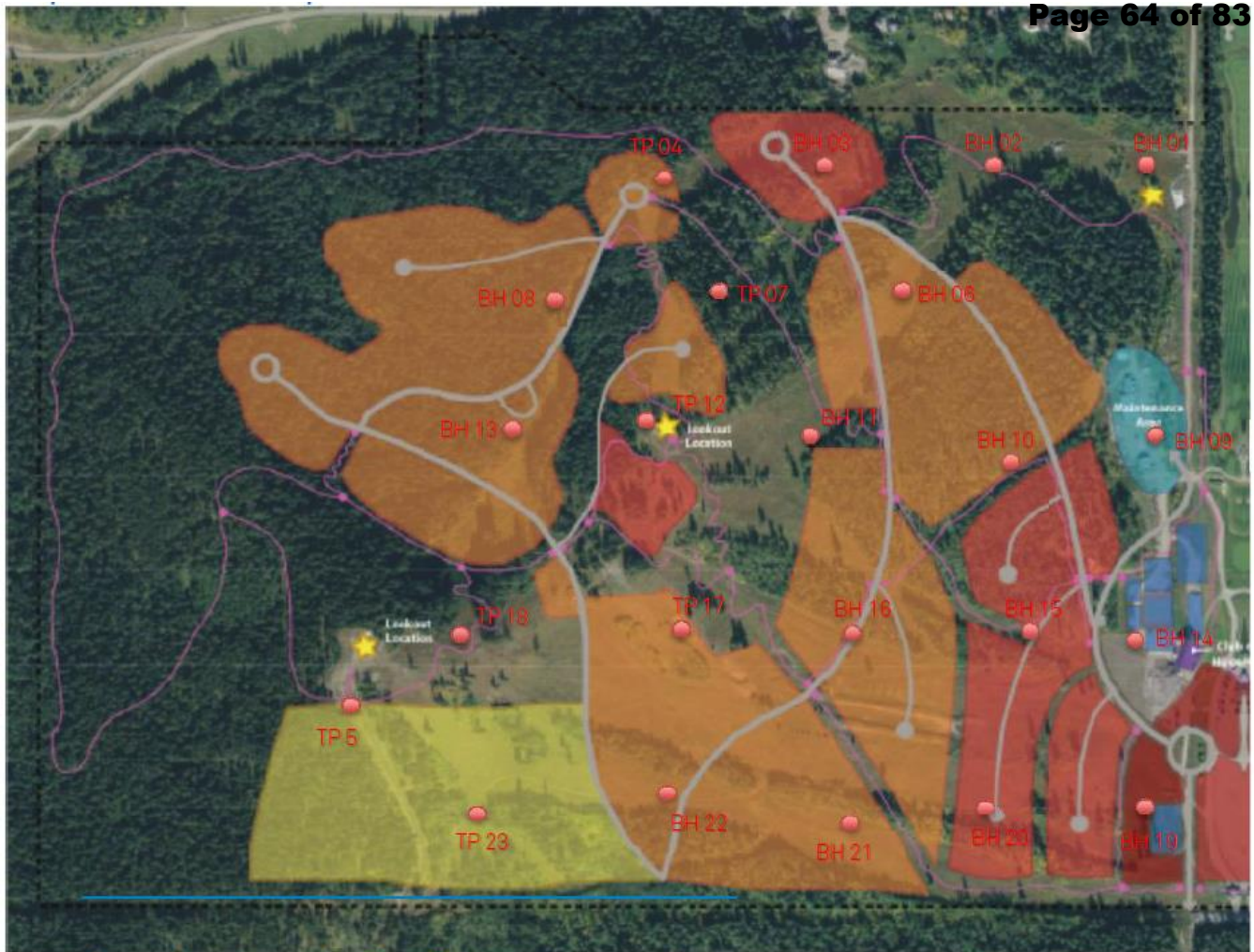
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● Approximate borehole/Test Pit Locations

A **Geotechnical Investigation and Slope Stability Analysis** was conducted for the lands to assess subsurface soil and groundwater conditions, and to provide comments and recommendations related to geotechnical aspects of the proposed development.

The study concluded that the **site is suitable for the proposed development**. Detailed slope stability analysis would need to be completed at the subdivision stage.

GEOTECHNICAL INVESTIGATION

Block A, Plan 8310059,
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2014

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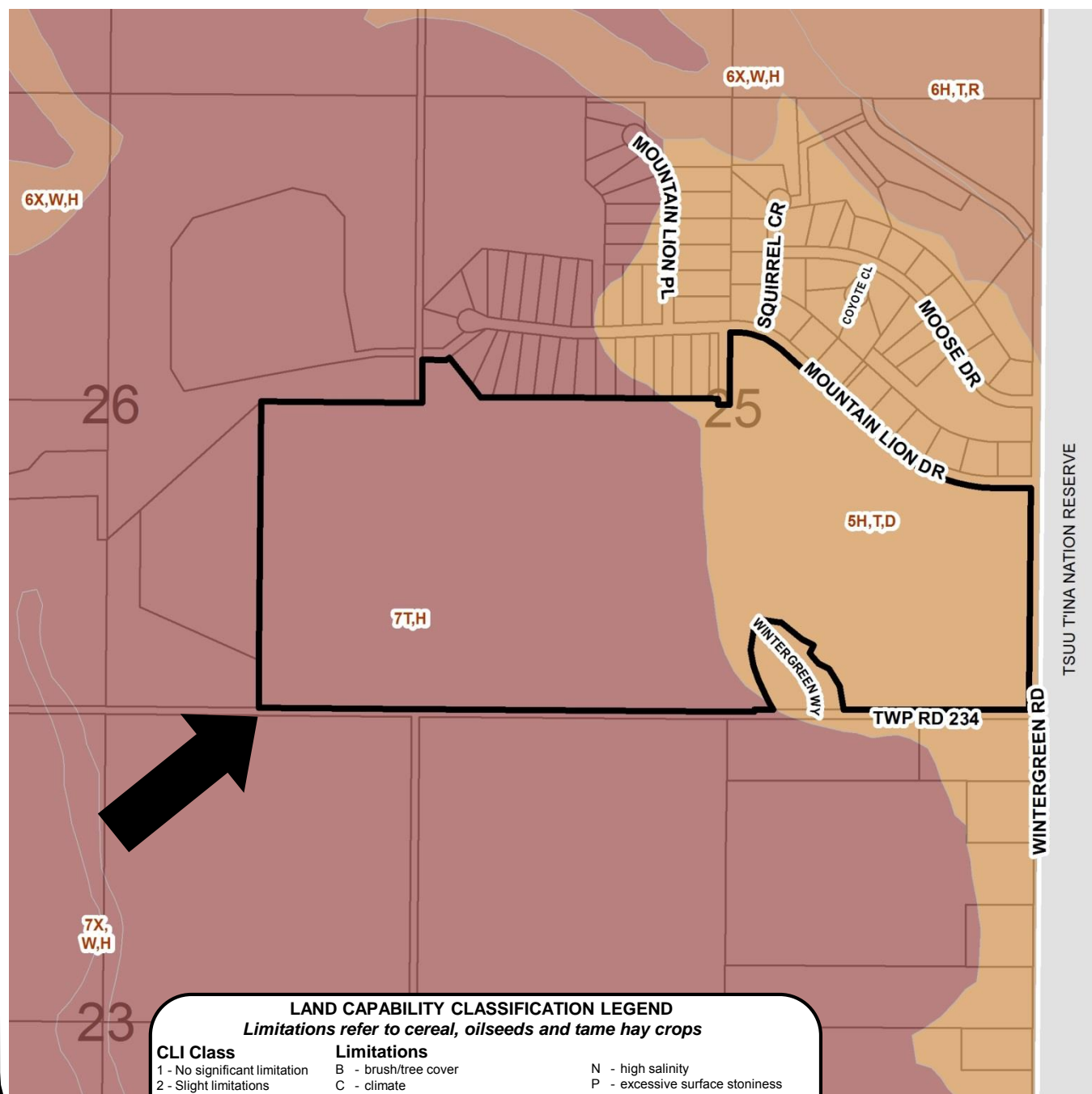
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**Block A, Plan 8310059,
S-25-23-05-S05M**

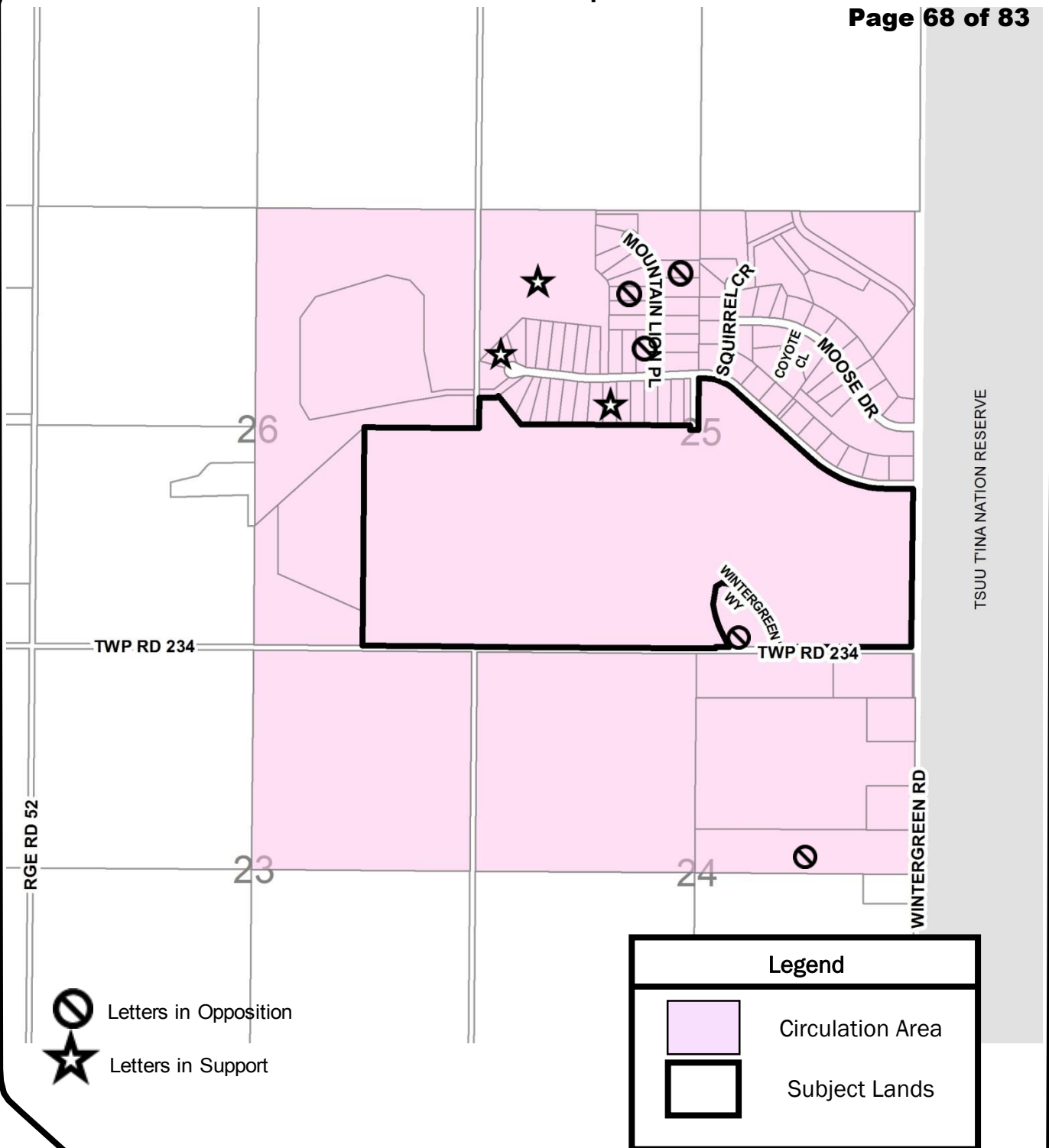
Date: Aug 24, 2017

Division # 1

File: 03925001

AGENDA

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LANDOWNER CIRCULATION AREA

Block A, Plan 8310059,
S-25-23-05-S05M

Date: Aug 24, 2017

Division # 1

File: 03925001

AGENDA

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From:
 To: [Johnson Kwan](#)
 Subject: file# 03925001, application # PL20150065/066
 Date: Wednesday, July 29, 2015 12:49:22 PM

Please note I am in opposition of thing proposed development File # 03925001, Application # PL20150065/066, Division 1. Submitted by Urban Systems on behalf of the RCR.

This development is not compatible to anything in the general area the Greater Area or Division #1. As the location map shows it is all large to really large properties, except the cluster of residents around the golf course.

The ASP proposed multi-housing in the Hamlet (all types) and Hamlet expansion area. The ASP also included commercial and over night accommodation's within the Hamlet and Hamlet expansion area. Leaving the Greater Area rural with home occupation and B&B's, etc.. The ASP also support OPEN SPACES and any development to be placed along the fringe (hidden to an extent) leaving a rural visual landscape. No support, during ASP, from the residents, they were firmly against this type of development in the Greater Area.

The ASP also firmly stated an EGRESS out of North and West Bragg Creek was required before development in the portion of the Greater Area, due to increasing construction fires this is required.

Visual Landscaping was also important in the ASP, to leave the Foothills facing east as natural as possible so as not to impact the View of Residents looking west and the many tourists driving to Banff, not to mention the protection of the Eastern Slopes Watershed. They appear to be building up the middle of the OPEN SPACE.

There is no numbers on lot sizes (large lots?) or number of units to be constructed. The development proposal does not make any distinction between large lots, single family or environmental reserve, its all yellow.

All egress is on to TWP RD 234, then to a stop sign to RG. RD 50. This will impact the bridge and the problem already with Hyw. 22 and our 4 way stop. It will also impact the Bragg Creek Revitalization Plan, this proposal is in direct competition with the Hamlet trying to recover and improve, A Village with a Village Core 3km down the road.

What was missing in the ASP was recreation. No camp sites, RV sites, swimming pool, mini golf, go-carts. So the loss of a recreational area with potential value in tourism, would be lost to Division ! forever.

This is too extreme for this area at the present time or near future, please conceder the community input not just the affected neighbors.

Thank You
 Judie Norman

From:
To: [Johnson Kwan](#)
Subject: Wintergreen Development
Date: Wednesday, July 15, 2015 6:40:24 PM

Attention: Johnson Kwan,

File Number: 03925001
Application #: PL20150065/066

We feel strongly that Wintergreen Road needs major improvements **prior** to the beginning of any construction.

Suggestions for improvements:

- widen and mark the road shoulders for the hundreds of joggers, hikers, and cyclists who use the road daily -- especially for the children who ride their bikes to the local school in the hamlet and the children who meet their school buses on the road
- fill the pot-holes and resurface the road

The Wintergreen Road is already overused by residents and golf course visitors. To add extra vehicles, (from construction and new residents), without substantial changes to the Wintergreen Road; will make the road even more unsafe than it already is.

Sincerely,
Wintergreen Landowner

From:
 To: [Johnson Kwan](#)
 Subject: Re: R.C.R. Wintergreen Redevelopment (The Pines at Bragg Creek¹) - File # 03925001
 Date: Sunday, July 26, 2015 1:45:18 PM
 Importance: High

July 26, 2015

Re: R.C.R. Wintergreen Redevelopment ('The Pines at Bragg Creek')

File # 03925001

Application # PL20150065/066 Division I

To Whom It May Concern,

Please consider the following concerns I have with the proposed development at Wintergreen. Please keep me up to date (via email) with respect to progress on this application.

My family and I have lived in Wintergreen Woods Estates since 2002, a year prior to the ski hill closing. We moved here specifically because of the proximity to the ski hill, which we utilized often when it was still open. I attended a meeting and an open house at the Wintergreen Golf Club's Clubhouse to view how planning had evolved for the proposed housing development on what was/is the old decommissioned Wintergreen ski hill and parking lot area.

I brought up several points to RCR representatives at both the meeting and at the open house. Below, I have written out some of those thoughts/concerns and others that I did not state previously. Specifically:

1. Is there a pressing need in the greater Bragg Creek area for more housing? Did the greater Bragg Creek community and current Wintergreen Woods Estates and Wintergreen Estates residents express a desire to RCR to develop more housing where the ski hill used to be? Who would ultimately benefit from this development? Who would be adversely affected – current residents? Please consider the 'Open Space' Vision (5.2) in the Greater Bragg Creek Area Structure Plan: "The appeal of the Greater Bragg Creek area continues, in large part, to be generated by the dominant visual aesthetic of the undisturbed open landscapes" (p. 24).
2. There seems to be no real benefit to current residents at all. Rocky View County should look into the real motives of RCR, before approving this development, as it was 'forced' upon current residents of the Wintergreen area. It seems that RCR, in Calgary, wanted to profit on the unused lands of the ski hill, and dreamed up this development as a way to make money. As a taxpayer and voter in Rocky View, I ask that the County critically assess this development and weigh the merits of the development (proposed by RCR) versus the adverse effects to area residents, and then proceed accordingly.
3. What will the environmental impact of this development be? Has an environmental impact assessment/study been completed? How will this development enhance the natural habitat of wildlife and vegetation of the ski hill? Arguably, it will not. For instance, will erosion caused by removal of trees affect residents below? Will removal of trees affect indigenous wildlife populations? Please see p. 19-28 of the Greater Bragg Creek Area Structure Plan regarding 'Respecting the Natural Environment' (<http://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Planning/ASP/ASP-Greater-Bragg-Creek.pdf>).
4. A quick scan of any of the Bragg Creek real estate websites will yield many homes for sale at various price points in the Greater Bragg Creek area – will this development unnecessarily flood the market with homes?
5. Will construction traffic, noise, pollution, etc., over the many years of development, negatively affect area residents for years to come? How will this affect our quality of life – we didn't move out to

the country because of the noise, lights, and pollution after all. Is this development proposal considered 'low density' as outlined in the Greater Bragg Creek Area Structure Plan (p. 57).

6. How would the increased traffic (not seasonal any more) affect the already congested, dangerous, and 'crumbling' Wintergreen Road (this was brought up by more than one person).
7. The winters in Bragg Creek are long and snowy, as anyone living here knows. We have had snow still melting in our yard up until late May/early June some years. How does this housing development fill the gap of losing the ski hill in 2003 and support local businesses in Bragg Creek during the long and lean winter months? Proposing a toboggan hill and opening up trails for cross-country skiing (of which there are already many in West Bragg Creek) on the golf course, will not spur any noticeable new tourism in the area that was clearly lost when the ski hill closed.
8. How will this proposal affect the quality and quantity of water provided by the Wintergreen Woods Water Utility (WWWU)? I understand that there is room to 'share' water under the current license, but does this ultimately make sense considering the size of the development (300 homes)? While our annual household water cost may go down, will the quality and quantity also go down?
9. If the sites on the plan designated for a future hotel/motel and business area (restaurant, shops) are not implemented, will the land be used for more residential housing?
10. Under the ASP, the old ski hill area lands have a 'Recreation Business District' (B-4) designation and I am not in favor of this rezoning being changed to a 'Residential' land use for the reasons stated above. As I have written previously, we bought in the Wintergreen Woods Estates area to be close to a ski hill, not another housing development. A final thought: "Just because we can doesn't mean we should".

Thank you for considering my thoughts and concerns about this development. Please let me know that you have received this email.

Victor Pedenko.

To : Development Department Rocky View county
File# 03925001
Application# PL20150065/066
division 1

My name is Lacon Kowalchuk. I am a resident of Bragg Creek area. I live on 9 Mountain Lion Place. Very close to Wintergreen golf course. I am completely unimpressed with actions taken to develop on RCR land. I wish before I purchased my property 4 years ago. I knew of these plans. I would never of bought a place here. My full circle goal was to live on an acreage and enjoy a quiet low pace peaceful life far enough from a town or city. Now if these plans go through for development. I will feel I have been robbed of my investment to live a lifestyle I worked my ass off for. I don't care if the land was parceled in acreages which would be consistent with the way this area is. I could live with that. My intentions to live here was to raise my children in a safe environment. I really do enjoy living here.

I find the greed with the management of RCR and its looking that rocky view county is turning the left cheek for some reason. This development is shady. If this little hamlet gets built so close to my home. Please expect my application to parcel my 2 acres into 4 half acre plots for my own development before I sell and leave. In fact if you know that this development is a 100% go. I would like to apply to parcel out my 2 acres before I sell my property. Since it seems like RCR can do this. There should be no reason why I cant do it. (send application to my email or post). There should be no reason why I cant be approved. If RCR is going to damage my community. I might as well do it as well.

The infrastructure of Wintergreen road is bad enough of the traffic it can hold. I can even live with cars commuting to Our lady peace ranch. Racing by while I am walking my baby on the road. There is only one way to get in and out of wintergreen area. The road is dangerous enough. Its just sad that the beautiful view of wintergreen is going to be destroyed. I can go on and on about how disgusted I am with these development plans. I think this letter or any is a waste of time. I am sure plans are most likely approved with out and thoughts or consideration of residents in this area. If so please send me the proper information to parcel out my 2 acres. With my development options(townhouses, apartment condo block.) Seems sky is the limit.

Please send info to
Lacon Kowalchuk

From:
 To: [Johnson Kwan](#)
 Subject: Wintergreen development ... No thank you!!!!
 Date: Wednesday, July 29, 2015 4:13:21 AM

File 03925001
 App PL20150065/066
 Division 1

To all whom are looking at this application for planning, my vote is a strong NO!!!
 Also please let me know of all meeting etc as I wish to attend, and include me in all emails newsletters etc.

I'm rather outraged that wonderful Bragg Creek is going to be turned into a crammed subdivision like all the new estates popping up in Calgary. We are not a city nor a four season resort nor do we want it to be! I moved to Bragg Creek to enjoy the countryside to have space, quiet, calmer roads, and to be able to enjoy the beautiful views, and also the amazing night sky's.

