

Council Meeting Agenda

February 13, 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 23, 2018 Council Meeting

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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 January 16, 2018 and January 23, 2018.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 7 – File: PL20170189 (06613001)
Bylaw C-7747-2017 – Redesignation Item – Ranch and Farm District to Residential Two District – Range Road 20

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2. Division 4 – File: PL20170070 (03321003/08)
Bylaw C-7749-2018 – Redesignation Item – Ranch and Farm District to Direct Control Bylaw outside of an identified business area – Located at the southeast junction of Highway 560 and Range Road 284

Staff Report

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D GENERAL BUSINESS

1. All Divisions – File: 0205 – Response to Notice of Motion – Councillor Wright – Creation of a List of Electors

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E BYLAWS

1. All Divisions – File: 0170 – Bylaw C-7751-2018 – 2018 Master Rates Bylaw

Staff Report

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February 13, 2018

9:00 a.m.



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

F UNFINISHED BUSINESS

- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS

- None

I NOTICES OF MOTION

- None

J SUBDIVISION APPLICATIONS

1. Division 8 – File: PL20170177 (05630027) – Subdivision Item – Residential One District – Bearspaw Way

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2. Division 4 – File: PL20170138 (03310004) – Subdivision Item – Farmstead District – Township Road 232

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K COMMITTEE OF THE WHOLE/IN CAMERA

1. RVC2018-03

THAT Council move in camera to consider the in camera report “Cochrane Lakes – Monterra Developments” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 21 – Disclosure harmful to intergovernmental relations

Section 24 – Advice from officials

2. RVC2018-05

THAT Council move in camera to consider the in camera report “BREC Real Estate Purchase Agreement Status Update” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

Section 27 – Privileged information

ADJOURN THE MEETING

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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 23, 2018 commencing at 9:01 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, Acting County Manager
- C. O'Hara, General Manager
- B. Riemann, General Manager
- S. Baers, Manager, Planning Services
- B. Woods, Manager, Financial Services
- R. Barss, Manager, Intergovernmental Affairs
- M. Wilson, Planning Supervisor, Planning Services
- A. Zaluski, Policy Supervisor, Planning Services
- S. De Caen, Community Services Coordinator, Recreation & Community Services
- J. Anderson, Planner, Planning Services
- J. Kwan, Planner, Planning Services
- A. Bryden, Planner, Planning Services
- M. Norman, Planner, Planning Services
- O. Newmen, Planner, Planning Services
- C. Satink, Deputy Municipal Clerk, Legislative and Legal Services
- T. Andreasen, Legislative Clerk, Legislative and Legal Services
- J. Klauer, Counsel, MLT Aikins

Call to Order

The Chair called the meeting to order at 9:01 a.m. with all members present.

1-18-01-23-01

Updates/Acceptance of Agenda

MOVED by Councillor McKylor that the January 23, 2018 Council Meeting agenda be accepted as presented.

Carried

1-18-01-23-02

Confirmation of Minutes

MOVED by Councillor Hanson that the January 8, 2018 Special Council Meeting minutes be approved as presented.

Carried

MOVED by Deputy Reeve Gautreau that the January 9, 2018 Council Meeting minutes be approved as amended.

Carried

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1-18-01-23-05 (D-1)
All Divisions – 2017 Audit Service Plan
File: 2025-100

Julie Oliver from MNP LLP presented the 2017 Audit Service Plan to Council.

MOVED by Councillor Hanson that the 2017 Audit Service Plan be received as information.

Carried

1-18-01-23-06 (D-2)
All Divisions – Appointments to the Calgary Metropolitan Region Board
File: N/A

MOVED by Councillor Schule that Reeve Boehlke be appointed as the Council representative to the Calgary Metropolitan Region Board until the October 2018 Organizational Meeting;

AND that Deputy Reeve Gautreau be appointed as the alternate Council representative to the Calgary Metropolitan Region Board until the October 2018 Organizational Meeting.

Carried

1-18-01-23-07 (D-3)
Division 5 – Tax Penalty Cancellation Request – Roll 03231059
File: 03231059

MOVED by Deputy Reeve Gautreau that the tax penalty cancellation request for Roll 03231059 be refused.

Carried

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

1-18-01-23-08 (D-4)
Division 4 – 2016 Property Tax Refund Request – Roll 04209003
File: 04209003

Reeve Boehlke vacated the Chair and left the meeting at 9:59 a.m. Deputy Reeve Gautreau then assumed the Chair.