If you decided that this is a good idea then all I can say is you obviously don't live here or have a clue as to why people move here in the first place. The ski hill wasn't open when we brought our house here, and if I had know that this application was going to happen to over develop and over populate wintergreen area I would never have moved here. So if you decided to allow this monstrosity to happen then there better be a plan to buy my house at full asking as I will not want to live here anymore!!!

So are you really serious that the interests of residents are going to be endlessly trampled on just so that can put up affordable housing and a few acreages when they are not even wanted or needed? Has anyone actually had a look to see that there isn't a shortage of houses on the market here. Please don't allow developers to ruin our town. There is no "added value" for residents only to put cash in the developers pockets.

Wintergreen residents will have to live with the development mess for a very long time, cutting trees, hooking every site up to the amenities, retaining walls as the hill is steep, roads being built the list goes on and on even before the houses start to be built. Are there actually any time limits in place once land is purchased for building to start even??? Can you imagine the noise, the pollution in the air, dust everywhere.... So much for brining my son (who is 18months) up in a healthy clean environment.

The beautiful views gone... The amazing night sky now hampered by all the lights added on the hill. The additional noise from all those houses.

How will the schools cope with the added families? What about daycare spaces?

Extra traffic added to an already bad road, where a section of it is always being rebuilt. When I asked if they plan to do anything about that their response "no, that's not our issue, we can't change the roads" really not your issue, but you will be changing the roads what once was somewhat safe to walk (as there are no side walks here) will become unsafe for more traffic loads because let's face it the average house has more then one car (not to even think about all those building trucks etc) And people living here will need to be driving to their jobs in Calgary. That's something that also doesn't make sense to me, they want more fordable housing (let's be honest to maximize the amount of units to be sold) because if the housing is affordable, then to commute most certainly will not be. It's easy to see the bigger the scheme the fatter the bounty for them.

Local people should have access to all that is going on to allow us to participate in these talks to be able to protect ourselves and our futures here in wintergreen.

Why are they wanting to build homes on tiny lots? This area is acreage's and wasn't that the deal with wintergreen being able to be built in the first place it had to all be acreage's.

Keep stores and hotels away from here, there are stores in town and there are also bed and breakfast

available for people who wish to stay here.

We don't need another 300 plus houses here, or the added noise traffic etc, if you want hustle and bustle and houses stacked on each other with all the views gone move to Calgary.

There is only one way in and obviously out of this side of Bragg Creek, oh how much fun the traffic will be, and really do you think that is safe or acceptable if another 300 houses are going to be popping up?

What's the timeframe in this development As long as it takes most probably which is totally unacceptable.

Have you ever been into Bragg Creek on a weekend and seen how busy it is in the parking area, not to mention the four way stop its a nightmare for traffic, but the developers what to add more to that? Why??

The housing be proposed doesn't fit the character of this area. Shouldn't we be preserving this beautiful area?

This isn't a starter home area this is an area where people hope they can afford to live one day and that's another part of the appeal here, we worked hard to be here.

It's country living can we keep it that way please.

They would flood the market making all our investments of our homes worthless. Again there are always houses for sale here, so why do we need more & more & more!

Please work for us to protect the environment we live in, work on behalf of us your tax payers to say no to this horrible development.

What is their thought on drainage? On sewage systems etc? That's an awful lot of houses to go on the hill? And there are houses right at the base of that hill.

As for this used to be a ski hill that they keep saying regarding traffic, well if the ski hill was generating that much traffic then why did it close down? And as for that traffic it was seasonal and probably higher on weekends, not every day of the year! Plus again I didn't move here when the ski hill was open so that condescending answer from them actually doesn't apply to most of the residents here!

So how much do you think this will reduce the value of our properties from an over saturated market?

They talk of. Four seasons resort but also a hint it would only be for the new residents on he hill, again I don't wish to live in a resort or near one.

How will this burden the fire department that is in redwood, aren't they a volunteer base?

Can the garbage facility even cope with this added volume of garbage being taken there? The site is only open two days a week and as you can imagine it gets rather busy now, let alone with an additional 300 homes taking their garbage there.

They kept saying they wanted younger families out here, but there are young families here and I'm in that age bracket they are talking about.

Don't let this be another once lovely place ruined by rampant over-development

Say no to this otherwise it's going to be another botched development which could be susceptible to careless regulation, because these developers are not acting on my behalf or the interest of my family. Please again people typically move here to escape the more urbanized living areas. We don't want need or wish for high density housing here in wintergreen.

Wintergreen/ Bragg Creek offers small town charm and true countryside living that are a model for

others to emulate and attract visitors and residents. So why on earth do you want to change that?????
? It's a town a beautiful community NOT A CITY!

I hope there is a massive political resistance to this terrible idea, please say no to any development of wintergreen, for the sake of the residents and the lives that we have worked so hard for.

I understand we have differing perspectives, I actually live here and want to raise a family here & RCR want to make money. I know From the meeting that they do not understand the spirit of this place at all.

Embrace change? ... Why would I embrace anything that is going to diminish the quality of life we worked hard to get. Currently around 70 homes here and suddenly jumping up to 300 plus, that's not slight change that's a total different way of living and not one I signed up for. Driving the value of our properties down isn't helping the community, noise pollution and changing our way of living isn't helping us either.

Please I beg of you do not allow this ridiculous over development, don't ruin wintergreen, my home and my families future. Don't ruin our beautiful living area over commercial greed. say no to the development of wintergreen. You have no idea how much the worry of this proposed development is effecting my sleep health and happiness I feel totally powerless.

In no way should this ever be approved. I apologize that my email isn't constructed better but I'm tied and stressed from all of this and my lack of sleep this is causing isn't helping matters.

A seriously concerned resident of wintergreen
Nicola Green

POSITION STATEMENT ON PROPOSED RESORT COMMUNITY DEVELOPMENT

BY

RESORTS OF CANADIAN ROCKIES (RCR)

Ref. MD Rocky view Application No. PL20150066 (03925001)

With reference to the Notice of Public Hearing received from the MD of Rocky View County pertaining to the above application, my wife Marilyn Luft and I would like to go on record as opposing this application in its present form.

To clarify, we are not opposed, in general, to land development in the surrounding areas of Bragg Creek provided that these developments entail only acreage residential constructions that follow the guidelines of the existing area structural plan (ASP), specifically, that residential developments comprise only single family dwellings buildings on lots that are substantially larger than those typically found in city lots such as Calgary. Any new commercial developments such as hotels and semi-detached residential buildings for example, should be confined to existing locations such as in and near the hamlet of Bragg Creek and similar existing communities.

My wife and I moved to Wintergreen Estates 14 years ago, lured away from a large city, urban dwelling by the pristine country environment and promotional RCR literature that prompted us to "rethink our life style", living next to a ski hill and golf course and providing our 14 grandchildren a place to visit and play in safety in a natural country setting with sparse vehicular traffic. We could ski out directly to the front door of our house, so it was claimed. Two months after we bought the property, #56 Wintergreen Way, RCR announced that it was closing the ski hill facilities permanently! Now, 14 years later, RCR is proposing to set up a high population density, noisy "city" community and heavily travelled road directly on our back yard of what is meant to be our country retirement home; located directly adjacent to Township Road 234, the proposed main and ONLY entrance to the new "The Pines" development.

This development, in its present concept, will first result in constant daily construction traffic that will follow indefinitely with constant residential, tourism and commercial traffic directly past our existing community. The implied noise and safety concerns (e.g. forest fire evacuation, emergency vehicles, etc.) should be obvious. One needs only to visit the hamlet of Bragg Creek to witness the large number of motorcycle traffic on weekends, particularly during warm and snow free months of the year. A steady stream of such motor cycle traffic is assured should this development be approved in its present form.

My wife and I, nor the rest of our neighbours, did not oppose the recent residential development directly across the street from us comprising only 4 lots at approximately 2.5 to 4 acre parcels. I count at least 270 lots not counting hotel and multi-family dwellings in the RCR "The Pines at Bragg Creek" proposal! The amounts to an estimated 75 fold increase in population density that is not consistent with the Bragg Creek ASP.

We are aware of many other concerns and opposition expressed for this development and concur fully with these issues that I expect to reiterate during a personal presentation to council on Nov. 28. I summary, the main purpose of this written submission is to express our strong opposition to this application. Thank you for your consideration of our concerns and opposition to this re-zoning application.

Dr. Bernie Luft, PhD, P.Eng. and Marilyn Luft,

November 15, 2017, 3:45 pm

PO Box 27

Johnson Kwan
Planning and Development Department
Rocky View County

July 12, 2015

Subject: File Number 03925001 - Application Number PL20150065/066

Dear Mr Kwan:

Thank you for the opportunity to submit comments on the proposed RCR Wintergreen Redevelopment Plan. Our residence is located directly adjacent to the area of concern. We border the north side of the property and believe the current plans will have a significant impact on our area.

Firstly, we appreciate the efforts undertaken by Patrick Majer of RCR and Mike Coldwell of Urban systems to conduct both public and individual engagement sessions on the proposed redevelopment plans. They have been responsive to some initial feedback and shown a sincere interest in listening to the Community. Of importance to ourselves is their action to share the visual impact study from our property's perspective, changing the plan for semi detached housing on the north face to single family, providing assurance regarding light management and storm water runoff management (our property is at a low point and already collects a lot of water from the hill during the run-off).

Generally we are supportive of redeveloping the Wintergreen hill area. We feel there will be community benefits offered through the commercial and residential development in Cell B and are supportive of Cell C continuing as a golf course operation. However, our support is conditional upon changing some of the plans in the Residential Cell (Cell A) to reduce the impact on our residential zone on the north side of the area. We recommend that development in Cell A be limited to the east and south facing slopes. Such an adjustment of plans would:

- Better align with current neighbourhood density patterns by reducing the number of total lots. It would be more consistent to increase the areas designated as large lot residential.
- Address concerns about the proposed number of lots and size. The current Wintergreen neighbourhood averages 2 acre parcels. Plans to have lots that are less than 1 acre will create an inconsistency with Wintergreen Woods homes.

- Reduce vehicle noise levels on existing neighbourhoods in the Wintergreen neighbourhood
- Reduce the visibility impacts on the existing neighbourhood
- Allow for the natural regeneration of the ski hill area to continue, hence lessen the environmental impact
- Enhance the natural reserve areas for wildlife and area beautification
- Reduce the concern for storm water management on the north face

Your attention to our comments is appreciated and we feel that acceptance of the recommended plan modification will result in a redevelopment effort that will benefit all those involved.

Yours truly,

Tim and Sue Grant

Cc: P.Majer
M.Coldwell

From:
 To: [Johnson Kwan](#)
 Subject: Supplement: Resident Comment on File # 03925001; Application # PL2015065/066
 Date: Sunday, July 26, 2015 5:12:50 PM

The following additional comments are offered:

- The Applicant says that recreational trails will be accessible to County residents. We appreciate that restriction. However, we also believe that these trails should be walking trails only in the summer or snowshoe/ski trails in the winter. Which means, no mountain bikes or motorized recreational vehicles.
- During the Potable Water Treatment Plant upgrades, the Applicant should be responsible for connecting water storage on the highest point on the hill to the existing Wintergreen Community. Currently, during power outages, residents at the west end of Mountain Lion Drive lose potable water supply, while residents towards the east end still have water supply. The Applicant has an opportunity to provide an engineering fix to this problem during the plant upgrade.

Dennis Stefani

On Jul 26, 2015, at 4:27 PM, N or D Stefani <dnstefani@icloud.com> wrote:

Attention: Planning and Development Depart

These are my comments with respect to the above Redesignation Application by Resorts of the Canadian Rockies (RCR), "*Wintergreen Redevelopment Conceptual Scheme*".

- No objection to the proposed land use amendment with respect to adjacent compatible land uses.
- Recommend a requirement for substantial vegetation/treed privacy buffers between new proposed residential and existing residential on Mountain Lion Drive sharing a common border.
- Upgrade of Wintergreen Road extend to the intersection with Mountain Lion Drive.
- There was no clear statement by RCR that any land contouring, earth disturbance, and grading will be minimized to maximize retention of native trees/vegetation.
- Recommend RCR also be fully and wholly responsible for upgrading

existing fire hydrants or fire suppression system in the existing Wintergreen Community (e.g., Mountain Lion Drive, Place, Squirrel etc.) to match RCR proposed new.

- There was no assessment in the Application of slope stability on hill development with respect to the risk of slope failure/sloughing.
- There was no assessment in the Application of slope stability on hill development with respect normal or heavy precipitation events.
- There was no assessment in the Application of surface runoff management.
- There was no assessment in the Application of possible noise impacts from the commercial operations and sewerage / potable water treatment plant upgrades (e.g, new compressor installations) to proposed new RCR or existing Wintergreen community residential.
- Unlike public comment cited in the Application, we fully support free and healthy completion between businesses in the hamlet and RCR proposed new.

July 30, 2015

Rocky View County

Planning & Development

RE: Application Number PL20150065/066 resignation of Recreation Business District (B4).

Dear Johnson Kwan,

Sent by email only.

Please be advised that we are supportive of this development. We have found Urban Systems Ltd. transparent and open in answering any of our questions. Their open houses were informative and professional. The follow up questions we have had for Mike Coldwell were answered appropriately and promptly.

We first purchased property in "Lyon Mountain Estates" in Bragg Creek in 1980. Lyon Mountain was later renamed Wintergreen. Since then we have rented homes twice in Bragg Creek and built two homes in Lyon Mountain / Wintergreen. We have raised a family of 4 and been involved in this community both as volunteers, employers and employees.

In our opinion this Development is extremely import to the survival of Bragg Creek. It will assist Bragg Creek in many was such as socially, recreationally and financially and is vital to the vitality of Bragg Creek. This development will allow for increase growth in Bragg Creek both residentially and commercially as it will offer the opportunity for diversity in housing types. This in our opinion is a good thing and will hopefully bring a younger generation to our Hamlet.

In the 35 years we have lived in Bragg Creek we have seen growth in all other Municipal of Rockyview's communities. As well Calgary and their surrounding communities have seen tremendous growth. This is not the case in Bragg Creek, our growth has been very minimal.

In our opinion Bragg Creek is struggling and has been for a number of years. We have lost numerous business pre flood and post flood. We have seen numerous families move out of Bragg Creek because of what they felt were lack of services and a lack of community opportunities.

In our opinion it seems as though Bragg Creek received little government support post flood.

In our opinion Bragg Creek has been severely affected by the land exchange agreement regarding the "Ring Road" around Calgary. In our opinion we lost all reasonable secondary egress out of West Bragg Creek in this land exchange. The provincial government gave Bragg Creek residence no chance for participation or consultation (until after the fact). In our opinion this has put Bragg Creek at a severe disadvantage for any potential for growth. Once again in our opinion, without growth communities die.

Thank you for the opportunity to give our opinions.

Please feel free to contact us should you require any further input or comments from us.

Yours truly, Paul and Susan Cameron



November 26, 2015

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

RE: PL20150065/66

Dear Mr. Kwan,

The Bragg Creek & Area Chamber of Commerce is sending this letter to notify you that we are in support of the planned development; The Pines at Wintergreen.

As with any new development, there is often concern from the community in regards to overall impact. After careful review of the website, <http://wintergreengolf.com/development/>, the Development Committee of the Chamber believes that this project is in the best interest of the community of Bragg Creek. It will serve to promote business, create new opportunities, provide alternative residential development, and strengthen infrastructure.

We look forward to working with you to educate and inform the Bragg Creek business community in regards to this project.

Sincerely,

Suzanne Jackett, President
Bragg Creek Chamber of Commerce

PLANNING SERVICES

TO: Council
DATE: January 23, 2018
FILE: 06823011
SUBJECT: Consideration of third reading for Bylaw-C-7708-2017

DIVISION: 9
APPLICATION: PL20170108

¹ADMINISTRATION RECOMMENDATION:

THAT Bylaw C-7708-2017 be given third and final reading.

EXECUTIVE SUMMARY:

This redesignation application was presented to Council on January 9, 2018. Council closed the public hearing and granted first and second reading to Bylaw C-7708-2017.

In accordance with Section 187(4) of the *Municipal Government Act*, a proposed bylaw must not have more than two readings at a council meeting unless the Councillors present unanimously agree to consider third reading. The proposed bylaw did not receive unanimous support for consideration of third reading. The purpose of this report is for Council consideration of third and final reading.

Administration retains the original recommendation, and supports the application for the following reasons:

- The application is consistent with the overall vision for residential infill development within the Cochrane North Area Structure Plan (ASP);
- The application complies with the minimum parcel size of the Cochrane North ASP for Residential Infill Area C;
- The proposed development conforms to the purpose and intent of the Residential Two District in the Land Use Bylaw;
- The applicant submitted a Road Concept Drawing, which Administration determines to be adequate justification to demonstrate that a modified Country Residential Standard Road can be accommodated within a 20 metre right-of-way; and
- All technical concerns can be addressed through the conditions of approval for the future subdivision.

Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

Option # 1: THAT Bylaw C-7708-2017 be given third and final reading.

Option # 2: THAT application PL20170108 be refused.

¹ **Administrative Resources**
Meghan Norman, Planning Services
Eric Shuh, Engineering Services



Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

MN/rp

APPENDICES:

Appendix ‘A’: Original January 9, 2018 Staff Report Package



PLANNING SERVICES

TO: Council
DATE: January 9, 2018 **DIVISION:** 9
TIME: Afternoon Appointment
FILE: 06823011 **APPLICATION:** PL20170108
SUBJECT: Redesignation Item - Agricultural Holdings District to Residential Two District – Cochrane North ASP (Camden Lane)

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT the Country Residential Standard Road requirement in Section 400.5 of the County Servicing Standards be varied for Lot 2 Block 6 Plan 9210341 to accommodate a paved, internal road within a 20.0 m road right-of-way.
 Motion #2 THAT Bylaw C-7708-2017 be given first reading.
 Motion #3 THAT Bylaw C-7708-2017 be given second reading.
 Motion #4 THAT Bylaw C-7708-2017 be considered for third reading.
 Motion #5 THAT Bylaw C-7708-2017 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Agricultural Holdings District to Residential Two District to facilitate the creation of three residential lots approximately ± 1.77 hectares (± 4.39 acres), ± 1.69 hectares (± 4.18 acres), and ± 2.11 hectares (± 5.22 acres) in size (see Appendix 'B').

The *Municipal Government Act* (MGA 640) gives Council the authority to pass bylaws to change or redesignate a parcel's land use designation (zoning) to regulate and control the use and development of land and buildings within its jurisdiction.

The subject lands are located within the boundaries of the Cochrane North Area Structure Plan (ASP) and fall under Residential Infill Area C. The parcel is located approximately 0.13 m (0.20 km) west of Range Road 41, off Camden Lane.

The property is developed with one existing single detached dwelling, and multiple accessory buildings. The dwelling is serviced by an existing water well and septic tank and field system. The Applicant submitted a Phase 1 Groundwater Supply Evaluation in support of the application. At the future subdivision stage, the Applicant would be required to submit a Phase 2 Aquifer Pumping and Testing report to ensure that the two undeveloped parcels can be serviced for residential development.

The land use designation proposal meets the policy requirements of the Cochrane North ASP and Administration has determined that a conceptual scheme is not required because the application meets the criteria listed in Policy 5.3.1.; therefore Administration recommends approval for the following reasons:

¹ **Administration Resources**

Meghan Norman, Planning Services
 Eric Schuh, Engineering Services



- The application is consistent with the overall vision for residential infill development within the Cochrane North ASP;
- The application complies with the minimum parcel size of the Cochrane North ASP for Residential Infill Area C;
- The proposed development conforms to the purpose and intent of the Residential Two District in the Land Use Bylaw;
- The applicant submitted a Road Concept Drawing, which Administration determines to be adequate justification to demonstrate that a modified Country Residential Standard Road can be accommodated within a 20 metre right-of-way.
- All technical concerns can be addressed through the conditions of approval for the future subdivision.

Therefore, Administration recommends approval in accordance with **Option #1**.

DATE APPLICATION DEEMED COMPLETE: September 15, 2017 (received on July 7, 2017)

PROPOSAL:	To redesignate the subject lands from Agricultural Holdings District to Residential Two District to facilitate the creation of three residential lots approximately ± 1.77 hectares (± 4.39 acres), ± 1.69 hectares (± 4.18 acres), and ± 2.11 hectares (± 5.22 acres) in size.
LEGAL DESCRIPTION:	Lot 2 Block 6 Plan 9210341 within NE-23-26-04-W5M
GENERAL LOCATION:	Located approximately 0.13 m (0.20 km) west of Range Road 41, off Camden Lane (see Appendix 'C').
APPLICANT:	CivicWorks Planning + Design (Jocelyn Appleby)
OWNERS:	2043397 Alberta Ltd.
EXISTING LAND USE DESIGNATION:	Agricultural Holdings District (AH)
PROPOSED LAND USE DESIGNATION:	Residential Two District (R-2)
GROSS AREA:	± 6.42 hectares (± 15.87 acres)
SOILS (C.L.I. from A.R.C.):	<p>Class 3C80, 3W20 - The land contains soil with moderate limitations for crop production due to climate and excessive wetness/poor drainage.</p> <p>Class 4T4 – Severe limitations, adverse topography</p> <p>Class 6W6 – Production is not feasible, excessive wetness/poor drainage</p>

PUBLIC SUBMISSIONS:

Letters were sent to 26 adjacent residents, to which four (4) letters in opposition were received in response. In addition, a signed form in opposition was submitted with 11 signatures; one of the signatories provided one of the letters in opposition, and the remaining 10 signatures are from eight (8) properties within a $\frac{1}{4}$ mile of the subject lands. All responses are available in Appendix 'F'.

AGENCY SUBMISSIONS:

The application was circulated to a number of internal and external agencies. The responses are available in Appendix 'A'.



HISTORY:

February 25, 1992 Plan 9210341 was registered, creating a ± 1.62 hectare (± 4.00 acre) lot with a ± 6.42 hectare (± 15.87 acre) Agricultural Holdings remainder.

October 5, 1979 Plan 7911152 registered creating a ± 8.04 hectare (± 19.87 acre) lot.

BACKGROUND:

The subject quarter section has experienced incremental fragmentation since the 1970s. The subject land was created through a multi-lot subdivision in 1979. The adjacent parcels to the east were further subdivided in 1993, and are zoned Residential Two District. The Applicant proposes to redesignate the subject land from Agricultural Holdings District to Residential Two District.

The proposed new parcels would be serviced by a water well and septic field. Wastewater would be treated through private sewage treatment systems. A Level 3 PSTS assessment would be required at the future subdivision stage. The assessment would conduct soil analysis and recommend a type of sewage treatment system based on the soil condition. A Phase 1 Groundwater Supply Evaluation was submitted with the application, which meets the requirements of the County Servicing Standards and concludes that the proposed subdivision could supply water without causing adverse effects on existing users.

The property contains a dwelling that is accessed by an existing panhandle approach along Camden Lane. A new paved approach and subdivision road with an offset cul-de-sac bulb would be constructed to provide access to each proposed new lot.

POLICY ANALYSIS:

The lands are located within the policy area of the Cochrane North ASP, and as such, the application has been evaluated in accordance with the policies and guidance within that document, as well as those within the County Servicing Standards and the Land Use Bylaw.

Cochrane North Area Structure Plan

The Cochrane North ASP identifies three Residential Infill Policy Areas that are intended to, “*protect the existing rural acreage character while providing for comprehensively designed infill development of lower density residential uses.*” The subject lands are identified within the Residential Infill C Policy Area on Figure 6: Land Use Concept, and as such have a minimum parcel size of 4.0 acres.

Policy 6.1.6 states that Council may require the preparation of conceptual schemes in accordance with the requirements within Section 5.3. Policy 5.3.1 outlines the criteria that may be taken into consideration when determining whether or not a conceptual scheme is required. These include:

- i. *existing land use and development context;*
- ii. *availability of utility servicing;*
- iii. *existing and proposed open space systems and pathway linkages;*
- iv. *existing and proposed transportation systems;*
- v. *prior consultation with neighbouring landowners on potential issues (e.g., land use compatibility, open space, transportation systems); and*
- vi. *any other matter the Municipality deems necessary at the time.*

The lands are currently designated Agricultural Holdings District, and the parcel directly west carries this designation as well; however, parcels to the north and east are designated Residential Two District. The parcels to the south are unsubdivided quarter sections and are identified as a future growth area with the Cochrane North ASP. As such, the development proposal respects the existing development in the area by proposing a land use that is common for the area.

Servicing in the area is provided by water wells and Private Sewage Treatment Systems. This is considered appropriate by Policy 6.1.9, and at the future subdivision stage, all lots would be required to



register a Deferred Services Agreement on title should a piped utility solution become available in the future.

As Figure 7 identifies the southern portion of the lands as being a natural area, the Application is subject to Section 6.6 of the Cochrane North ASP, which provides a number of environmental policies in order to mitigate potential impact to environmentally sensitive areas. Policy 6.6.4 of the Cochrane North ASP states that the protection of significant natural areas, habitat connections, environmentally sensitive lands, or culturally significant sites identified within the Cochrane North ASP shall be addressed in all applications for land use redesignation. The redesignation proposes to protect that southern-most portion as Environmental Reserve, which would be dedicated at the future subdivision stage.

The lands are located off Camden Lane, which is a chip sealed road. The existing parcel is accessed via a panhandle and approach from Camden Lane. The redesignation application proposes building a new paved subdivision road to provide access to the new parcels. The current road right-of-way width is 20.0 m, and County Servicing Standards require that an internal, paved road be within a 25.0 m right-of-way (Section 400.5 of the County Servicing Standards). The applicant provided additional details on the modified standard (Appendix 'D'), which show that a 20.0 m road right-of-way is achievable, and Administration accepts this technical justification for a modified standard.

Adjacent landowners were notified of the application through the County's standard procedure as mandated by the *Municipal Government Act*. Letters from adjacent landowners were received in response, and indicated concerns regarding:

- Traffic and noise (increased dust);
- Water usage;
- Effect on wildlife corridors; and
- Lack of emergency access.

The Applicant conducted an open house information session for residents on October 18, 2017. A Community Engagement Report (Appendix 'E') was prepared after the event, which summarized the main concerns that residents expressed at the meeting:

- Previous ownership and disruptive tenants;
- Traffic and road safety;
- Water usage; and
- Septic systems overload.

The Applicant indicated that there are now new tenants on the property who are looking to work with the neighbours, and who intend to purchase the lot should future subdivision be approved. The proposal would not add any additional access points to Camden Lane, and the creation of two new lots would not significantly increase traffic. A Preliminary Groundwater Feasibility Assessment was completed, which indicates that the diversion of water for the future proposed subdivision would not cause adverse effects to other domestic or licensed water users.

In summary, the application meets the statutory policies of the Cochrane North ASP, and adjacent landowner concerns have been addressed through technical reports. Administration recommends that a conceptual scheme is not necessary because the application, and associated technical information, meets the criteria listed in Policy 5.3.1. However, the Cochrane North ASP identifies Council as the body responsible for determining whether a conceptual scheme is required; therefore, Option # 2, tabling the application, has been provided should Council determine a conceptual scheme is needed.

NON-STATUTORY POLICY ANALYSIS:

County Servicing Standards

Section 400.5 of the County Servicing Standards requires that a Country Residential Standard Road have a 25.0 m right-of-way, and the proposed development is for an internal, paved road within a 20.0 m



right-of-way. The applicant has provided a sketch (Appendix 'D') indicating that, with narrow ditches, the right-of-way of 20.0 m would be sufficient for a road and stormwater management. In accordance with Policy 29.1 of the County Plan, requests to vary from County requirements must include technical justification, and the County may make a decision to approve a request to vary from County requirements if deemed appropriate after reviewing all supporting information.

The submitted Road Concept Drawing (Appendix 'D') provides technical justification showing that a modified Country Residential Standard Road can be accommodated within a 20 metre right-of-way. Administration is satisfied with the technical justification provided, and recommends that a modified standard in this instance is achievable and appropriate.

Land Use Bylaw

The lands are proposed to be redesignated to Residential Two District. The purpose of this land use district is to, *"provide for a residential use on parcels which can accommodate residential, more general agricultural uses, home-based business uses, and larger accessory buildings."* The minimum parcel size of the Residential Two District is 1.60 hectares (3.95 acres), which means that, in order to provide enough area for an internal paved road, potential exists for three lots on the subject lands.

CONCLUSION:

The purpose of the application is to redesignate the subject lands from Agricultural Holdings District to Residential Two District. This would allow the potential for the future subdivision of up to three parcels ≥ 1.60 hectares (≥ 3.95 acres) in size, with an internal paved road. The proposal has been assessed in accordance with the statutory policy found within the Cochrane North Area Structure Plan and the regulations within the County Servicing Standards and Land Use Bylaw. Administration has determined that the application generally aligns with the requirements of the policy.

Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- Option # 1: Motion #1 THAT the Country Residential Standard Road requirement in Section 400.5 of the County Servicing Standards be varied for Lot 2 Block 6 Plan 9210341 to accommodate a paved, internal road within a 20.0 m road right-of-way.
- Motion #2 THAT Bylaw C-7708-2017 be given first reading.
- Motion #3 THAT Bylaw C-7708-2017 be given second reading.
- Motion #4 THAT Bylaw C-7708-2017 be considered for third reading.
- Motion #5 THAT Bylaw C-7708-2017 be given third and final reading.
- Option # 2: THAT Administration be directed to bring application PL20170108 back to Council only after the Applicant has submitted a conceptual scheme.
- Option # 3: THAT application PL20170108 be refused.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kevin Greig"

General Manager

County Manager



ROCKY VIEW COUNTY
Cultivating Communities

MN/rp

APPENDICES:

- APPENDIX 'A': Application Referrals
- APPENDIX 'B': Bylaw and Schedule A
- APPENDIX 'C': Mapset
- APPENDIX 'D': Road Cross Section
- APPENDIX 'E': Engagement Summary
- APPENDIX 'F': Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0108) north of Cochrane. As per the circulation, municipal reserves will be assessed at the subdivision stage.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Energy Regulator	No response.
Alberta Health Services	<ol style="list-style-type: none"> 1. If individual water wells are proposed for the subject lands, AHS recommends that any wells be completely contained within the proposed property boundaries. Please note that the drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, Section 15(1), which states: "A person shall not locate a water well that supplies water that is intended or used for human consumption within a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, c) 30 metres of a leaching cesspool, d) 50 metres of sewage effluent on the ground surface, e) 100 metres of a sewage lagoon, or f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96)." 2. Any proposed private sewage disposal systems must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical



AGENCY	COMMENTS
	<p>assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guidelines 243/2003 which stipulates, No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</p>
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No response.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No response.
Ranch Lands Recreation District Board	No comments.
<i>Internal Departments</i>	
Agricultural Services	This parcel falls within the Cochrane North Area Structure Plan, Agricultural Services has no concerns.
Municipal Lands	As this location has not been identified for future Municipal Reserve acquisition to support public park, open space,

AGENCY	COMMENTS
	<p>pathway or trail development; the Municipal Lands office recommends taking cash in lieu for reserves owing. Further, as referenced in section 6.6 of the Cochrane North Area Structure Plan, the southern portion of the lands are classified as "Native Grassland- Fescue". As such, it is recommended these recognized fescue lands within the plan area are subject to registration of an Environmental Reserve Easement for the purposes of environmental protection.</p>
Development Authority	No response.
Enforcement & Compliance	No concerns.
GeoGraphics	<p>Please ensure a road naming application is provided at Subdivision approval stage.</p>
Building Services	No response.
Fire Services	No comments at this time.
Infrastructure and Operations - Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> 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. <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant shall submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards. The report shall provide recommendations for road construction and include a Slope Stability Assessment if any slopes greater than 15% are identified. <p><u>Transportation:</u></p> <ul style="list-style-type: none"> Access to the proposed parcels is granted from Camden Lane, which is a chip sealed road. The Cochrane North ASP and Hamlet Plan Transportation Study (iTrans – March 2010) identifies Camden lane as a collector road, requiring 21 metres of right-of-way in the future. Adjacent to the subject lands, the current right-of-way is 30 metres. Therefore, no road dedication is required at the time of subdivision. The proposed panhandle accessing Lot 3 is required to be a minimum of 12.5m in width, in accordance with the County Servicing Standards. The applicant is proposing to dedicate the existing 20



AGENCY	COMMENTS
	<p>metre wide panhandle as public road allowance and construct a road to access the subdivision. As per the County Servicing Standards, the subdivision should be accessed by a Country Residential Standard Road (section 400.5), which requires a 25 metre right-of-way.</p> <ul style="list-style-type: none"> • The applicant has submitted a Road Concept Drawing (Osprey Engineering – November 22, 2017), which identifies a modified Country Residential Standard Road (within a 20 metre right-of-way) that is proposed to be constructed as part of the application. <ul style="list-style-type: none"> ○ In accordance with County Plan Policy 29.1, ES considers the Road Concept Drawing as adequate technical justification which demonstrates that a modified Country Residential Standard Road can be accommodated within a 20 metre right-of-way. Therefore, ES considers this to be a reasonable request for variation from technical requirements. Detailed design of the road shall be completed at the subdivision stage. • As a condition of future subdivision, the applicant shall enter into a Development Agreement for construction of a paved approach, modified Country Residential Standard Road and cul-de-sac as identified on the proposed plan of subdivision, in accordance with the County Servicing Standards. <ul style="list-style-type: none"> ○ Some of the construction costs may be recovered through the County's Infrastructure Cost Recovery Policy. ○ If required by the County Road Operations Group, the applicant will be required to enter into a Road Use Agreement. • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval for the total gross acreage of the lands excepting those designated Environmental Reserve, as the applicant is proposing to subdivide a Residential Two District parcel. <p>Base TOL = \$4595/acre. Acreage = 15.87 – 1.84 = 14.03 acres. TOL payment = (\$4595/acre)*(14.03 acres) = \$64,468.</p> <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> • Prior to future subdivision approval, the applicant shall submit a Level 3 PSTS Assessment, to determine the suitability of the proposed parcels to be serviced by PSTS, in accordance with the County Servicing



AGENCY	COMMENTS
	<p>Standards;</p> <ul style="list-style-type: none"> • Prior to future subdivision approval, the applicant shall submit a Level 1 PSTS Assessment Variation for the existing septic field, describing the type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. This assessment may be prepared by the homeowner; • As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p><u>Water Supply And Waterworks:</u></p> <ul style="list-style-type: none"> • As there are 6 or more lots in the subject quarter section, a Phase 1 Groundwater Supply Evaluation is required; • The applicant submitted a Phase 1 Groundwater Supply Evaluation (Groundwater Information Technologies Ltd. – August 25, 2017). The report meets the requirements of the County Servicing Standards and concludes that the aquifer underlying the proposed subdivision can supply water at a rate of 1250m³/year without causing adverse effects on existing users; • As a condition of future subdivision, the applicant will be required to drill a new well on both lots 2 & 3, and provide the County with a Phase 2 Aquifer Pumping & Testing Report for the new wells, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for each well; • As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p><u>Storm Water Management:</u></p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall submit a Site-Specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with the County Servicing Standards and the Cochrane North Master Drainage Plan:



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The SSIP shall comment on pre and post-development release rates, volume control targets and water quality; ○ The SSIP shall demonstrate that there are no adverse impacts to adjacent properties and downstream lands on drainage routes; ○ The applicant may be required to enter into a Site Improvements / Services Agreement for the construction of any stormwater management infrastructure if recommended in the SSIP; ○ Alberta Environment approvals may be required if any stormwater ponds are required. <p><u>Environmental:</u></p> <ul style="list-style-type: none"> • Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.
Infrastructure and Operations - Maintenance	No issues.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Based on attached site plan, does Applicant intend to construct cul-de-sac road with 'bulb' termination to access the 3 lots? Will this road be private or County owned and maintained?
Agriculture and Environmental Services - Solid Waste and Recycling	No response.

Circulation Period: July 17, 2017 – August 8, 2017



BYLAW C-7708-2017

A Bylaw of Rocky View County to amend Land Use Bylaw (C-4841-97).

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7708-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

THAT Part 5, Land Use Map No. 68, and 68 NE of Bylaw C-4841-97, be amended by redesignating a portion of NE-23-26-04-W5M from Agricultural Holdings District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT a portion of NE-23-26-04-W5M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7708-2017 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 9
File: 06823011 / PL20170108

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
<i>READ A FIRST TIME IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
<i>READ A SECOND TIME IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2018</i>
<i>READ A THIRD TIME IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>

Reeve

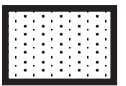
CAO or Designate

Date Bylaw Signed

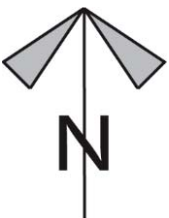
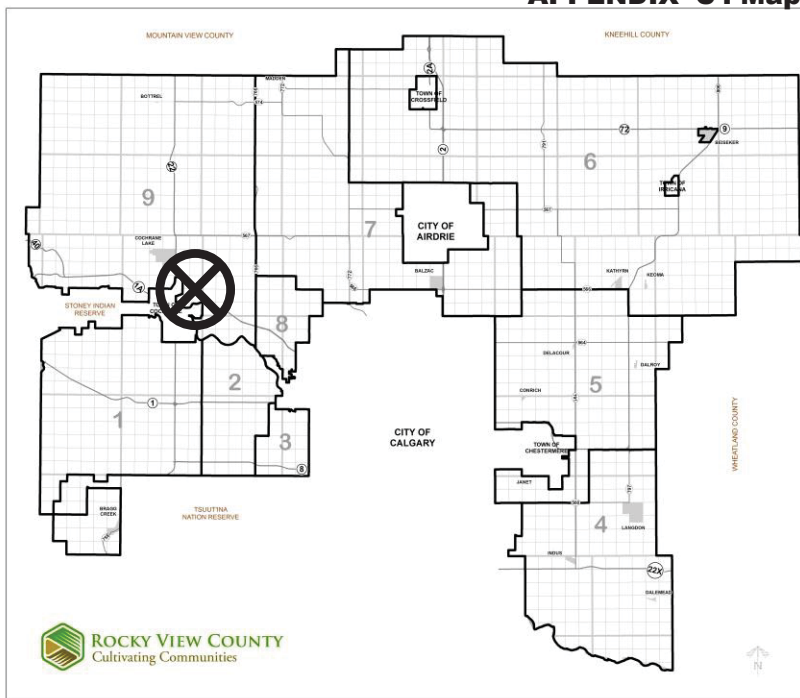
BYLAW: C-7708-2017**AMENDMENT**

FROM Agricultural Holdings District TO Residential Two District

Subject Land _____



LEGAL DESCRIPTION: A portion of NE-23-26-04-W5M



NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

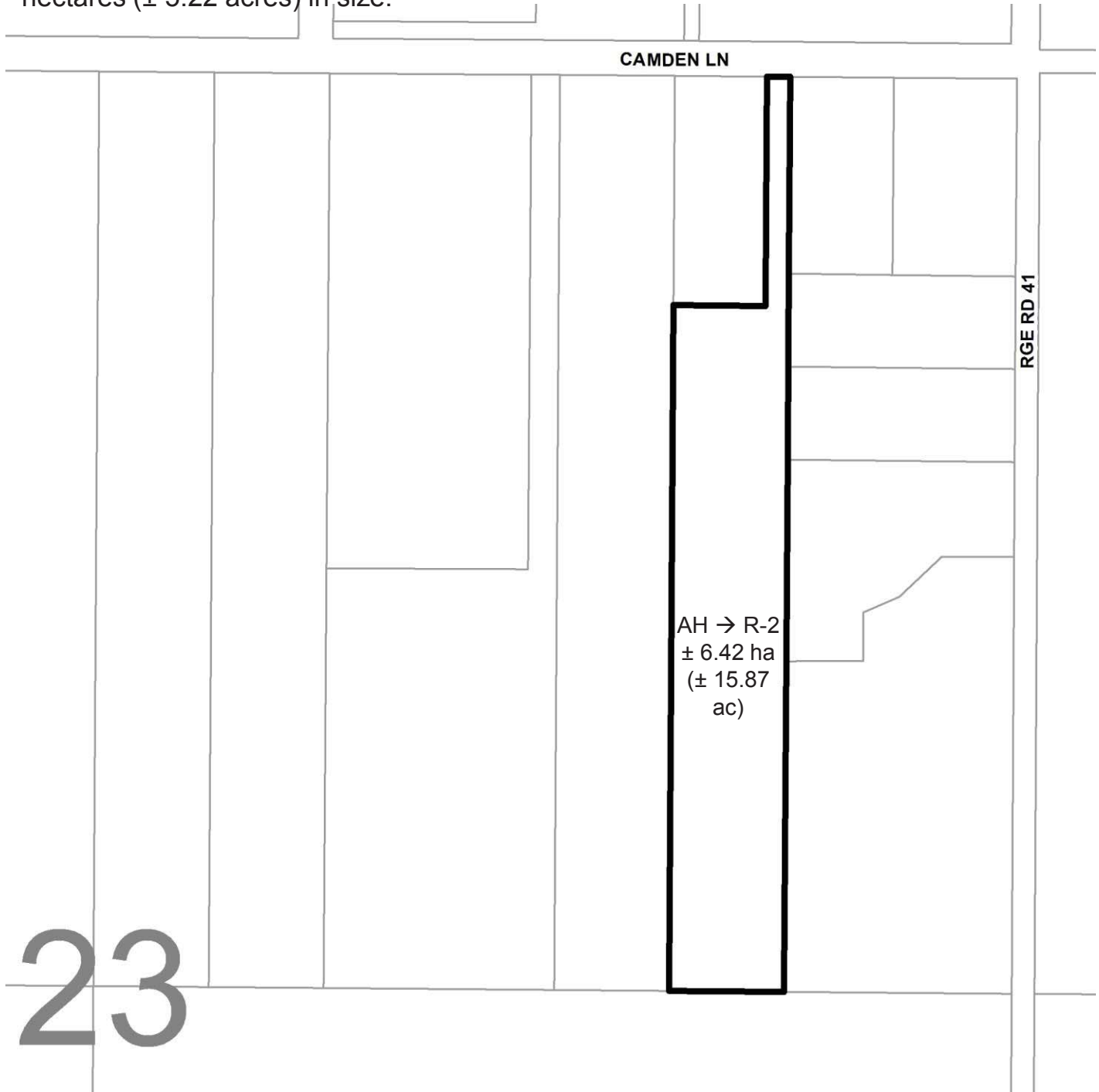
Division # 9

File: 06823011

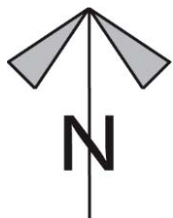
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APPENDIX 'C': Mapset

Redesignation Proposal: To redesignate the subject lands from Agricultural District to Residential Two District to facilitate the creation of three residential lots approximately ± 1.77 hectares (± 4.39 acres), ± 1.69 hectares (± 4.18 acres), and ± 2.11 hectares (± 5.22 acres) in size.