Reeve Boehlke returned to the meeting at 10:02 a.m. Deputy Reeve Gautreau vacated the Chair. Reeve Boehlke then assumed the Chair.

MOVED by Councillor Schule that the municipal portion of the property tax refund request for Roll 04209003 be approved in the amount of \$2,077.65.

Lost

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

The Chair called for a recess at 10:05 a.m. and called the meeting back to order at 10:21 a.m. with all previously mentioned members present.

1-18-01-23-04 (C-2)

Division 5 – Bylaw C-7746-2017 – 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
File: PL20170001 (03325002)

MOVED by Deputy Reeve Gautreau that the public hearing for item C-2 be opened at 10:12 a.m.

Carried

Person(s) who presented:	Paul Schneider, Applicant
Person(s) who spoke in favour:	Sheila Schneider, Landowner Harris Hanson, Resident
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-2 be closed at 10:47 a.m.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7746-2017 be given first reading.

Lost

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

1-18-01-23-03 (C-1)

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

MOVED by Councillor Schule that the public hearing for item C-1 be opened at 10:52 a.m.

Carried

Person(s) who presented:	Paul Schneider, Applicant
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Person(s) who spoke in favour: Sheila Schneider, Resident

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Schule that the public hearing for item C-1 be closed at 11:13 a.m.

Carried

MOVED by Councillor Schule that Bylaw C-7737-2017 be given first reading.

Carried

The Chair called for a recess at 11:20 a.m. and called the meeting back to order at 11:28 a.m. with all previously mentioned members present.

MOVED by Councillor Schule that the requirement for a lot and road plan, as per policy 10.11 of the County Plan, be waived.

Carried

In Favour:

Councillor Kamachi
Deputy Reeve Gautreau
Councillor Schule
Councillor Henn
Councillor Kissel

Opposed:

Councillor McKylor
Councillor Hanson
Reeve Boehlke
Councillor Wright

MOVED by Councillor Schule that the supporting technical materials (servicing, conceptual stormwater plan, and access), as required by section 10 of the County Plan and the County Servicing Standards, be provided prior to Bylaw C-7737-2017 being considered for second reading.

Carried

1-18-01-23-09 (D-5)

All Divisions – 2018 Tax Sale Date and Conditions

File: 2020-250

MOVED by Deputy Reeve Gautreau 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.

Carried

1-18-01-23-10 (D-6)

Division 9 – Rocky View County/Town of Cochrane – Annexation Notification

File: 1042-155 (06816005 & 06814007)

MOVED by Councillor Kissel 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;

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AND that the Division 9 Councillor and the Deputy Reeve be appointed to the Annexation Negotiating Committee;

AND that Administration be directed to assign two members of Administration as representatives on the Annexation Negotiating Committee;

AND 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.

Carried

1-18-01-23-11 (D-7)

Division 4 – 2017 Langdon Special Tax Grant Applications

File: 6060-300

MOVED by Councillor Schule that 2017 Langdon Recreation Special Tax Funding Grant funding be approved for the following community initiative:

- a) Langdon Community Association – Baby Talk and Adopt-a-Planter programs, not to exceed \$5,000.00.

Carried

MOVED by Councillor Schule that 2017 Langdon Recreation Special Tax Funding Grant funding be approved for the following community initiative:

- 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;

Carried

MOVED by Councillor Schule that 2017 Langdon Recreation Special Tax Funding Grant funding be approved for the following community initiative:

- c) 1st Bow Valley Scouts – replacement and repair of outdoor activity equipment, not to exceed \$5,000.00; and

Carried

MOVED by Councillor Schule that 2017 Langdon Recreation Special Tax Funding Grant funding be approved for the following community initiative:

- d) Synergy Youth and Community Development Society – program leader wages, volunteer bursaries, and program supplies, not to exceed \$5,000.00.

Carried

In Favour:

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

Opposed:

Deputy Reeve Gautreau

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1-18-01-23-12 (D-8)
All Divisions – 2018 Census
File: 0185

MOVED by Councillor Hanson that Administration be authorized to conduct a Rocky View County Census for 2018;

AND that an interim budget adjustment of \$130,000 be approved for the 2018 Rocky View County Census as per Attachment 'A'.