DEVELOPMENT PROPOSAL



NE-23-26-04-W05M

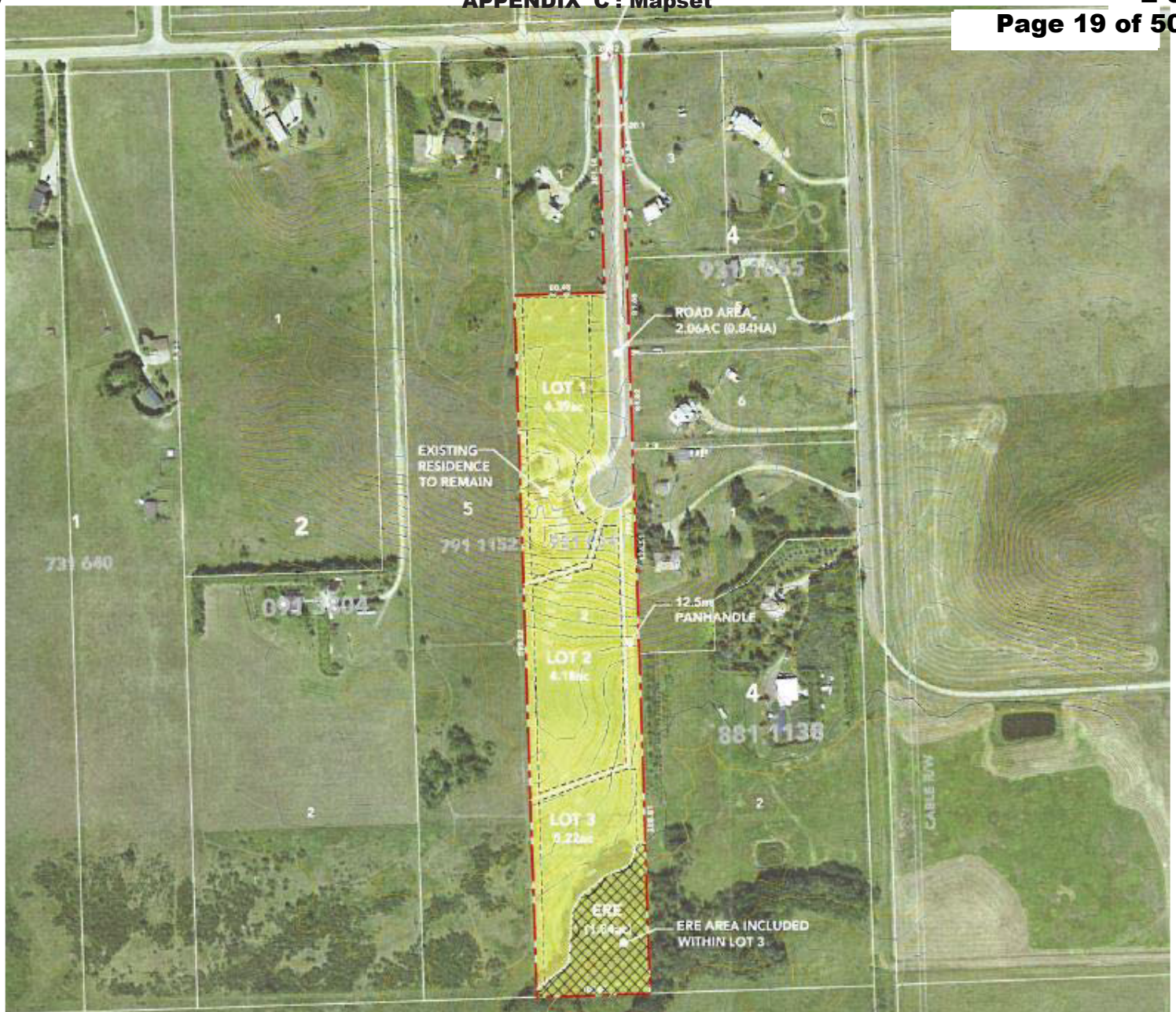
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

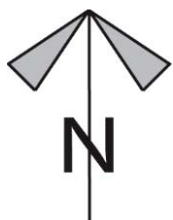
File: 06823011

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Lot 1	± 4.39 ac
Lot 2	± 4.19 ac
Lot 3	± 3.38 ac (minus ERE area)
Road	± 2.07 ac
ERE	± 1.84 ac
Total Area	± 15.87 ac

APPLICANT'S SITE PLAN



NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

File: 06823011

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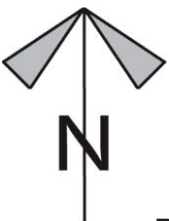


Image 1: Looking north on subject lands



Image 2: Looking south on subject lands

SITE PHOTOS



NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

File: 06823011

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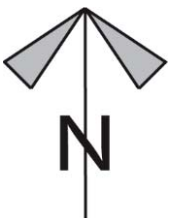


Image 3: Looking south on subject lands towards the proposed ER



Image 4: Looking west on subject lands towards the lands proposed for redesignation

SITE PHOTOS



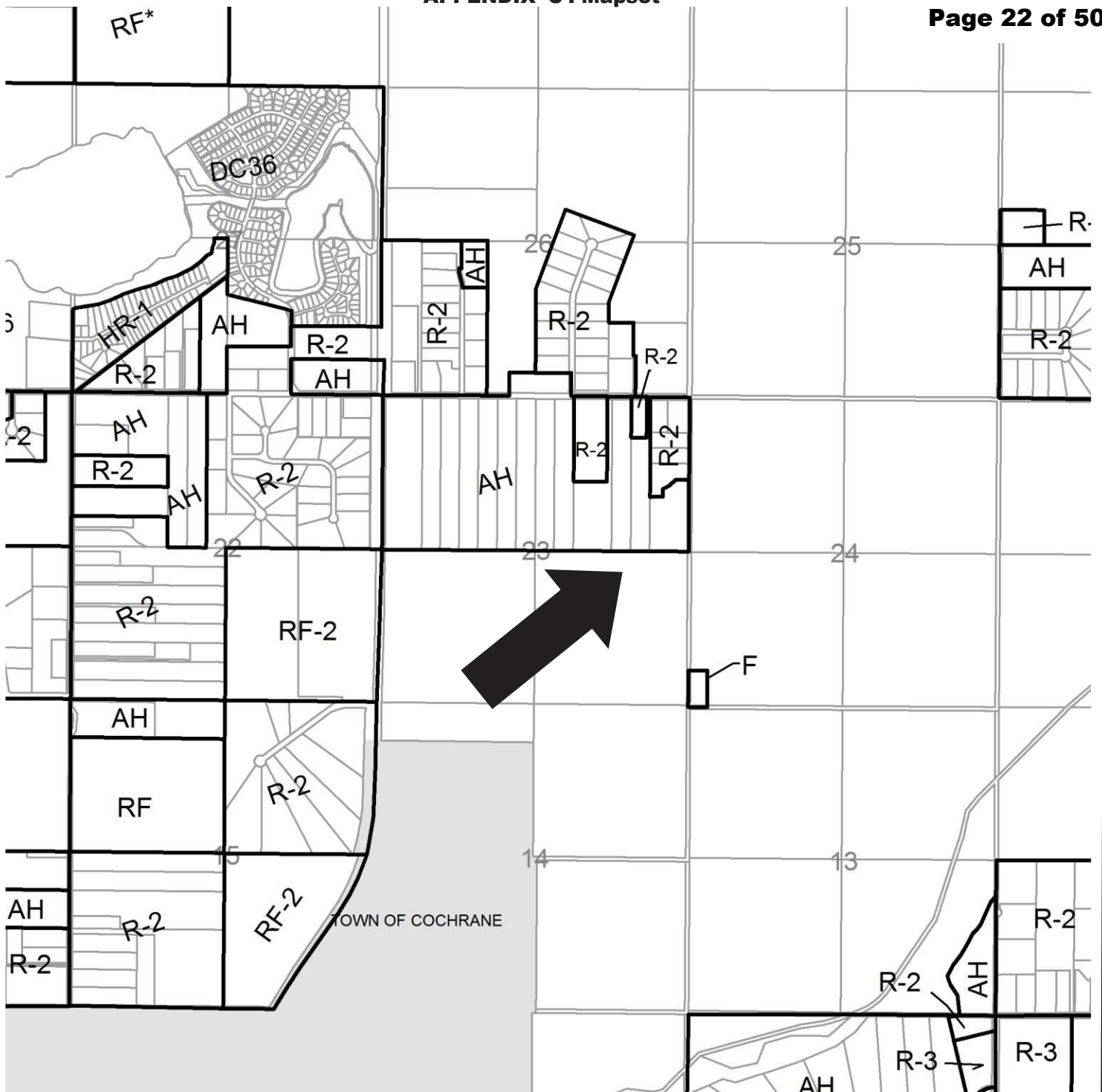
NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

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

LAND USE MAP

NE-23-26-04-W05M

Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

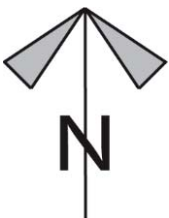
File: 06823011

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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
Contour Interval 2 M



NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

File: 06823011

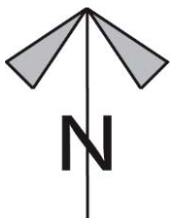
AGENDA
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Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

AIR PHOTO

Spring 2016



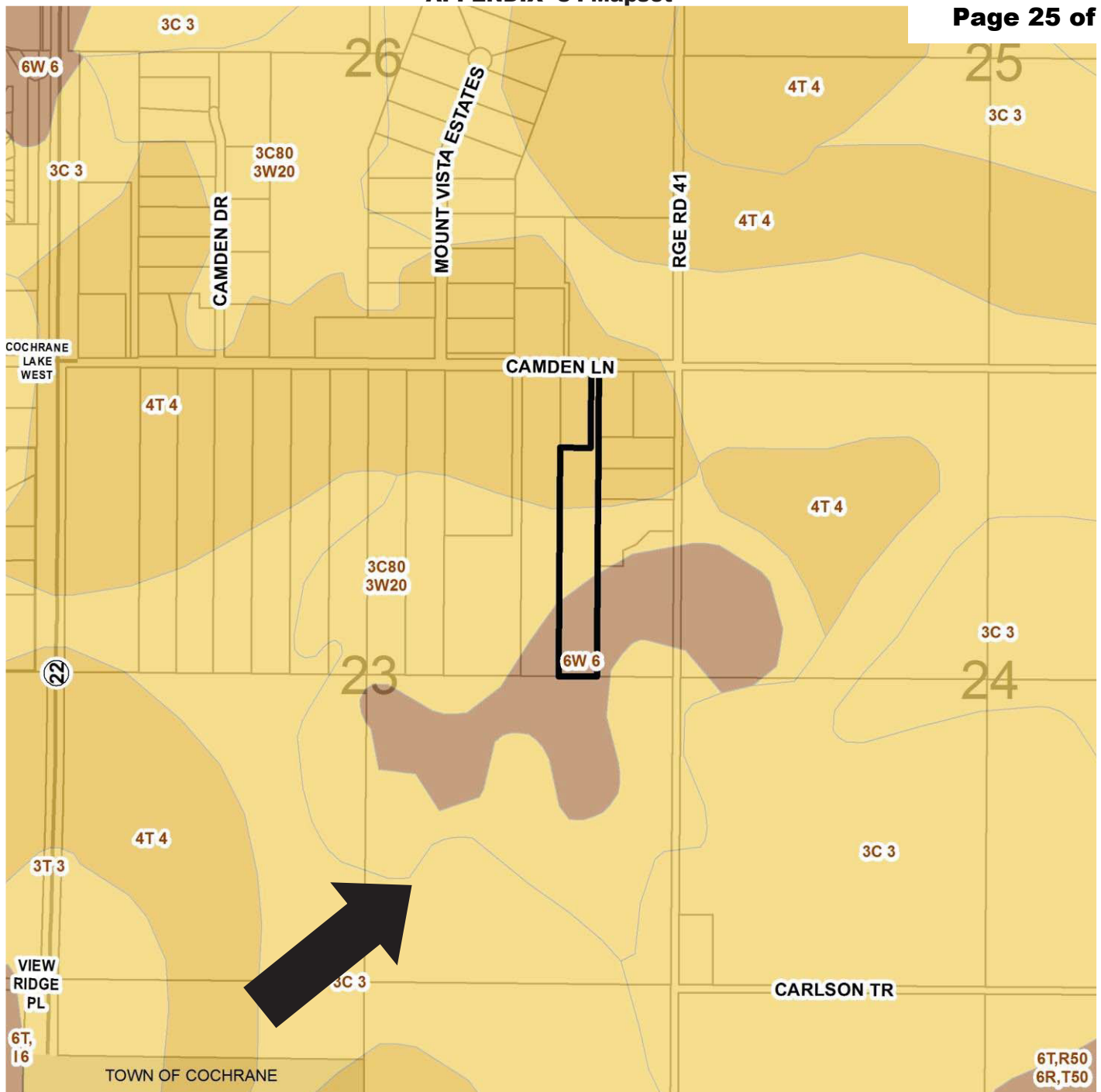
NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

File: 06823011

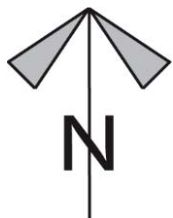
AGENDA
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**LAND CAPABILITY CLASSIFICATION LEGEND***Limitations refer to cereal, oilseeds and tame hay crops***CLI Class**

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

Limitations

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

SOIL MAP

NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

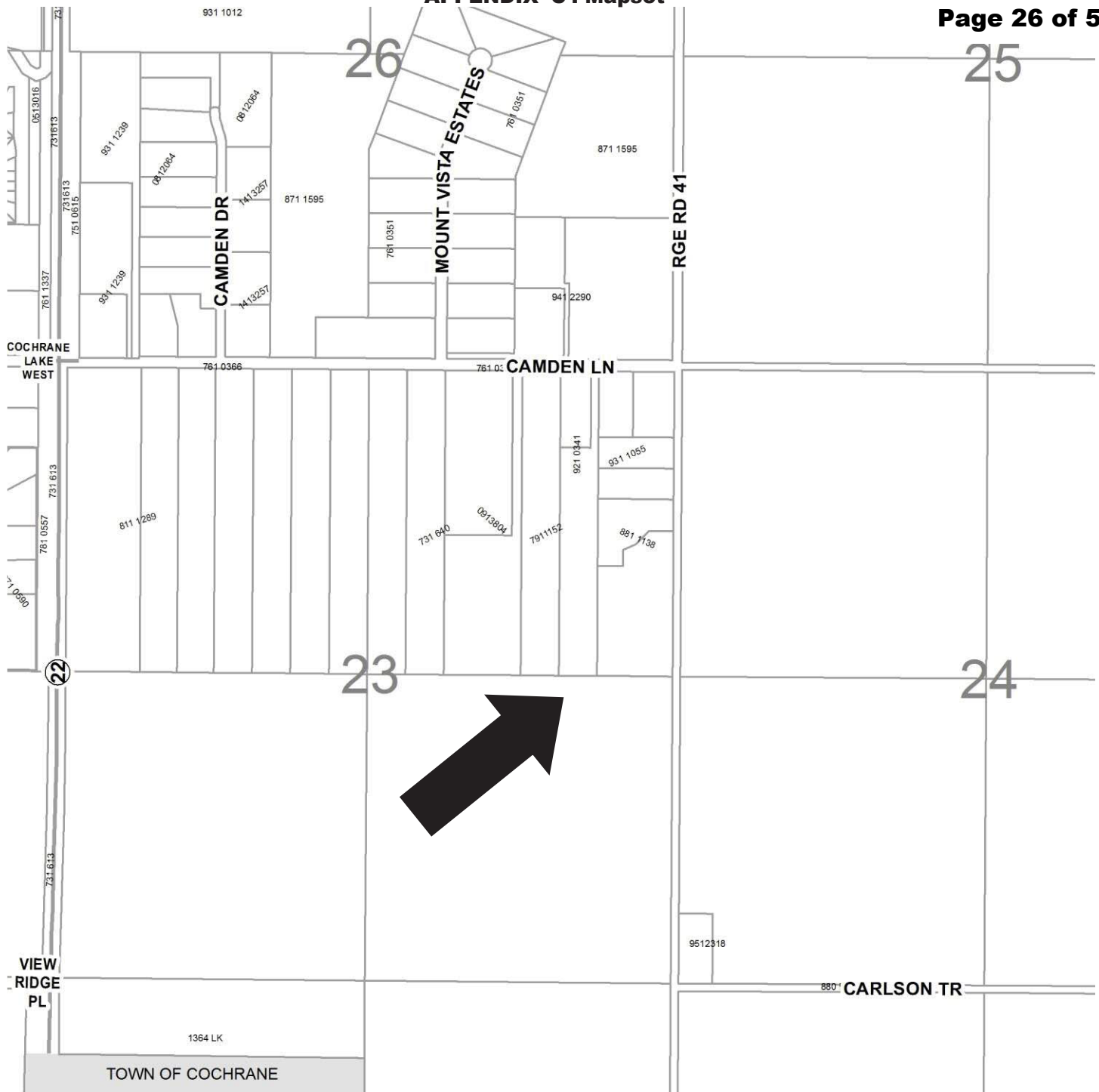
Date: July 13, 2017

Division # 9

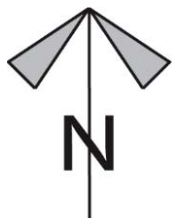
File: 06823011

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APPENDIX 'C': Mapset

**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

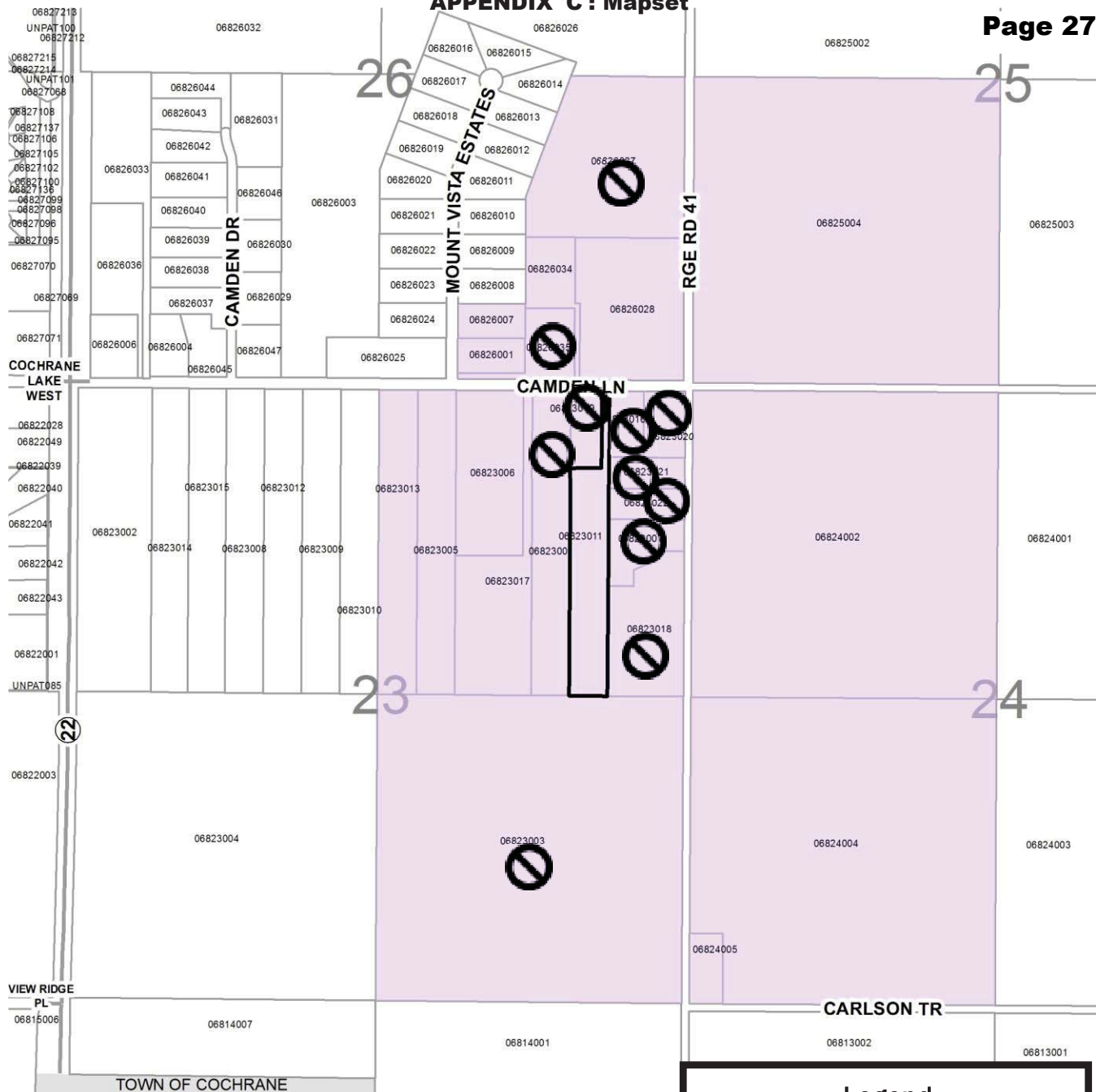
Date: July 13, 2017

Division # 9

File: 06823011

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APPENDIX 'C': Mapset



Legend



Circulation Area

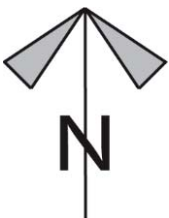


Subject Lands



Letters in Opposition

Letters in Support



LANDOWNER CIRCULATION AREA

NE-23-26-04-W05M

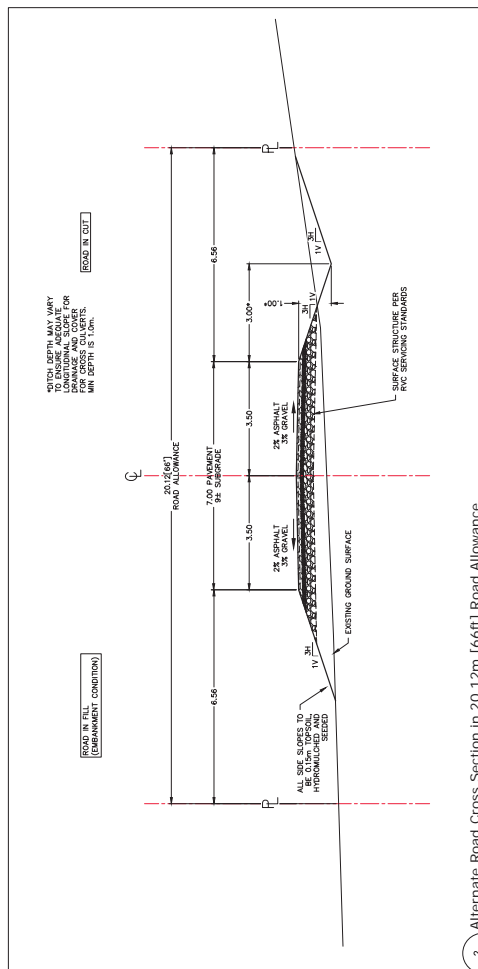
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