Carried

1-18-01-23-13 (D-9)
Division 7 – Appointment to the Rocky View Central District Recreation Board
File: 0160

MOVED by Councillor Henn 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.

Carried

The Chair called for a recess for lunch at 12:05 p.m. and called the meeting back to order at 1:34 p.m. with all previously mentioned members present.

1-18-01-23-14 (D-10)
Division 5 – Response to Notice of Motion – Increase Speed Limit on Highway 1 East of Chestermere
File: N/A

MOVED by Deputy Reeve Gautreau 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.

Carried

1-18-01-23-15 (E-1)
Division 1 – 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)
File: PL20150065 (03925001)

1-18-01-23-16 (E-2)
Division 1 – 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)
File: PL20150066 (03925001)

The Chair called for a recess at 2:11 p.m. and called the meeting back to order at 2:25 p.m. with all previously mentioned members present.

MOVED by Councillor Kamachi that application PL20150065 be refused.

Carried

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<u>In Favour:</u> Councillor Kamachi Councillor McKylor Councillor Hanson Reeve Boehlke Councillor Henn Councillor Wright Councillor Kissel	<u>Opposed:</u> Deputy Reeve Gautreau Councillor Schule
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MOVED by Councillor Kamachi that application PL20150066 be refused.

Carried

1-18-01-23-17 (E-3)

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

The Chair called for a recess at 2:42 p.m. and called the meeting back to order at 2:53 p.m. with all previously mentioned members present.

MOVED by Councillor Kissel that Administration be directed to prepare a new bylaw and advertise a new public hearing for the March 13, 2018 Council Meeting at no additional cost to the applicant.

Carried

<u>In Favour:</u> Councillor Kamachi Councillor Hanson Reeve Boehlke Deputy Reeve Gautreau Councillor Schule Councillor Henn Councillor Wright Councillor Kissel	<u>Opposed:</u> Councillor McKylor
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1-18-01-23-18 (I-1)

All Divisions – Notice of Motion – Councillor Wright – Creation of a List of Electors
File: N/A

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

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	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.

1-18-01-23-19 (J-1)

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

MOVED by Councillor Henn that Subdivision Application PL20170166 be approved with the conditions noted in Appendix 'A':

- A. That the application to create a ± 9.71 hectare (24.00 acre) parcel (Lot 1) with a ± 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

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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.

Carried

1-18-01-23-19 (K-1)

Divisions 8/9 – In Camera Item – Negotiated Agreement for Glenbow Ranch Area Structure Plan
File: RVC2018-02

MOVED by Deputy Reeve Gautreau that Council move in camera at 3:03 p.m. 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)

Carried

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The following people attended the in camera session to provide a report and advice to Council on the in camera item:

Rocky View County: K. Robinson, Acting County Manager
B. Riemann, General Manager
C. O'Hara, General Manager
S. Baers, Manager Planning Services
R. Wiljamaa, Manager Engineering Services
A. Zaluski, Planning Policy Supervisor

MOVED by Councillor Henn that Council move out of in camera at 3:31 p.m.

Carried

MOVED by Councillor Henn that:

1. The Mediated Settlement Agreement (Appendix 'A') reached with The City of Calgary to resolve the Section 690 appeal filed against the Glenbow Ranch Area Structure Plan be approved; and
2. The County's participation in a regional recreation study in the northwest portion of the City of Calgary and adjacent lands within the County, which includes Bearspaw and the Glenbow Ranch Area Structure Plan areas be approved as per Appendix 'A'; and
3. The In-Camera report, The Mediated Settlement Agreement for the Glenbow Ranch Area Structure Plan, and the discussion remain confidential pursuant to:
 - (a) the *Municipal Government Act*, Section 197(2) – Public presence at meetings; and
 - (b) the *Freedom of Information and Protection of Privacy Act*:
 - i. Section 21 – Disclosure harmful to business interests of a third party;
 - ii. Section 23 – Notifying the third party; and
 - iii. Section 24 – Time limit and notice of decision.

until the agreement has been ratified by both parties.

Carried

Adjournment

MOVED by Councillor Hanson that the January 23, 2018 Council Meeting be adjourned at 3:34 p.m.