File: 06823011

AGENDA
Page 440 of 486



2 Alternate Road Cross Section in 20.12m [66ft] Road Allowance



D. Full size page is 863.6mm x 558.8mm [34"x22"]. This sheet was printed at ANSI full bleed D (34.00 x 22.00 inches)

CULVERT
 EDGE OF PAVEMENT
 UP OF GUTTER
 GRADE BREAK, DAYLIGHT LINE,
 TOE OF SLOPE
 SIGN 141, ALBERTA
TRANSPORTATION SIGN CATALOG
FOR SIGN CODE DETAILS
 DEVELOPMENT BOUNDARY
 DETAIL CALLOUT (DETAIL
NO./DRAWING NO.)
 VIEW DIRECTION FOR
SECTIONS AND PROFILES
 TO PROPERTY LINE
TO PROPERTY LINE, DISTANCE IS OFFSET
BY 0.25M (10")
 WIDTH OF GUTTER AND GUTTER (NUMBER IS
WIDTH OF GUTTER)
 EDGE OF PAVEMENT
 BACK OF WALK, DISTANCE IS OFFSET
TO PROPERTY LINE
 CURVE LABELS
BC = BEGIN CURVE
MC = MIDPOINT OF CURVE
EC = END CURVE
PC = POINT OF COMMON CURVE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE

A	FOR CLIENT REVIEW	2017/11/22	MAK			
△	REVISIONS (CURRENT AT BOTTOM)					

APEGA PERMIT TO PRACTICE P10743

**OSPREY
ENGINEERING
INC.**

BOX 1367 • BLACK DIAMOND, AB • TOL OHO CANADA
TEL: 403-933-2226 FAX: 403-933-2230

Builders Capital

Road Concept

PROJECT No.	170396	DATE:	Nov 2017		
DRAWN:	MAK	CHECKED:	MAK		
DESIGNED:	MAK	APPROVED:	MAK		

REVISION No. A

Page 2

PC1

41031 CAMDEN LANE COMMUNITY ENGAGEMENT REPORT

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY.....	2
2.0 COMMUNICATION.....	2
3.0 COMMUNITY INFORMATION SESSION.....	2
4.0 FEEDBACK.....	3
5.0 CONCLUSION	4

APPENDICIES

A: INVITATION LETTERS
B: OPEN HOUSE PRESENTATION BOARDS
C: FEEDBACK FORM





23 October 2017

COMMUNITY ENGAGEMENT REPORT
41031 CAMDEN LANE LAND USE REDESIGNATION AND SUBDIVISION

Legal Description: NE 23-26-04 W5M
Area: 15.87 acres (6.42 hectares)
Landowner: 2043397 Alberta Ltd. (Builders Capital)
Proposal: Application for Land Use Redesignation from "Agricultural Holdings District" to "Residential Two District" to allow for the subdivision of two additional (2) residential parcels.

1.0 Executive Summary

The following document provides an overview of the community engagement efforts undertaken by the applicant for the Land Use Redesignation and Subdivision application at 41031 Camden Lane. The applicant held a community information session in the form of an open house on Wednesday 18 October 2017 at the Cochrane Ranche ClubHouse in the Town of Cochrane. This report outlines the methods used for engagement and the feedback received.

2.0 Communication and Background Information

Invitations were sent out to neighbours two (2) weeks prior to the open house. A total of 26 letters were sent out and the circulation boundary was set as per the County (Policy #307). The letter included details about the proposal, proposed site plan and contact information.

The initial circulation of the proposal to neighbours was completed in July 2017. Letters of concerns were received by the file manager. Commonly heard concerns included:

- Previous ownership and disruptive tenants (issues with animals, dust/garbage, general upkeep and noise)
- Traffic and road safety
- Lack of agricultural value
- Water usage
- Septic systems overloaded

3.0 Community Information Session

CivicWorks Planning + Design hosted the Community Information session. It was intended to provide clarification to neighbours in regard to the commonly heard concerns and answer any questions about the proposal. Representatives from Builders Capital (Sandy Loutitt and Tracey McLeod) were present to meet neighbours and addresses their concerns expressed about the behavior of previous tenants on the property and the planning application.

Seven (7) people signed in at the information session. The applicant prepared presentation boards outlining the following:

1. A "Welcome" board outlining the location of the site contextually to Highway 22, Cochrane Lakes and Range Road 41.
2. Policy Alignment (Cochrane North Area Structure Plan)
3. Proposal Details





4. Topography
5. Proposed Site Plan and Methods of Servicing (water, wastewater and stormwater)
6. Next Steps and Contact

The presentation boards are provided in Appendix C. Other materials available to participants for review included:

1. Preliminary Groundwater Feasibility Assessment, prepared by Groundwater Information Technologies Ltd.
2. Cochrane North Area Stricture Plan
3. Land Use Bylaw

4.0 Feedback

FEEDBACK	RESPONSE
How will the lots be serviced? Is there enough water.	<ul style="list-style-type: none"> A Preliminary Groundwater Feasibility Assessment has been completed. This report indicates that the diversion of water for the proposed subdivision will not cause adverse effects to other domestic or licensed groundwater users. This report was available for participants to review.
This property is a mess- is it being cleaned up and who lives there now?	<ul style="list-style-type: none"> New tenants moved into the existing residence in June 2017. They have been working with Builder's Capital to clean up the property. Angela Hall, current resident, was present to introduce herself to neighbours and verify aspirations to purchase the Lot upon successful subdivision.
Speed and traffic safety is a concern. The 60 km per hour limit on Camden Lane switches to 80 km per hour after Range Road 41 and the speeding is not enforced. The proliferation of approaches on Camden Lane should also be consolidated at the point of the proposed internal road.	<ul style="list-style-type: none"> The proposed subdivision plan does not create an additional approach onto Camden Lane. It requires upgrades for safety such as paving and widening. The proposed subdivision is for two additional lots for single family residential dwellings. The increase in traffic created the additional density is minimal. Speed is largely an enforcement issue. Residents can contact the County to request the relocation and/or addition of speed signage. We cannot obligate private landowners to revise and consolidate their approach locations to the new road we are proposing.





<p>The Environmental Reserve Easement (ERE) on proposed Lot 3 is appreciated. No public access should be allowed onto my land and fences should be left intact. (Neighbour directly to the south)</p>	<ul style="list-style-type: none"> • The ERE requires the land to remain in its natural state in perpetuity. • There is no public access or grazing permitted on the ERE lands. • Trespassing should be reduced with new property ownership.
---	---

Feedback forms were handed out to all attendees. To date, no feedback forms have been returned. The feedback form distributed is attached in Appendix C.

5.0 Conclusion

Community members who took the opportunity to attend our community information session were well informed of the application and expressed their appreciation of the efforts made by the applicant to host the information session. All attendees expressed their relief to have new tenants at the property and appreciated the efforts made by Builders Capital to clean up the property. Attendees of the open house were notified of the next steps in the application process (including public hearing at Council) and were welcomed to contact the applicant with any further questions or concerns.





Suite 460, 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403.201.5305
F 403.201.5344

September 2017

Attention: Invitation to a Community Wide Information Session
Wednesday, October 18 at the ClubHouse Activity Centre
#80- 1A Highway in the Cochrane Rancho Historic Park
Please drop in between 5:00-7:00 p.m.

Re: Application for Land Use Redesignation from "Agricultural Holdings District" to
"Residential Two District" to allow for the subdivision of two (2) additional Country
Residential parcels
Legal Description: NE 23-26-04 W5M, Plan 9210341, Block 6, Lot 2
Municipal Address: 41031 Camden Lane
Landowner: Builder's Capital Ltd.

Dear Neighbour,

We are proposing a land use redesignation from Agricultural Holdings District to Residential Two District on the above-mentioned lands. If approved by Rocky View County Council, this will allow for a subsequent subdivision application. We are connecting with you today to formally invite you to our community information session and to provide you with the site plan. If you are unable to attend our information session, please feel free to call us directly to discuss the application should you have any questions or concerns. The following offers detailed information about this proposal:

- We are proposing a subdivision plan with a total of three (3) lots (2 new lots and 1 residual lot). The proposed lots are +/- 4.18 acres, +/- 5.22 acres and one lot containing the existing homestead of +/- 4.39 acres.
- The site plan has been strategically designed to provide an internal road built to the County standards. The cul-de-sac bulb has been purposefully located to ensure that it is not directly behind adjacent residences.
- All lots will be serviced by individual groundwater wells and individual high efficiency septic systems. A preliminary Groundwater Feasibility Assessment has been prepared by a Professional Geologist and will be available for review at our information session. As per the Water Act, we are required to ensure that the wells drilled do not adversely affect adjacent existing groundwater users. Each groundwater well requires a pump test and hydrology assessment.



CIVICWORKS.CA



- Should the opportunity become available, a connection to the Horse Creek Water Co-Operative will be made through a Deferred Servicing Agreement.

It is anticipated that this application will go to Council in November 2017. We look forward to meeting you at our information session on October 18 and addressing any questions or comments you may have. If you are unable to attend our information session, please do not hesitate to contact CivicWorks Planning + Design. We are happy to connect with you at your convenience.

Sincerely,
CivicWorks Planning + Design Inc.

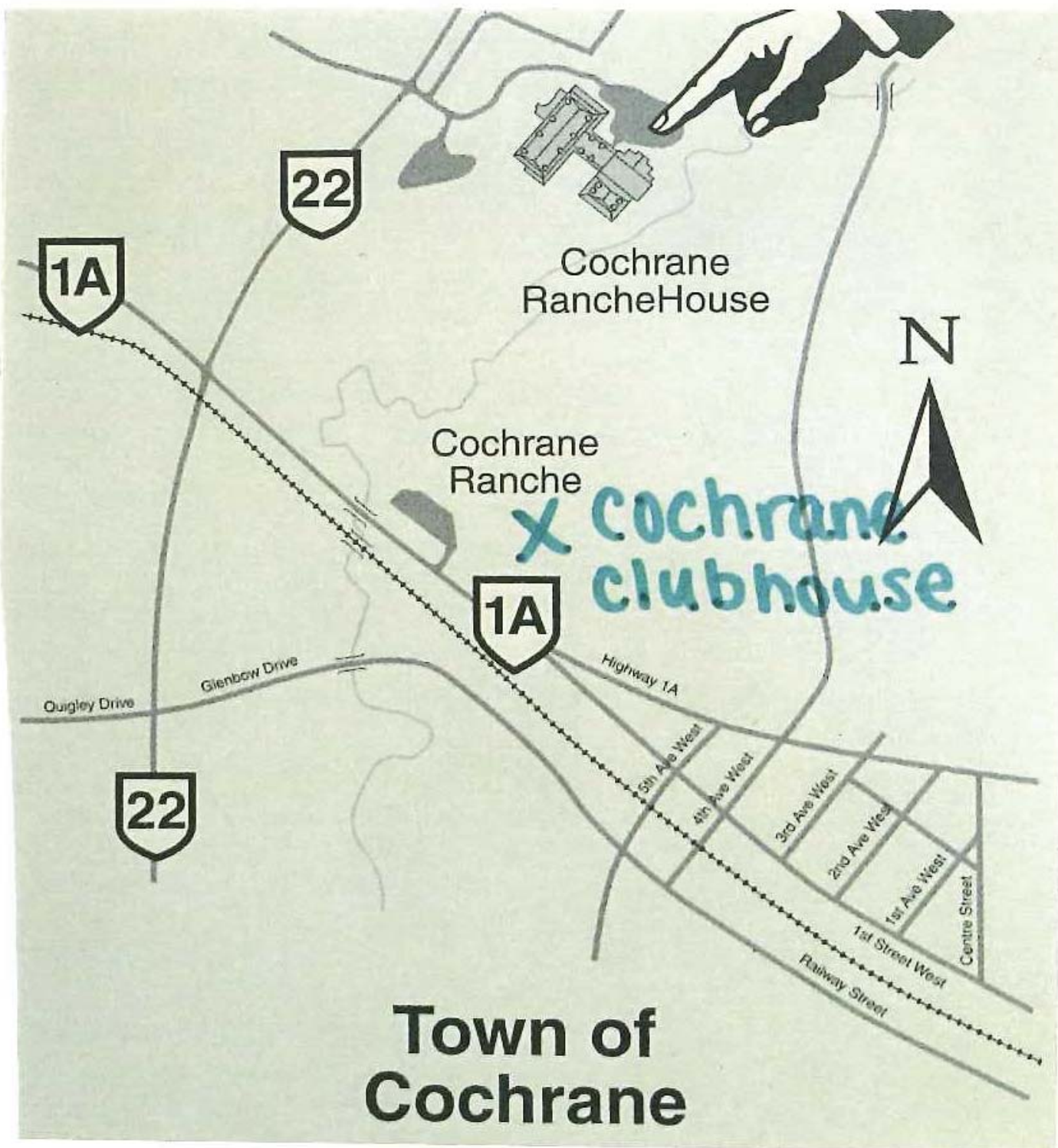
A handwritten signature in black ink that reads "Appleby.".

Jocelyn Appleby, Planner

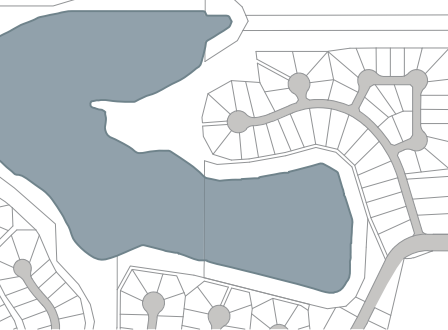


Community Information Session location:

The ClubHouse Activity Centre, #80- 1A Highway in the Cochrane Rancho Historic Park



WELCOME



SHERIFF ROAD

COCHRANE LAKE ROAD

DIAMOND RIDGE ESTATES

22

CAMDEN DRIVE

MOUNT VISTA ESTATES

26

CAMDEN LANE

SUBJECT SITE
41031 CAMDEN LANE

23

24

300m

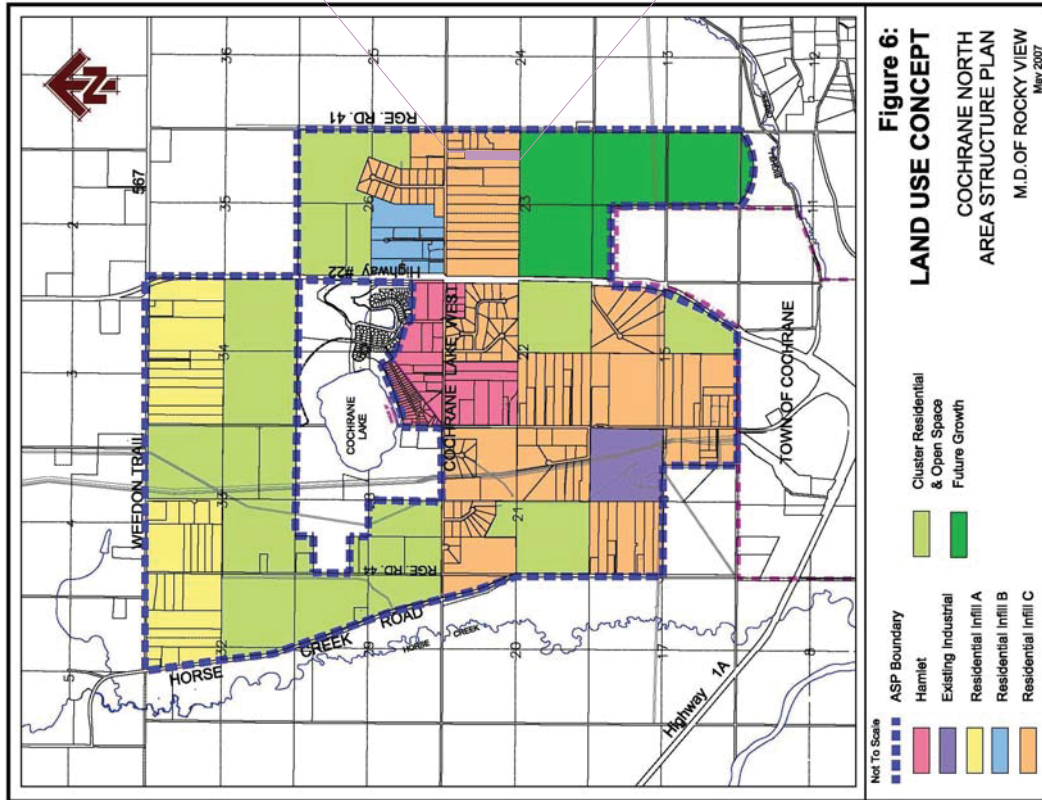
THANK YOU FOR ATTENDING OUR COMMUNITY
INFORMATION SESSION!

The purpose of tonight's meeting is to inform our neighbours about the proposed
Land Use application and discuss any comments or concerns you may have.

WE WELCOME YOUR COMMENTS AND FEEDBACK.

CIVICWORKS
PLANNING + DESIGN

POLICY ALIGNMENT



COCHRANE NORTH AREA STRUCTURE PLAN

The following policies of Section 6.1: Residential Infill A, B, and C on pages 19 and 20 of the Cochrane North Area Structure Plan state the following of importance to this land use proposal:

- 6.1.1 The predominant land use within the Residential Infill Policy Area shall be residential development.
- 6.1.4 The minimum residential parcel size within the Residential Infill C Policy Area shall be 4 acres.
- 6.1.9 Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.
- 6.1.11 Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.

The proposed land use is contextually appropriate given the developed R-2 parcels directly east of the site and north of Camden Lane, which align with the size of the lots being proposed (approximately 4.00 acres). The addition of two (2) residential lots in this area is therefore minimal when considering the greater R-2 development context.

PROPOSAL DETAILS

LAND USE REDESIGNATION

The proposed land use redesignation for the subject site is from Agricultural Holdings District (AH) to Residential Two District (R-2), facilitating the future subdivision of two new residential parcels. The intent is to construct a subdivision with building spaces set back appropriately from Camden Lane that sensitively interface with the existing neighbourhood.

As exemplified by this land use figure, there exists substantial precedent for R-2 magnitude development in the vicinity. Should the subject site achieve the redesignation, two new homes would be constructed on the site that align with neighbouring R-2 parcels.