Carried

REEVE

CAO or Designate

PLANNING SERVICES

TO: Council
DATE: February 13, 2018 **DIVISION:** 7
TIME: Morning Appointment
FILE: 06613001 **APPLICATION:** PL20170189
SUBJECT: Redesignation Item – Ranch and Farm District to Residential Two District – Range Road 20

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7747-2017 be given first reading.
 Motion #2 THAT Bylaw C-7747-2017 be given second reading.
 Motion #3 THAT Bylaw C-7747-2017 be considered for third reading.
 Motion #4 THAT Bylaw C-7747-2017 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject land from Ranch and Farm District to Residential Two District in order to facilitate the creation of a ± 1.62 hectare (± 4.00 acre) parcel with a ± 63.13 hectare (± 156.00 acre) remainder (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 property is located approximately two miles north of the city of Calgary and one mile east of Highway 772, and is accessed via the existing approach off Range Road 20, on its eastern border. The property contains a dwelling that is serviced by piped water from Rocky View Water Co-op and a septic tank and field system.

The application has been evaluated in accordance with the Residential First Parcel Out policies of the County Plan and the Land Use Bylaw. The proposal meets the applicable policies, and can be recommended for approval for the following reasons:

- The proposal is consistent with Policy 8.20 of the County Plan;
- The proposal meets the requirements of the Residential Two District of the Land Use Bylaw; and
- The proposed residential use would not have negative impact on adjacent agricultural lands.

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

DATE APPLICATION DEEMED COMPLETE: December 6, 2017 (Received December 4, 2017)

PROPOSAL: To redesignate a portion of the subject land from Ranch and Farm District to Residential Two District, in order to facilitate the creation of a ± 1.62 hectare (± 4.00 acre) parcel with a ± 63.13 hectare (± 156 acre) remainder.

¹ **Administration Resources**
 Xin Deng, Planning Services
 Gurbir Nijjar, Engineering Services



LEGAL DESCRIPTION:	NE-13-26-02-W05M
GENERAL LOCATION:	Located approximately two miles north of the city of Calgary, one mile east of Highway 772, and immediately west of Range Road 20 (see Appendix 'C').
APPLICANT:	Douglas & Carol Savill
OWNERS:	Douglas & Carol Savill
EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	Residential Two District and Ranch and Farm District
GROSS AREA:	± 64.75 hectares (± 160.00 acres)
SOILS (C.L.I. from A.R.C.):	4T 4 - The land contains soil with severe limitations for crop production due to adverse topography.

PUBLIC SUBMISSIONS:

The application was circulated to 26 adjacent landowners. No letters were received in response.

AGENCY SUBMISSIONS:

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

HISTORY:

There is no planning history on this un-subdivided quarter section.

BACKGROUND:

The subject land is currently used for a farming operation with a mixture of hay, pasture, and crop. The land is farmed by the Applicant's family members and neighbours.

The subject land is located in a predominately agricultural area that contains some residential parcels and isolated farmstead parcels. The city of Calgary is located approximately two miles to the south of the land. The property can be accessed via the existing approach off Range Road 20. The existing dwelling, which is leased to a tenant, is serviced by piped water from Rocky View Water Co-op and a septic tank and field system. The Applicant proposes to redesignate and subdivide the existing ± 1.62 hectare (± 4.00 acre) residential site, and plans to retain the ± 63.13 hectare (± 156 acre) remainder parcel to continue the farming operation.

POLICY ANALYSIS:

The application has been evaluated in accordance with the County Plan and the Land Use Bylaw.

County Plan

Policy 8.20 A first parcel out residential redesignation and subdivision of a parcel of land between 1.6 hectares (3.95 acres) and a maximum of 2.5 hectares (6.18 acres) in size should be supported if the proposed site:

a. meets the definition of a first parcel out;

- The proposed ± 1.62 hectare (± 4.00 acre) new parcel meets the definition of a first parcel out, as it would be the first parcel created from an un-subdivided quarter section.



- b. *is redesignated to a residential land use whose minimum parcel size allows only one lot to be created at subdivision;*
 - The minimum parcel size for Residential Two District is ± 1.60 hectare (± 3.95 acre), which would support the proposed ± 1.62 hectare (± 4.00 acre) new parcel, and would only allow one parcel to be created.
- c. *Is located at least 300 meters from the right-of-way of a highway, or as otherwise allowed by the Province;*
 - The proposed new lot would be located approximate 1.6 km (1 mile) east of Highway 772.
- d. *has direct access to a developed public roadway;*
 - Both the proposed and new parcel have direct access onto Range Road 20. No new infrastructure is required.
- e. *has no physical constraints to subdivision;*
 - There are no physical constraints on the proposed new lot.
- f. *minimizes the need for new public infrastructure;*
 - Both the proposed and new parcel have direct access onto Range Road 20. No new infrastructure is required.
- g. *minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and*
 - The proposed new lot contains sufficient land and a tree belt that would act as a buffer for the remaining agricultural land.
- h. *the balance of the un-subdivided quarter section is maintained as an agricultural land use.*
 - The balance of the quarter section would remain an agricultural use, and would be maintained by the Applicant's family.

Land Use Bylaw

The proposed new lot meets the minimum and maximum requirement of the Residential Two District of the Land Use Bylaw.

Rocky View County /City of Calgary Intermunicipal Development Plan

The subject land is located in the City of Calgary's future growth area as identified in the IDP, therefore, the following policies of Section 8 Growth Corridors/Areas and Annexation apply:

- Policy 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.*
- Policy 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.*
- This application was evaluated in accordance with the existing Rocky View County planning documents, which include the County Plan and the Land Use Bylaw.



Policy 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.

- This application was circulated to The City of Calgary for comment. The City of Calgary has no objection to this application, but expressed concerns regarding the future development on the ± 63.13 hectare (± 156.00 acre) remainder. The City of Calgary indicated that, in general, they do not support subdivision within the growth areas; therefore, they would not support future redesignation and subdivision applications within the ± 63.13 hectare (156 acre) remainder. Administration respects the City of Calgary's concern and would continue to work with them should the future development occur on the remainder parcel.

Policy 8.1.6 When planning in identified City of Calgary Residential Growth Areas allows Municipal Reserve to be taken Rocky View County should take all comments from school boards, Rocky View County Municipal Lands and Rocky View County Recreation Boards regarding the Municipal Reserve owing into consideration.

- The comments on the Municipal Reserve would be considered at the future subdivision stage, should this application proceed.

Overall, the proposal complies with the IDP policies, as the land is governed by the existing County policy documents and the proposal meets the County Plan and the Land Use Bylaw.

CONCLUSION:

Administration evaluated the application based on the applicable policies. The proposal meets the Residential First Parcel Out policies of the County Plan and the requirements of the Land Use Bylaw. The proposed residential use would not have negative impact on adjacent agricultural uses. Therefore, Administration recommends approval in accordance with **Option # 1**.

OPTIONS:

- Option #1:
- Motion #1 THAT Bylaw C-7747-2017 be given first reading.
 - Motion #2 THAT Bylaw C-7747-2017 be given second reading.
 - Motion #3 THAT Bylaw C-7747-2017 be considered for third reading.
 - Motion #4 THAT Bylaw C-7747-2017 be given third and final reading.
- Option #2: THAT application PL20170189 be refused.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

General Manager

Acting County Manager

XD/rp



APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7747-2017 and Schedule A

APPENDIX 'C': Mapset

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No objection.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	The proposal appears to meet the requirements of Section 14(b) and Section 15 of the Regulation, as the application appears to involve the creation of a single residential parcel to accommodate the existing residence and other improvements from an unsubdivided quarter section. Additionally, access to the farmstead and balance parcels will be via the municipal road network. Therefore, the department has no objection to this application. At the subdivision stage a waiver of Section 14 of the Subdivision and Development Regulation will not be required.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Regulator	No response
Alberta Health Services	No response.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No response.
AltaLink Management	No comment.
FortisAlberta	No requirement for this application.
Telus Communications	No objections.