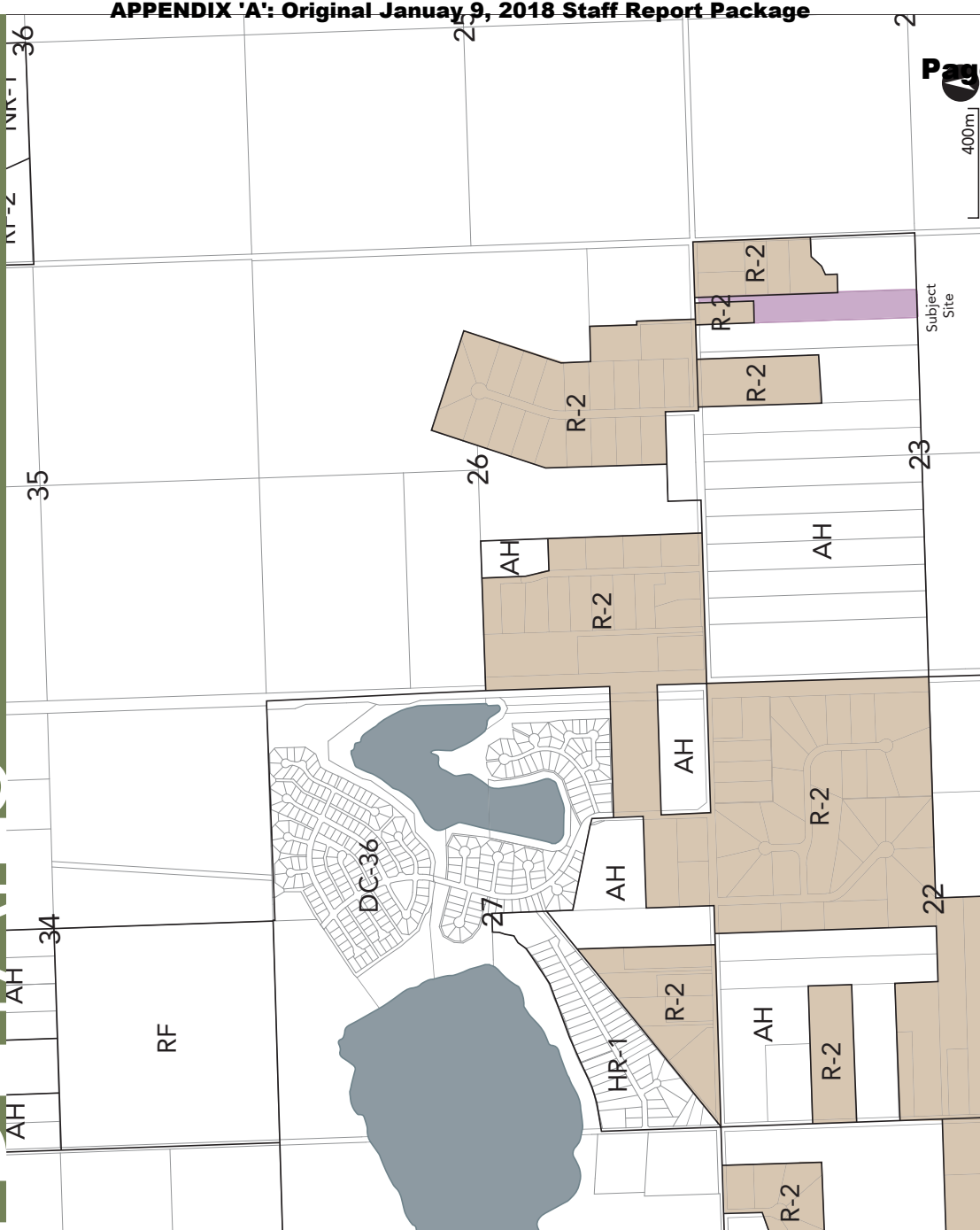
SITE AREA

15.87 acres

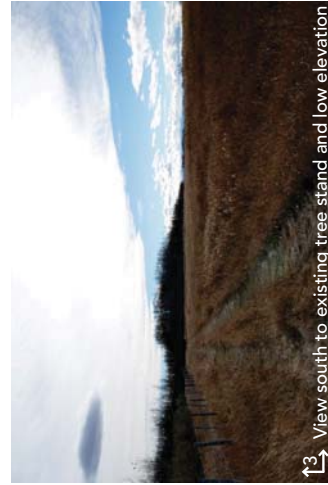
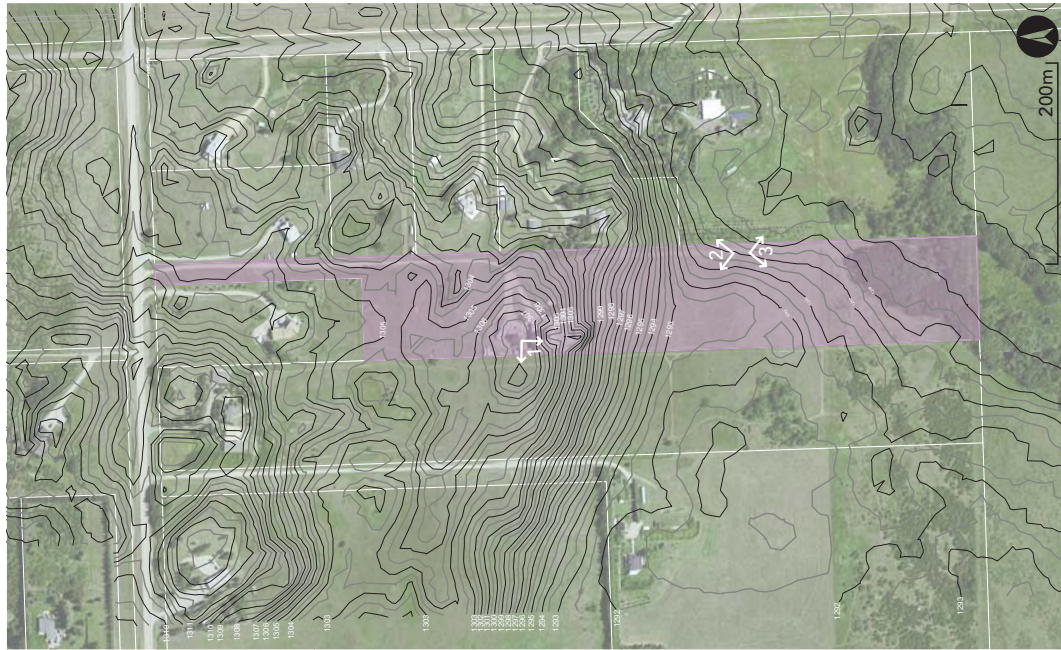
LANDOWNER



Builders Capital (2043397 Alberta Ltd.) is the subject site landowner. Builders Capital is a multi-faceted company that specializes in construction lending, real estate development, and home building.



TOPOGRAPHY



HIGHEST ELEVATION

1307m

LOWEST ELEVATION

1288m

ELEVATION CHANGE

19m

TOPOGRAPHY DETAILS

Topography generally undulates across the site, peaking in the centre. Moving south from Camden Lane, the elevation rises to its highest point in the centre of the site where the existing dwelling is located, at a height of 1307m. From here, there is a moderate grade sloping downward towards the south.

The southernmost portion of the site levels out and possesses an elevation of 1288m, resulting in a total elevation range of 19m.

A low lying area supports an Environmental Reserve Easement on the site plan. It supports an existing tree stand and will be retained as a stormwater element where flows will naturally drain. It is to be retained in its natural state in perpetuity.

SITE PLAN + SERVICING

SITE PLAN HIGHLIGHTS

ROADS

The internal road will be constructed to a Country Residential standard. This includes a paved surface, two lanes, a reduced right of way of 20m, while still accommodating for the minimum surface width requirement and modified ditches.

The paved cul-de-sac bulb is strategically designed to avoid being located directly behind neighbouring homes. Its apron will allow access to all three subdivided parcels.

The panhandle paralleling Lot 2 and providing access to Lot 3 will be 12.5m wide as per County standards.

LOTS

The subdivision will produce three lots total from the original parcel. The northernmost lot will be 4.39 acres and possess the existing residence. Lot 2, located south of Lot 1 will be 4.18 acres while Lot 3 will measure 5.22 acres at the southernmost portion of the subject site (including an ERE area).

As per the Land Use Bylaw, the proposed lot sizes allow for one Animal Unit per parcel.

In July 2017, the Hall family became the new tenants of the parcel. Should the Land Use Redesignation and Subdivision be approved, their intent is to purchase the residence and Lot 1. They have been working with Builders Capital in the interim to clean up the property.

ENVIRONMENTAL RESERVE EASEMENT (ERE)

This land, composing a portion of Lot 3 at the southern extent of the subject site is an existing tree stand. Through this land use redesignation, it is intended to become Environmental Reserve Easement, requiring the 1.84 acres of land in the southeast corner of Lot 3 is to remain in its natural state in perpetuity.



SITE SERVICING INFORMATION

WATER AND WASTEWATER

All lots are proposed to be serviced by individual groundwater wells and high efficiency septic systems. A Deferred Servicing Agreement to connect to Horse Creek Water Services for piped water and wastewater connections will be made, should this servicing extend to the subject site in the future.

STORMWATER

A Site Specific Stormwater Implementation Plan (SSIP) must be created for the subject site as a condition of subdivision approval. It will focus on natural topography and existing flows to the Environmental Reserve Easement to capture on-site stormwater.

PRELIMINARY GROUNDWATER FEASIBILITY ASSESSMENT

A Preliminary Groundwater Feasibility Assessment has been prepared by Groundwater Information Technologies Ltd. This report is a desktop review (available for reading at this Open House) that determines expected water well yield and aquifer zones. It also reviews the history of well drilling and water quality analysis in the area.

This report has been deemed acceptable by the County Engineering Services Department.

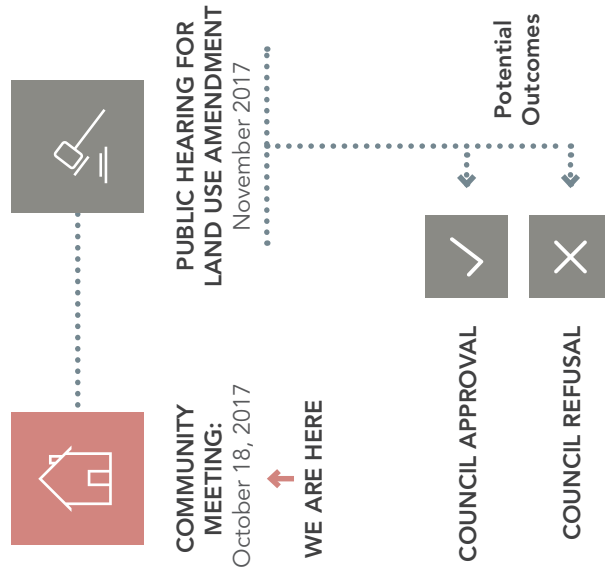
The diversion of water for the subdivision will not cause adverse effects to other domestic or licensed groundwater users or have adverse effects on existing springs or other groundwater discharge area.

Aquifers underlying proposed subdivision can supply water at a rate of 1250 m³/year for each household for domestic purposes (as defined in the water act)

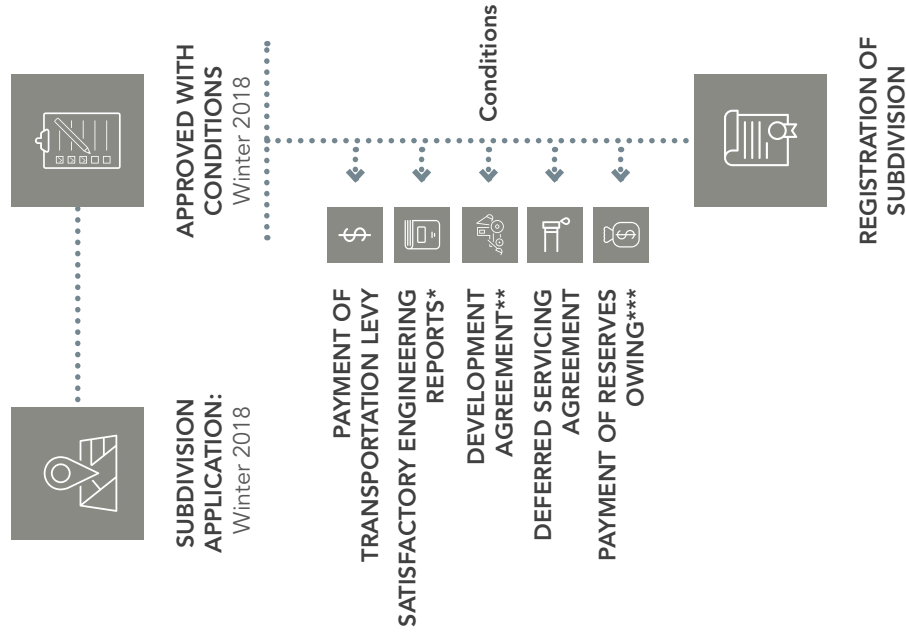
The diversion of groundwater for the households in the proposed subdivision is consistent with the approved water management plan for the area.

NEXT STEPS + CONTACTS

NEAR FUTURE:



FOLLOWING APPROVAL:



CONTACT:

Thank you for attending our Community Information Session. Please do not hesitate to connect with the CivicWorks team or Municipal File Manager with any further questions or comments.

CIVICWORKS PLANNING + DESIGN INC. CONTACT

Jocelyn Appleby, Planner

403.201.5305

jocelyn@civicworks.ca

MUNICIPAL FILE MANAGER CONTACT

Meghan Norman, Planner

403.520.3921

mnorman@rockyview.ca

*Includes Geotechnical Study, Stormwater Implementation Plan, PSTS Assessment, and Aquifer Pumping + Testing Report.
**Development Agreement entered for the construction of a paved road and cul de sac leading to subdivided parcels.
***These conditions represent major subdivision registration milestones, however, the actual list may be more exhaustive.

41031 Camden Lane- Land Use Redesignation and Subdivision Proposal

Thank you for attending our Community Information session on October 18, 2017. We appreciate any feedback you have for our project team or questions/concerns about the project.

1. Do you feel we have provided a clear understanding of the proposed Land Use Redesignation?

Yes

No

If no, please indicate if you would like a member of our Planning team to connect with you to provide clarity or further information. Please indicate preferred contact method.

Email:

Phone:

2. Do you feel fully informed of the next steps involved in this proposal? This includes Public Hearing at Council (November, 2017) and Subdivision application.

Yes

No

If no, please indicate if you would like a member of our Planning team to connect with you to provide clarity or further information. Please indicate preferred contact method.

Email:

Phone:

3. What is your biggest concern regarding this proposal?

4. What is your biggest hope regarding this proposal?

We encourage you to contact us with any questions or feedback. You can also provide feedback to the questions below via email.

Contact:

E: jocelyn@civicworks.ca

T: 403.201.5305

From:
Sent: Wednesday, July 26, 2017 10:16 PM
To: Meghan Norman; Scott Kerr
Subject: Against Proposal Application Number PL20170108
Attachments: MD Proposal Against July 26.docx

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Recorded Circ comments

Please read the attachment that is **NOT IN FAVOR** in regards to:

File Number **06823011**

Application Number **PL20170108**

Division 9

Regards

Doug and Dawne Lewis

July 26, 2017

Doug and Dawne Lewis

Megan Norman

Email: mnorman@rockyview.ca

Re: File Number 06823011 Application Number PL20170108 Division 9

My wife Dawne and I would like to express our concern with the application listed above.


We have had previous concerns with the amount of traffic and traffic noise with just one resident and the rental within the residence. There was traffic constantly going back and forth to a supposed "Storage" Sea Cans (5) that had traffic with pick ups and trailers coming and going always during the day and night. Dust is a constant issue also with the vehicles going back and forth and travelling at increased speed on the driveway.

The driveway entrance and exit to the property in the application runs along side our property directly to the west of the road. The traffic noise and dust is annoying and disrupting my wife during the day when she is trying to sleep (my wife works shift work). We are constantly getting dust and noise when trying to sit outside with family friends and grandchildren. We would like to enjoy our peace and quiet.

With the increase of 3 properties, this will only add to the problem and we are adamantly against the division of this property. This is unreasonable and not a healthy situation with the added noise and dust in our rural community.

Please be advised that we are NOT in favor of this proposal.

Regards

A handwritten signature in black ink, appearing to read "Doug L.", with a stylized flourish at the end.

Doug Lewis

From:
Sent: Tuesday, August 01, 2017 8:21 AM
To: Meghan Norman
Subject: File 06823011 PL20170108

Follow Up Flag: Follow up
Flag Status: Flagged

My wife, Holly and myself (William Camden), property owners directly to the south of the proposed change in the land parcels from Agriculture Holdings to residential, are opposed to the changes.

The parcel size is currently near 16 acres and could possibly be used for some agriculture value, but the sub-dividing down to approximately 4 acres has absolutely no agriculture value. One would assume there is currently one (1) water well on the 16 acres and obviously there would need to be two (2) other wells drilled to accommodate the other parcels. The water in this area is not that plentiful and anyone purchasing a 4 acre parcel most likely wants a companion animal such as a horse, donkey, llama, sheep etc and a garden, all of them taking a large amount of water.

Previously the Rocky View County was in opposition to sub-dividing a quarter section approximately 1/2 a mile east of this location and wanted the smallest parcels to be 40 acres and be able to sustain agriculture? They should most likely stick with their thoughts and not over crowd an already crowded area.

Yours truly,

William & Holly Camden

July 29, 2017

Scott R Kerr

Megan Norman

Email: mnorman@rockyview.ca

Re: **File Number 06823011 Application Number PL20170108 Division 9**

I would like to express our concern regarding the above application.

This place has been an ongoing issue for everyone in the surrounding area and in conjunction with a lack of attention despite repeated complaints and conversations with the count regarding numerous violations, it continues to be ongoing concern, from dogs, to horses, garbage, noise, traffic, on site contaminated landfill, and the list goes on.

Specific concerns I have with the application would be the following:

- Traffic (this approach is already a highway as far as volume)
- Construction traffic and noise if approved
- Entry to current location and secondary entry to proposed lots (how will they get secondary access?)
- Continual garbage on property that is devaluing our current property
- Water
- Noise
- Dust and garbage
- Animals and lack of attention to look after them, maintain them and keep them on their own property
- I was always told that properties such as this were only allowed to be subdivide "once"?

We also know that from ongoing previous dealings with the county, it is our understanding seeing it first hand that the county itself and those running it, are "coin" operated, so even though all the surrounding neighbors will reject to the proposed subdivision, as long as money exchanges hand with the county, then it will go ahead nevertheless... Be happy to discuss this in more detail with your leaders any time they would like! So, this is also why I will not spend any more time on this letter!

NOT in favor of this proposal.

Regards



Scott Kerr



AUG 1 2017

MD Rocky View County- PLANNING SERVICES
ATTENTION

MEGAN NORMAN

FILE# 06823011

APPLICATION# PL20170108

WE THE LANDOWNERS IN CAMDEN LAKE AND RR 41
AREA STRONGLY DISAGREE WITH THE
APPLICATION FOR REDESIGNATION OF LOT 2, BLK 6,
PLAN 9210341 FROM AGRICULTURAL HOLDINGS DISTRICT
TO RESIDENTIAL TWO DISTRICT FOR CREATION OF
THREE RESIDENTIAL LOTS.

THIS APPLICATION HAS BEEN TURNED DOWN
BEFORE FOR FOLLOWING REASONS

THESE ARE SPAGETTI STRIPS OF LAND WITH
NO DEVELOPMENT ON SOUTH ENDS WITH IT IS
A W-5 WETLAND AREA WITH A WILDLIFE
CORRIDOR WHICH WILL BE IMPACTED.

THE ACCESS OFF CAMDEN LAKE HAS THREE
APPROACHES WITHIN 35 METERS OF EACH OTHER
WHICH IS ON A HILL. THIS IS A HUGE CONCERN.

THERE IS NO AREA STRUCTURE PLAN OR CONCEPT
PLAN AND IS NOT COMPATIBLE WITH EXISTING
USE IN AREA.

HOW ARE LOTS TO BE DIVIDED UP?
WATER ACCESSIBILITY IS POOR IN AREA!!

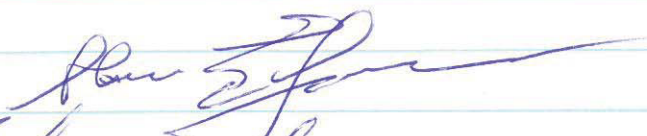
THERE ARE TOO MANY WELLS IN THE INFRASTRUCTURE ALREADY WITH LOW OUTFLOW.

IS THE ACCESS TO THE PROPOSED LOTS LEGAL? DO THEY HAVE INDIVIDUAL ACCESS? DESIGNED ROAD WIDTH AND DITCHES? TWO WAY TRAFFIC? THE NUMBER OF POTENTIAL VEHICLES COMING AND GOING PAST EXISTING HOMES CLOSE TO ACCESS POINTS WILL HAVE A HUGE IMPACT ON QUALITY OF LIFE.

WITH THREE APPROACHES SO CLOSE TO EACH OTHER ONTO CAMDEN LAKE WILL BE UNSAFE. WITH MORE ENTERING CAMDEN LAKE. VERY BUSY ALREADY.

THE APPLICANT IS A MORTGAGE COMPANY NOT A RESIDENT IN AREA WHO HAS FORECLOSED ON THE PROPERTY AND ANOTHER ONE THAT IS ADJACENT TO IT. BOTH OF THEM HAVE HOMES THAT WERE POORLY DESIGNED AND BUILT THAT HAVE BEEN FOR SALE FOR MANY YEARS. NOW THEY ARE TRYING TO RECOVER LOSSES BY SUBDIVIDING LAND THAT IS NOT SUITABLE FOR AREA OF RESIDENCES.

SINCERELY
ALAN + WILMA EDECOMBE


W Edcombe.

Signatures

[Signature]
[Signature]
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R 4, Mp.

80.48

20.12

R 5, Mp.

33"

DOUG + DAWN
LEWIS

20"

NARINDER
MANNAN

RYAN
+
MICHELLE
HOLT

SCOTT
KERR

LOT 1

BLOCK 6

LOT 1

AREA = 1.619 Ha.
4.00 Ac.

OBJECT

OBJECT

OBJECT

OBJECT

BLOCK 4

PLAN ~~761 0974~~

741 0974

AC CORRECTED MARCH 19, 1992

DAVID + CHRISTINE

OBJECT FOSTER

791152

For
Sale

Dan
+
KARNE
CLARK

OBJECT

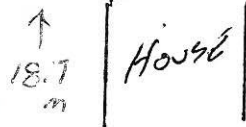
BLOCK 5

BLOCK 6

CLARKS
→



ALAN + WILMA
EDGEcombe



OBJECT

EWART
+
NINA
MOORSON

LOT 2

AREA = 6.424 Ha.
15.87 Ac.

PLAN

BLOCK
PLAN

DAWN + MELONY

← PANTHERY

OBJECT

OBJECT

Notice of Motion: **To be read in at the January 23, 2018 Council Meeting**
To be debated at the February 13, 2018 Council Meeting

Title: **Creation of a List of Electors**

Presented By: **Councillor Samanntha Wright, Division 8**

Whereas Democratic principles and rights must be preserved and, where possible, enhanced;

Whereas Democratic principles and the rights of all residents are based on fair elections;

Whereas The National Register of Electors is a database of Canadians who are qualified to vote. It contains basic information about each person – name, gender, date of birth, address, and unique identifier. The Register may also be used to produce lists of electors for provinces, territories, municipalities and school boards that have signed agreements for that purpose, as permitted by the Canada Elections Act and provincial statutes;

Whereas Elections Canada produces preliminary lists of electors for federal elections, by-elections and referendums, using information from the National Register of Electors. Returning officers then update the lists for each riding during the revision period;

Whereas Rocky View County has not created any such proper list of eligible voters and that a lack of a list of voters in any jurisdiction can make it seem to be unfair;

Whereas There is a belief among, at least some, Rocky View County residents that there has been improper voting in one or more previous Rocky View County elections;

Whereas The creation, use and maintenance of a list of electors is dependent on a municipal bylaw passed by Council (LAEA s. 49(1), 50(1)). If a list of electors is prepared, the bylaw must also prescribe procedures and forms governing the enumeration of electors. This should include policy regarding: enumeration, collection methods, collection frequency, type of information collected, data security, permanent storage, retention, access, list revision, list distribution and use;

Whereas Under LAEA 49(2)(a)(b), the County may also by bylaw enter into an agreement with Elections Alberta to receive information that will assist the County in compiling a list of electors. In return, the County is required to provide to Elections Alberta

information for the purpose of revising the register of electors under the Elections Act.