AGENCY	COMMENTS
TransAlta Utilities Ltd.	No response.
Rocky View Gas Co-op	No objection. Rockyview Gas Co-op will require notification if a subdivision application is to follow the redesignation application.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
City of Calgary	<p>The City of Calgary continues to have concern with subdivisions proposed within Identified City of Calgary Growth Areas (as identified in our jointly adopted Intermunicipal Development Plan). Specific to this application, The City of Calgary Administration has no objection to this application, however we wish to make the following comments.</p> <p>The subject parcels are located within an Identified City of Calgary Residential Growth Area as per “Map 4: Growth Corridors/Areas” of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality’s future growth aspirations; Calgary’s via the future growth corridors and Rocky View County’s via the directional red arrows. It is important to note that generally The City of Calgary Administration is not supportive of subdivision within the growth areas and we would not be supportive of future redesignation and subdivision applications within the ± 63.13 hectare (156 acre) remainder.</p>
<i>Rocky View County Boards and Committees</i>	
Agricultural Services Staff	No agricultural concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the residential land use from the agricultural land uses. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Rocky View Central Recreation Board	As Municipal Reserves are not required, Rocky View Central Recreation District Board has no comments.
<i>Internal Departments</i>	
Municipal Lands	As this is a “first parcel out” application, the Municipal Lands Office has no concerns with this application.
Development Authority	No response.
GeoGraphics	No response.

AGENCY	COMMENTS
Building Services	No response.
Fire Services	No comment.
Infrastructure and Operations - Engineering Services	<p>General:</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; • The comments provided herein pertain to both the land use application and future subdivision application; • As the remainder parcel is greater than 30 acres in size, there are no further servicing requirements. <p>Geotechnical:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; <p>Transportation:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • Payment of the Transportation Off-site Levy shall be deferred at this time as the application submitted is for the subdivision of the first parcel out of a previously un-subdivided quarter section; • Approaches exist to both the proposed parcel (graveled) and the remainder parcel (farm) from Range Road 20. ES has no further requirements. <p>Sanitary/Wastewater:</p> <ul style="list-style-type: none"> • At time of future subdivision, the applicant is required to submit a level I assessment variation for the existing septic fields on the proposed parcel describing the existing system 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 shall be prepared by the homeowner and shall be submitted prior to proceeding with subdivision. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • The existing residence on the proposed parcel is tied into the Rocky View Water Co-op water distribution network. ES has no requirements at this time. <p>Stormwater Management:</p> <ul style="list-style-type: none"> • ES have no requirements at this time. <p>Environmental:</p> <ul style="list-style-type: none"> • ES has no requirements at this time.



AGENCY	COMMENTS
Infrastructure and Operations – Road Maintenance	No issues.
Infrastructure and Operations – Capital Delivery	No concerns.
Infrastructure and Operations – Utility Services	No concerns.
Infrastructure and Operations – Road Operations	The Applicant needs to confirm how he intends to access each of new lot. If need new approach or if upgrading existing approach will need to contact county road operations for Approach Application.
Solid Waste and Recycling	No response.

Circulation Period: December 8, 2017 – January 3, 2018



BYLAW C-7747-2017

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-7747-2017.

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. 66, No.66 N, and No.66 SE of Bylaw C-4841-97 be amended by redesignating a portion of NE 13-26-02-W05M from Ranch and Farm District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE 13-26-02-W05M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7747-2017 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: 7

File: 06613001 / PL20170189

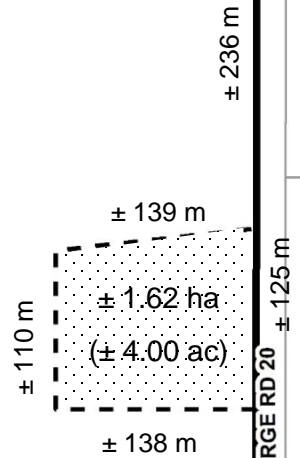
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2018
READ A SECOND TIME IN COUNCIL this	day of	, 2018
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2018</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve

CAO or Designate

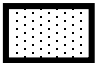
Date Bylaw Signed

BYLAW: C-7747-2017



AMENDMENT

FROM Ranch and Farm District TO Residential Two District



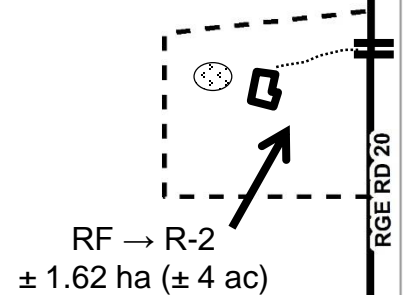
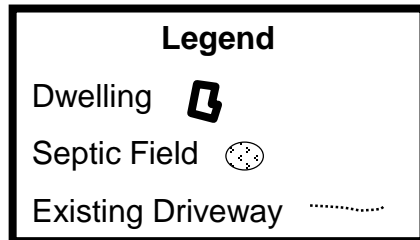
Subject Land _____

LEGAL DESCRIPTION: NE -13-26-02-W05M



NE-13-26-02-W05M

Redesignation Proposal: To redesignate a portion of the subject land from Ranch and Farm District to Residential Two District, in order to facilitate the creation of a ± 1.62 hectare (4 acre) parcel with a ± 63.13 hectare (156 acre) remainder.



Remainder RF
 ± 63.13 ha (± 156 ac)

DEVELOPMENT PROPOSAL

NE-13-26-02-W05M



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

AIR PHOTO

Spring 2016

NE-13-26-02-W05M



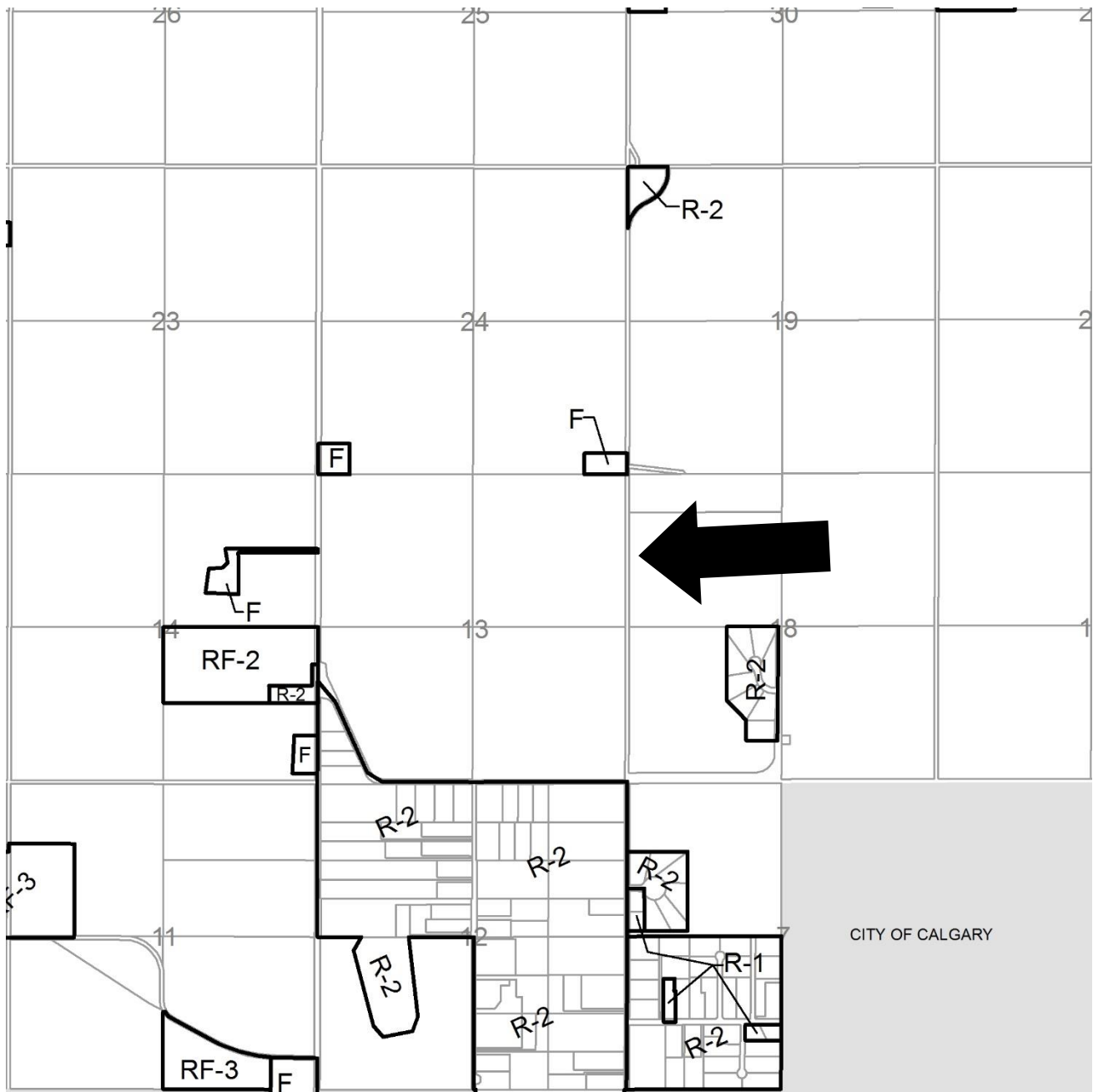
Date: Dec 6, 2017

Division # 7