THEREFORE, BE IT RESOLVED THAT Rocky View County create and use a Rocky View County resident list of electors voter list in the next and all subsequent RVC elections.

BACKGROUND:

Bylaw/Policy/Procedure Suggestions

The revision period usually begins 33 days before election day. This 28-day period ends at 6:00 p.m. on the sixth day before election day.

During the revision period, electors may:

- correct their names and addresses on the lists of electors
- add their names to those lists
- ask that the names of electors be deleted (for example, those of deceased electors)
- until the 14th day before election day, file an objection against another elector, disputing the right of that person to be on the lists of electors for the riding

Correcting name and address information

Between the 26th and the 24th days before election day, each returning officer sends a voter information card to every person in the electoral district whose name is on the preliminary lists of electors.

If the name or address on the card is incorrect, the elector may contact the returning officer in person or by telephone, fax or mail to make the correction. In most cases, the returning officer will ask the elector for additional information as proof of identity.

Adding your name to the voter's list

An elector who does not receive a voter information card or who knows that he or she is not registered in the electoral district may ask the returning officer for a registration form in person, or by telephone, fax or mail. The elector then returns the completed form to the returning officer in person, or by fax or mail.

If the elector is not listed in the National Register of Electors, he or she must provide documents proving the elector's identity and address:

1. One piece of government-issued identification with the elector's photo, name and current address (for example, a driver's licence or provincial/territorial ID card); or
2. Two pieces of identification:
 - one piece with the elector's name (for example, a social insurance number card, old age security card or health card); and

- another piece with the elector's name and current address (such as a tax assessment, utility bill or credit card statement); or

3. An affidavit signed before a person authorized to receive oaths in the province or territory and showing the name, current address of ordinary residence and signature of the elector; or

4. If the elector cannot provide any of the documents above, a document showing the name and current address of the elector's spouse or of the person on whom the elector is dependent. This document must meet the requirements in option 1 or 2 above. Both the elector to be registered and the person whose name appears on this document must be present at the time it is offered, and they must live at the same address.

An elector may register another elector:

- who lives at the same address, by completing a registration form and signing it in the presence of the revising agents at the elector's residence
- who lives at the same address, by showing proof of identity and address at the local Elections Canada office
- who does not live at the same address, by showing written authorization and proof of identity and address at the local Elections Canada office

Deleting a name

An elector, or a friend or relative of an elector, may apply to the local Elections Canada office to have the elector's name removed from a list of electors. Usually, such a request is made when someone is not qualified to vote, or when an elector who is a friend or relative has died. Proof of identity and proof of death, when applicable, are required.

Objections

One elector may file an objection against another, disputing the right of that person to be on the lists of electors for the electoral district. The objector must file an affidavit of objection with the returning officer between the issue of the writs and the 14th day before election day. The returning officer then formally notifies the person against whom the objection has been filed, and the candidates in the riding, and convenes a hearing. The person objected to, his or her representatives, the objector and candidates' representatives may attend. The onus is on the objector to establish that the name of the person objected to should be deleted.

Targeted revision

In consultation with the Chief Electoral Officer and other partners, the returning officer may determine that certain areas of an electoral district – new residential developments, high-mobility areas, post-secondary institution residences, long-term care facilities and First Nations reserves – may require targeted revision.

During the revision period, pairs of revising agents visit the targeted addresses. Electors thus have an additional opportunity to register. If an elector is not present

during the visit, the agents will leave a booklet containing a mail-in application at the door.

For long-term care facilities, revising agents will visit electors in person to collect applications for registration.

The Act entitles revising agents to gain access to apartment buildings, condominium buildings or other multiple-residence buildings or gated communities unless the building's administrator believes that residents' physical or emotional well-being could be harmed.

Registering to vote after the revision period ends

To have your name added to the voters list at the polling place, you must prove your identity and address. You can do this in one of three ways:

- Show any government card with your photo, name and current address; or
- Show two pieces of identification from the list of accepted identification. At least one must have your current address; or
- Take an oath. Show two pieces of identification with your name and have someone who knows you attest to your address. This person must show proof of identity and address, be registered in the same polling division, and attest for only one person. A person whose address has been attested to cannot attest for another elector.

Eligibility to vote

An elector must be registered and prove his or her identity and address using one of the three accepted methods before he or she can vote. An elector is eligible to register if he or she:

- is a Canadian citizen
- is at least 18 years old on election day
- lives in the electoral district

For a by-election, an elector must live in the electoral district from the 33rd day before election day (the day on which revision usually begins) to election day.

PLANNING SERVICES

TO:	Subdivision Authority	
DATE:	January 23, 2018	DIVISION: 7
FILE:	07505005	APPLICATION: PL20170166
SUBJECT:	Subdivision Item – New and Distinct Use - Agricultural Holdings District and Ranch and Farm District – near Big Hill Springs Road	

¹ADMINISTRATION RECOMMENDATION:

THAT Subdivision Application PL20170166 be approved with the conditions noted in Appendix A.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 9.71 hectare (24.00 acre) parcel (Lot 1) with a ± 23.78 hectare (58.77 acre) remainder. The subject land is located approximately 0.41 kilometers (1/4 mile) north of Big Hill Springs Road and on the west side of Range Road 14 (See Appendix 'C').

As per the *Municipal Government Act* (MGA 623) and the *Subdivision Authority Bylaw* (C-7456-2015), Council is the Subdivision Authority for this application. Subdivision approvals are required to divide a parcel of land into two or more parcels or to realign parcel boundaries. Technical requirements such as road access, water and sewer, and stormwater are key considerations in subdivision applications.

The property contains two dwellings, each of which is serviced by individual water wells and septic tank and field systems. Each parcel would retain its respective existing driveway. As a condition of subdivision, the Applicant would be subject to the Transportation Off-Site Levy, which would be applied on 3 acres of Lot 1 and deferred on the remainder parcel. Municipal Reserves would also be applied on Lot 1 and deferred on the remainder per Section 663 (b) of the *Municipal Government Act*, which provides that a subdivision authority may not require the owner of a parcel of land that is the subject of a proposed subdivision to provide reserve land or money in place of reserve land if land is to be subdivided into lots of 16.0 hectares or more and is to be used only for agricultural purposes.

Administration has reviewed the application and determined that:

- The subject land holds the appropriate land use; and
- All technical aspects can be addressed through the subdivision conditions.

Therefore, Administration recommends approval in accordance with **Option #1**.

PROPOSAL: To create a ± 9.71 hectare (± 24.00 acre) parcel with a ± 23.78 hectare (± 58.77 acre) remainder to accommodate a new agricultural use (horticultural development).	GENERAL LOCATION: Located approximately 0.41 kilometers (1/4 mile) north of Big Hill Springs Road and on the west side of Range Road 14.
LEGAL DESCRIPTION: Within SE-05-27-01-W05M	GROSS AREA: ± 33.5 hectares (± 82.77 acres)
APPLICANT: Larry Konschuk	RESERVE STATUS: Municipal Reserves

¹ **Administration Resources**
Oksana Newmen, Planning Services
Eric Schuh, Engineering Services



OWNER: Marvin and Johanna Fowler	outstanding comprise 10% of the parent parcel.
LAND USE DESIGNATION: Agricultural Holdings District (AH) and Ranch and Farm District (RF)	LEVIES INFORMATION: Transportation Offsite Levy is required on Lot 1 and deferred on remainder.
DATE SUBDIVISION APPLICATION DEEMED COMPLETE: October 25, 2017	APPEAL BOARD: Subdivision and Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Level 1 PSTS Variation Assessment for Lot 1 (May 4, 2017) and remainder (December 21, 2017) 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (Bylaw C-7280-2013); and Land Use Bylaw (Bylaw C-4841-97).

PUBLIC SUBMISSIONS:

Notifications were sent to 16 adjacent landowners. One response was received that supported the subdivision, but was concerned about water use from the proposed future horticultural operation (see Appendix 'D').

AGENCY SUBMISSIONS:

The application was circulated to 26 internal and external agencies. The responses are available in Appendix 'B'.

HISTORY:

- October 10, 2017** Council approved redesignation application PL20170074 to redesignate the subject land from Ranch and Farm District to Agricultural Holdings District, in order to facilitate the creation of a 9.71 hectare (\pm 24.00 acre) parcel with a \pm 23.78 hectare (\pm 58.77 acre) remainder to accommodate a new agricultural use (horticultural development).
- May 27, 2005** Plan 0511894 was registered creating one 8.09 hectare (20.00 acre) parcel.
- 1984** The subject 33.51 hectare (82.77 acre) parcel was created.

TECHNICAL CONSIDERATIONS:

This application has been evaluated in accordance with the matters listed in Sections 7 and 14 of the Subdivision and Development Regulation, which are as follows:

a) The site's topography

The topography of the land slopes generally from west to east. The proposed remainder contains a tributary of Nose Creek with an associated 60.0 m riparian setback; however, this does not inhibit development potential. There is a significant area suitable for development within the proposed Lot 1 for a horticultural development.

Conditions: None

b) The site's soil characteristics

Approximately two-thirds of the Lot 1 lands contain Class 4 soil with severe limitation for crop operation due to adverse topography and temperature, with the remaining one-third of the land having moderate limitations related to adverse topography and temperature. There is a small

area where production is not feasible as a result of excessive wetness, very severe temperature, and shallowness to bedrock.

Conditions: None

c) Stormwater collection and disposal

As there is no new development, and two dwellings are pre-existing, a stormwater management plan is not warranted.

Conditions: None

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

There are no concerns related to flooding, subsidence, or erosion as a result of the proposed subdivision; therefore, no actions are required at this time.

Conditions: None

e) Accessibility to a road

Both proposed parcels are accessed via separate gravel approaches off Range Road 14 that are in good condition.

Transportation Off-site Levy will be applicable on 3 acres of Lot 1, and deferred on the remainder.

Condition: 3 (See Appendix 'A')

f) Water supply, sewage and solid waste disposal

Each dwelling is serviced by individual water wells and septic tank and field systems. The Level 1 Variation Assessment submitted indicates that the existing systems maintain the required clearance distances and are in good condition.

Conditions: None

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

Most of the development in the vicinity of the subject lands has been to small country residential parcels, with some large agricultural parcels to the west and north. There is also a quarter section to the southeast of the subject lands, owned by the Airdrie and District Agricultural Society, which is designated for local commercial, business-leisure and business-agricultural uses.

Conditions: None

h) Other matters

Municipal Reserves outstanding comprise 10% of the subject land. Administration recommends that the MR owing be provided by payment of cash-in-lieu on Lot 1, and deferred on the remainder by Caveat.

Condition: 2 (See Appendix 'A')

POLICY CONSIDERATIONS:

The redesignation application was approved on October 10, 2017; thus, the proposed Lot 1 and remainder hold the appropriate land use designations. The proposal is consistent with the land use approval, and meets the applicable policies of the County Plan.

CONCLUSION:

The proposal complies with the applicable planning documents and engineering policies. Technical requirements can be addressed through the conditions of approval. Therefore, Administration recommends approval in accordance with **Option #1**.



OPTIONS:

- Option #1: THAT Subdivision Application PL20170166 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20170166 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

ON/rp

APPENDICES:

- APPENDIX ‘A’: Approval Conditions
APPENDIX ‘B’: Application Referrals
APPENDIX ‘C’: Map Set
APPENDIX ‘D’: Landowner Comments

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a \pm 9.71 hectare (24.00 acre) parcel (Lot 1) with a \pm 23.78 hectare (58.77 acre) remainder within SE-05-27-01-W05M has been evaluated under the *Municipal Government Act* and of the Subdivision and Development Regulations, and adjacent land owner submissions have been considered. Administration recommends that the application be approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with the statutory policy;
 - 2) The subject lands hold the appropriate land use designation; and
 - 3) The technical aspects of the subdivision proposal have been considered and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate that each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards, and Procedures, to the satisfaction of the County and any other additional party named within a specific condition. Technical reports required and submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application is approved subject to the following conditions:

Plan of Survey

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

Municipal Reserves

- 2) The provision of Reserve, in the amount of 10% of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu, in accordance with the per acre value as listed in the land appraisal prepared by Weleschuk Associates Ltd., file 17-2163, dated October 19, 2017, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) Reserves for the remainder are to be deferred with caveat, pursuant to Section 669(2) of the *Municipal Government Act*.

Payments and Levies

- 3) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to subdivision endorsement for 1.2 hectares (3.0 acres) of Lot 1.
- 4) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new Lot.

Taxes



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

D. SUBDIVISION AUTHORITY DIRECTION:

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

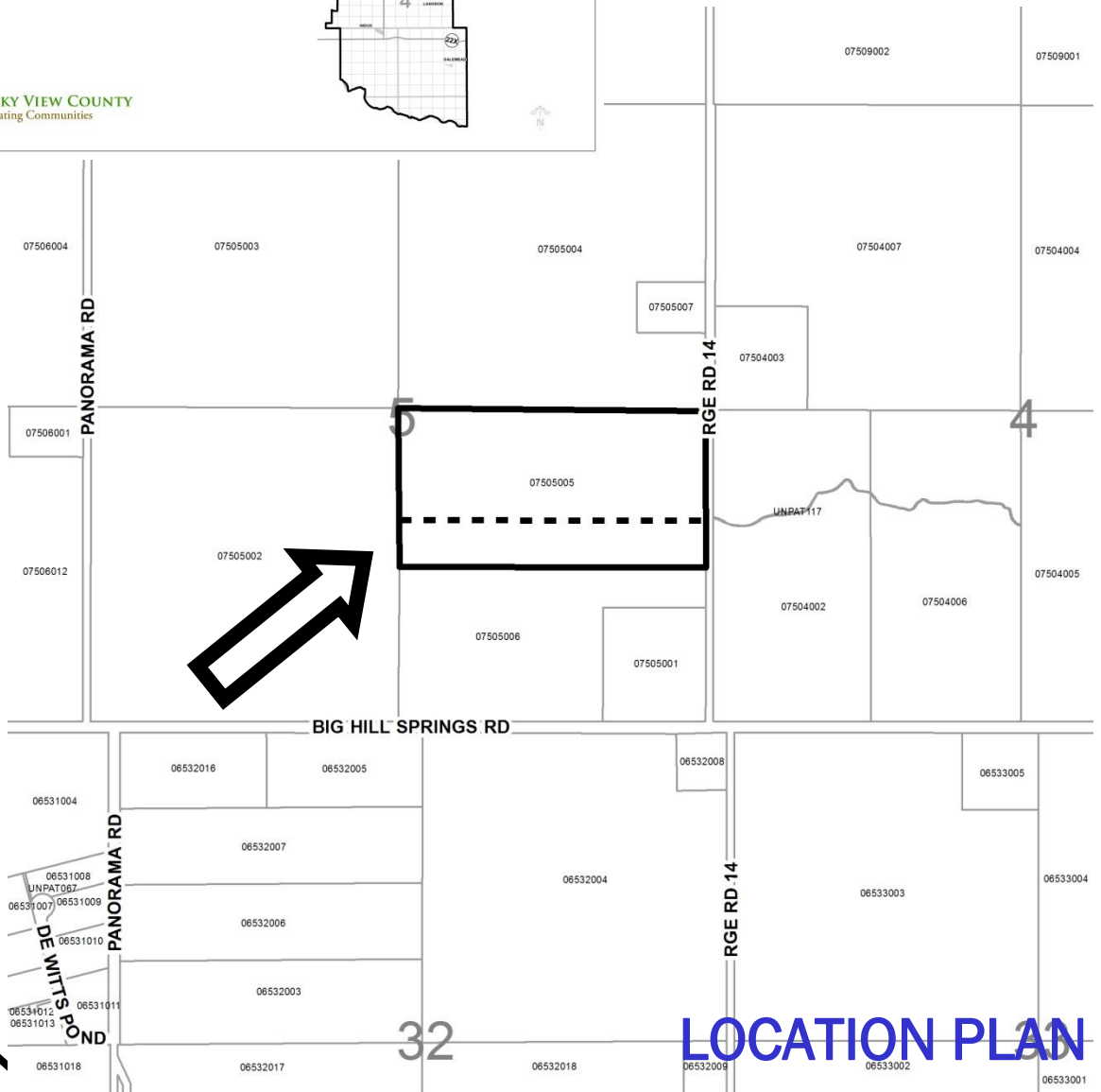
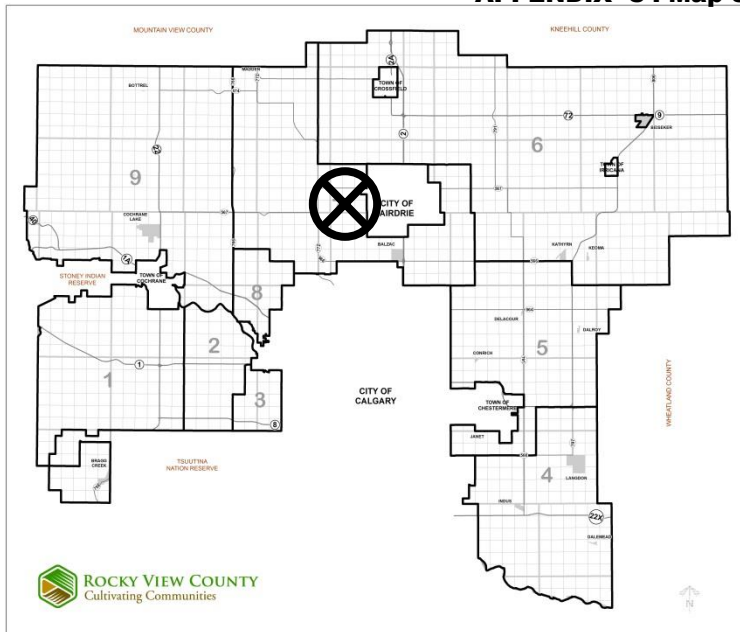
APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objections.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0166) located just west of Airdrie. As per the circulation, Municipal Reserves are still outstanding, and comprise 10% of the parent parcel.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Canada Federal Agencies</i>	
Canada Post	No response.
<i>Province of Alberta</i>	
Alberta Culture and Community Spirit (Historical Resources)	No response.
Alberta Energy Regulator	No response.
Alberta Health Services	No response.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	FortisAlberta Inc. has no requirement for this subdivision.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No response.
Rocky View Gas Co-op Ltd.	In regards to the Rocky View Application: PL20170166, Rockyview Gas Co-op Ltd. Hereby approves the subdivision. We hereby state that Marvin C. & Johanna A. Fowler have met all of our requirements and conditions and we have no objection to this subdivision proceeding.

AGENCY	COMMENTS
<i>Other External Agencies</i>	
EnCana Corporation	No response.
City of Airdrie	No concerns or comments.
<i>Rocky View County - Boards and Committees</i>	
Rocky View Central Recreation District Board	The Rocky View Central Recreation District Board recommends Cash in Lieu for the parcel being created and deferring reserves owing for the remainder.
<i>Internal Departments</i>	
Municipal Lands	As this location has not been identified for future Municipal Reserve acquisition to support public park, open space, pathway or trail development; the Municipal Lands office recommends taking cash in lieu for reserves owing for Lot 1 and deferring reserves owing for the remainder.
GeoGraphics	No response.
Agriculture Services	No response.
Fire Services	No comment.
Infrastructure and Operations – Engineering Services	No concerns.
Maintenance	No issues.
Capital Delivery	No concerns.
Utility Services	No concerns.
Road Operations	No concerns.
Enforcement	Subdivision will affect the number of livestock permitted on new parcel – 24 acres = 6 Animal Units as per the Land Use Bylaw. Recommend that applicant be made aware of this.
Engineering Services	<p><u>Recommendations</u></p> <p><u>General</u></p> <ul style="list-style-type: none"> 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;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Application to create a 24 acre parcel with a 58.77 acre remainder; • The 24 acre parcel is designated AH; • The 58.77 acre parcel is designated RF. <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • Currently, both parcels are accessed by existing approaches from Range Road 14, which is a gravel road; • As a condition of subdivision, the applicant is required to provide payment of the Transportation Off-site Levy, in accordance with the applicable bylaw at time of subdivision approval, for 1.2 hectares (3.0 acres) of the Agricultural Holdings District parcel: <ul style="list-style-type: none"> ○ Base Levy = \$4595/acre. Acreage = 3 acres. Estimated TOL payment = (\$4595/acre)*(3 acres) = \$13,785. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • The applicant has submitted a Level 1 PSTS Assessment Variation for Lot 1 & Lot 2, prepared by the homeowner. The existing systems meet the required setback distances and are in good working order. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • The applicant has indicated that existing dwelling is serviced by an existing well. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • ES does not believe that a SWMP is warranted for this subdivision application, as the status quo will remain. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.

Circulation Period: October 31 – December 1, 2017

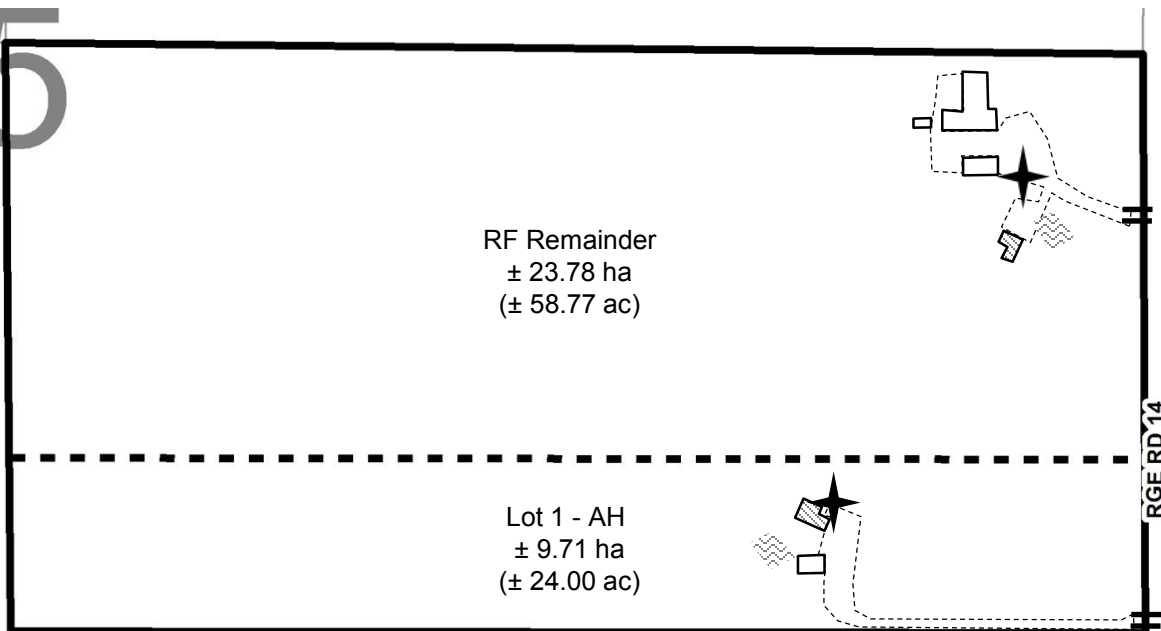


LOCATION PLAN

SE-05-27-01-W05M

Subdivision Proposal: To create a ± 9.71 hectare (± 24.00 acre) parcel with a ± 23.78 hectare (± 58.77 acre) remainder to accommodate a new agricultural use (horticultural development).

5



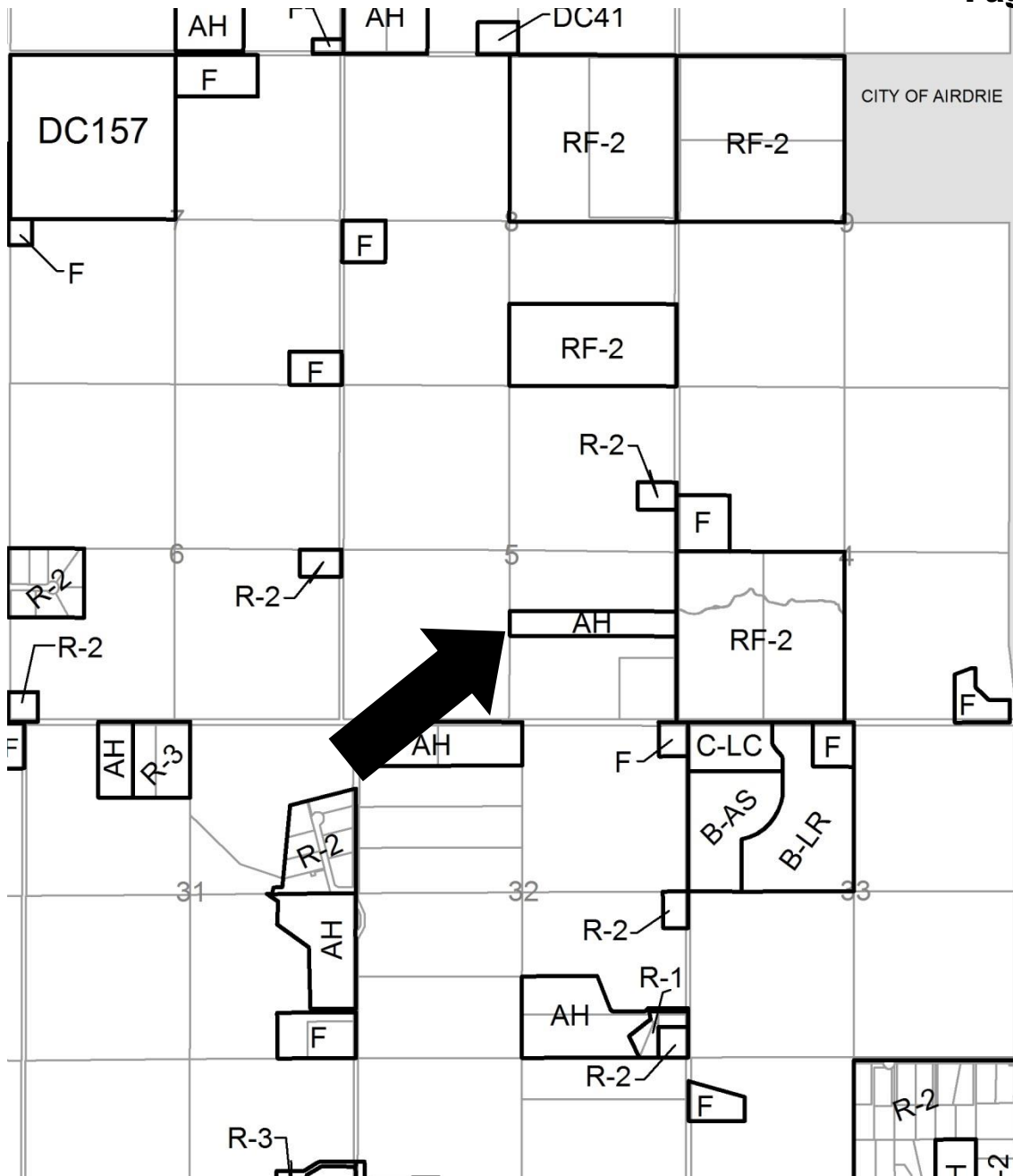
Legend	
	Accessory Building
	Dwelling
	Well
	Access
	Existing Driveway
	Septic System

BIG HILL SPRINGS RD

Surveyor's Notes:

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

TENTATIVE PLAN**SE-05-27-01-W05M**



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

LAND USE MAP

SE-05-27-01-W05M



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

TOPOGRAPHY

Contour Interval 2 M

SE-05-27-01-W05M

Date: Oct 25, 2017

Division # 7

File: 07505005

AGENDA

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

AIR PHOTO

Spring 2016

SE-05-27-01-W05M

Date: Oct 25, 2017

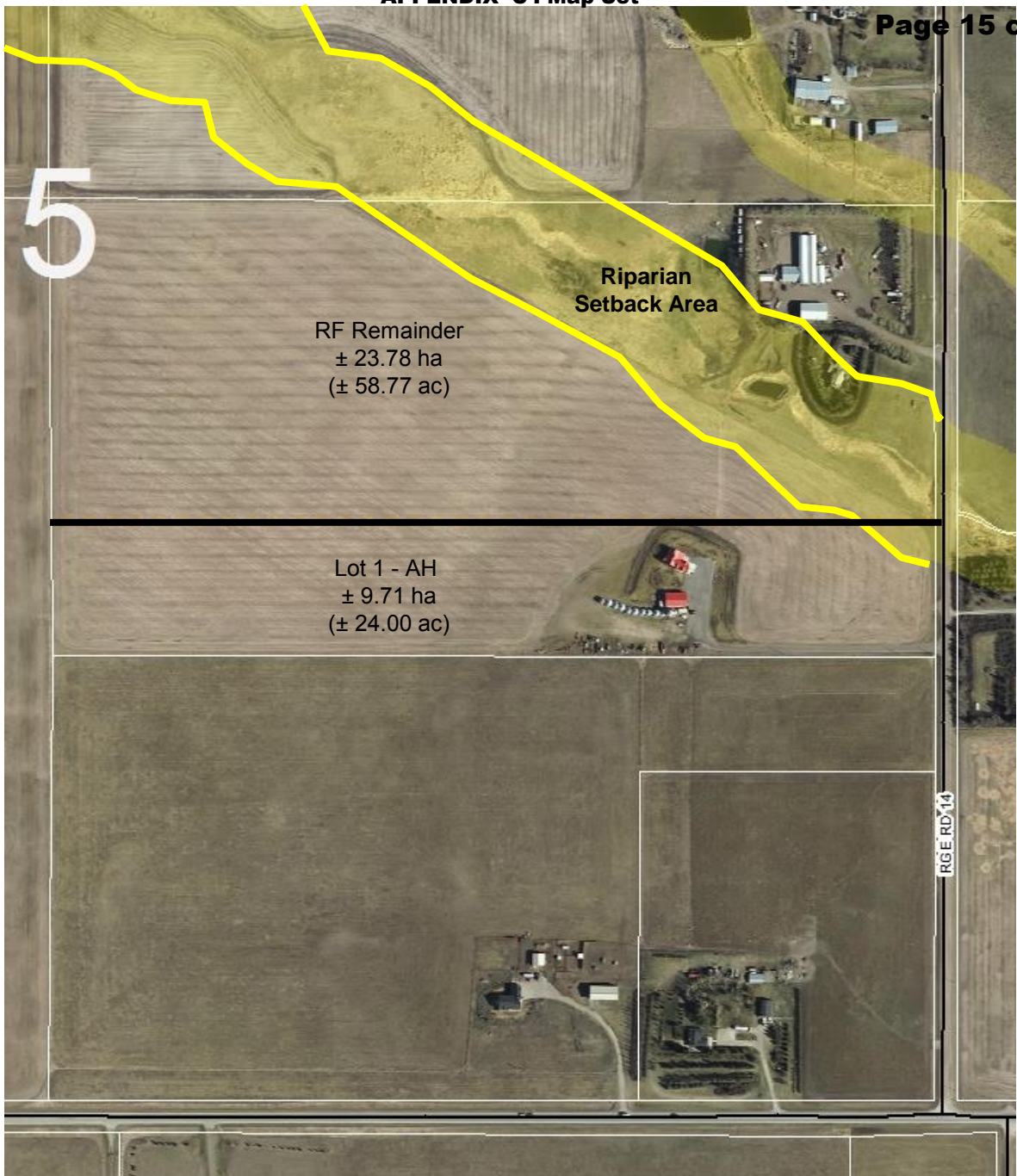
Division # 7

File: 07505005

AGENDA

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

RIPARIAN AREA

Spring 2016

SE-05-27-01-W05M

Date: Oct 25, 2017

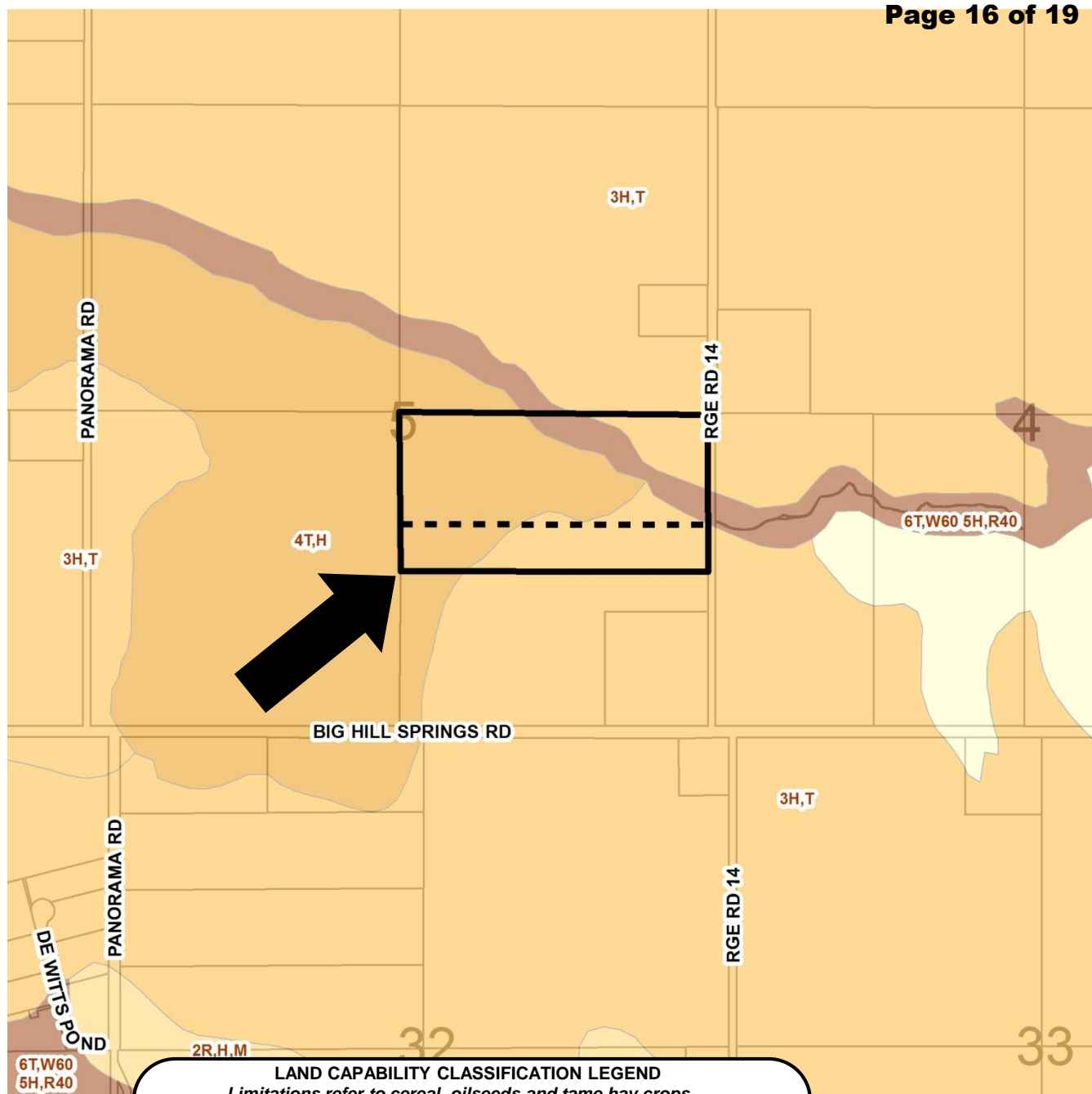
Division # 7

File: 07505005

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

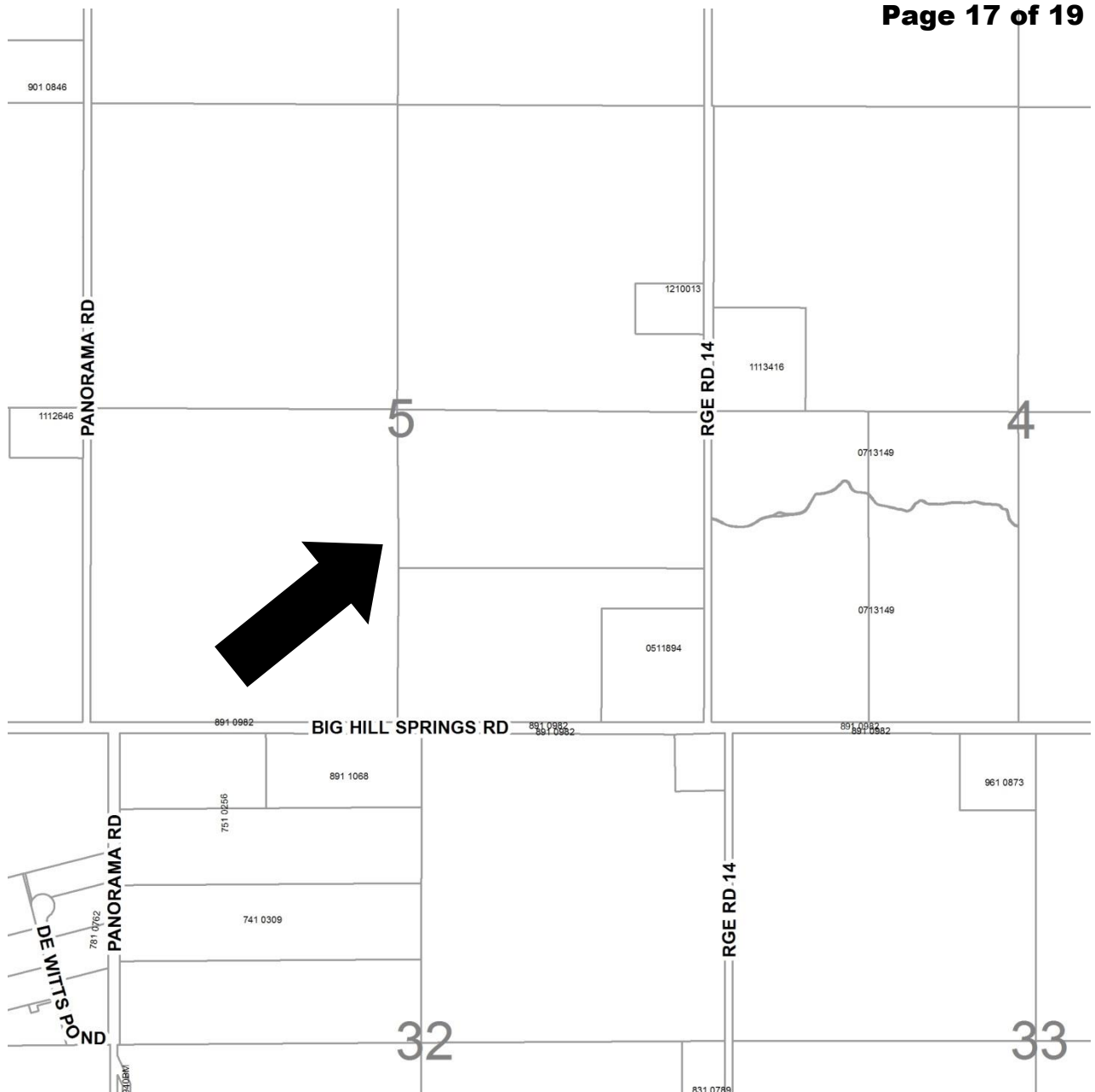
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

SE-05-27-01-W05M

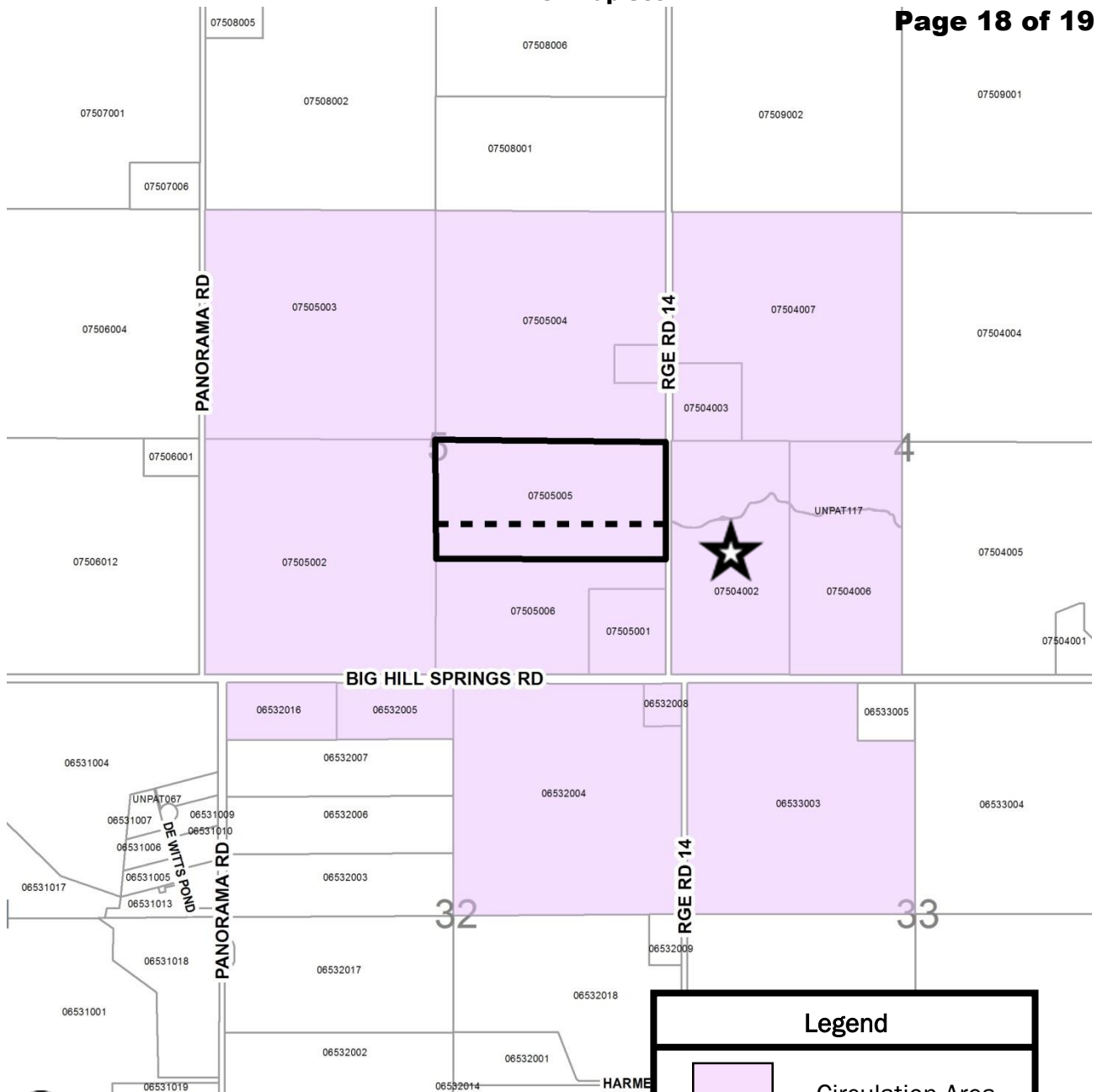
**Legend – Plan numbers**

- 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**SE-05-27-01-W05M**Date: Oct 25, 2017

Division # 7

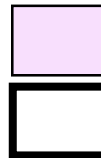
File: 07505005**AGENDA****Page 484 of 486**



Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

SE-05-27-01-W05M

From:
Sent: Sunday, November 26, 2017 11:16 AM
To: Oksana Newmen
Subject: App PI20170166

Sent from my iPad Hi. The name is Larry Randall, directly east of proposal, I have no issues with sub div but do have concerns with water consumption as I'm sure we share same aquifer. Watering seedlings must consume a great deal of water.
Thank you .