File: PL20170189 - 06613001

AGENDA

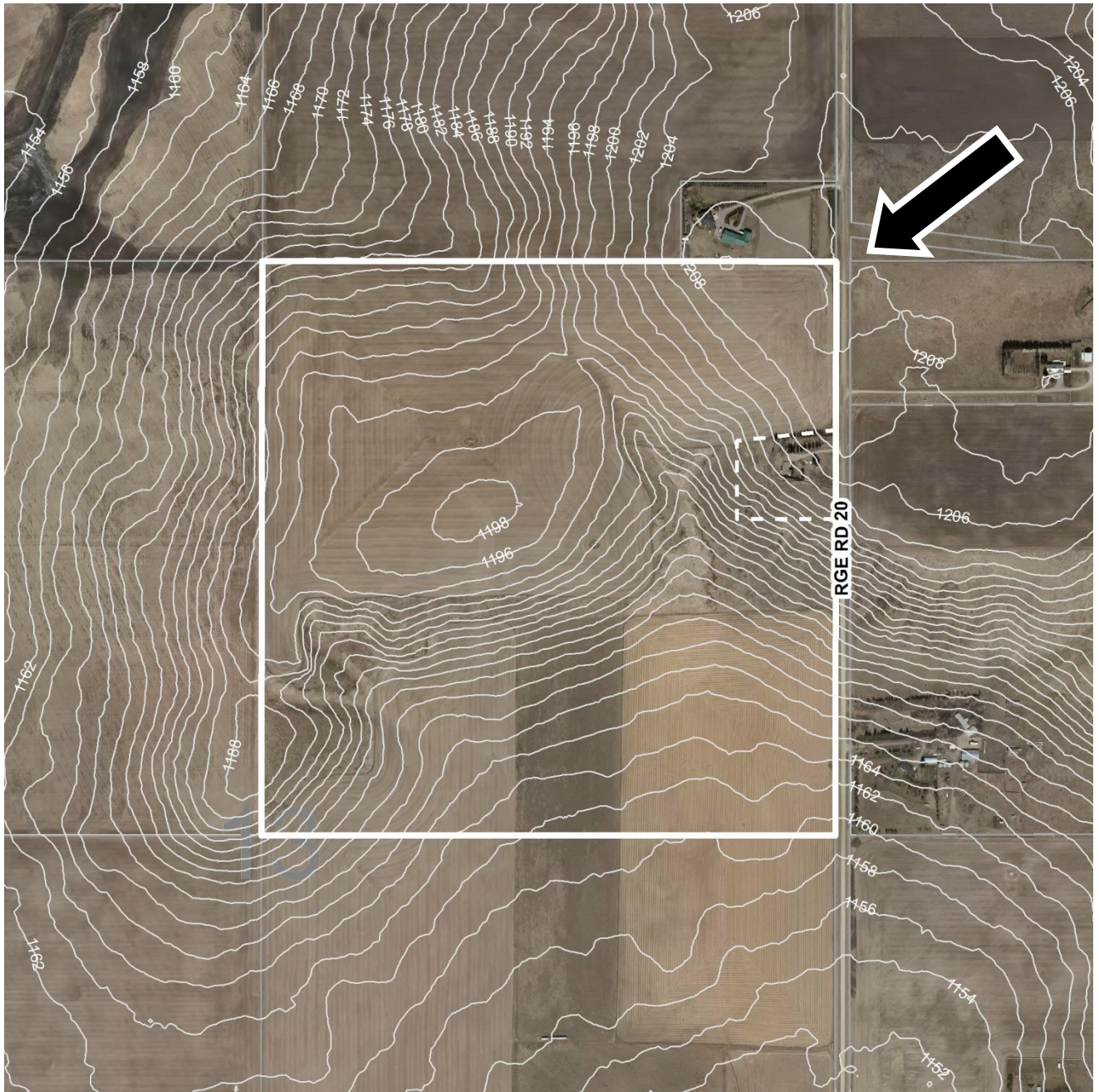
Page 26 of 229



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-13-26-02-W05M



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

TOPOGRAPHY

Contour Interval 2 M

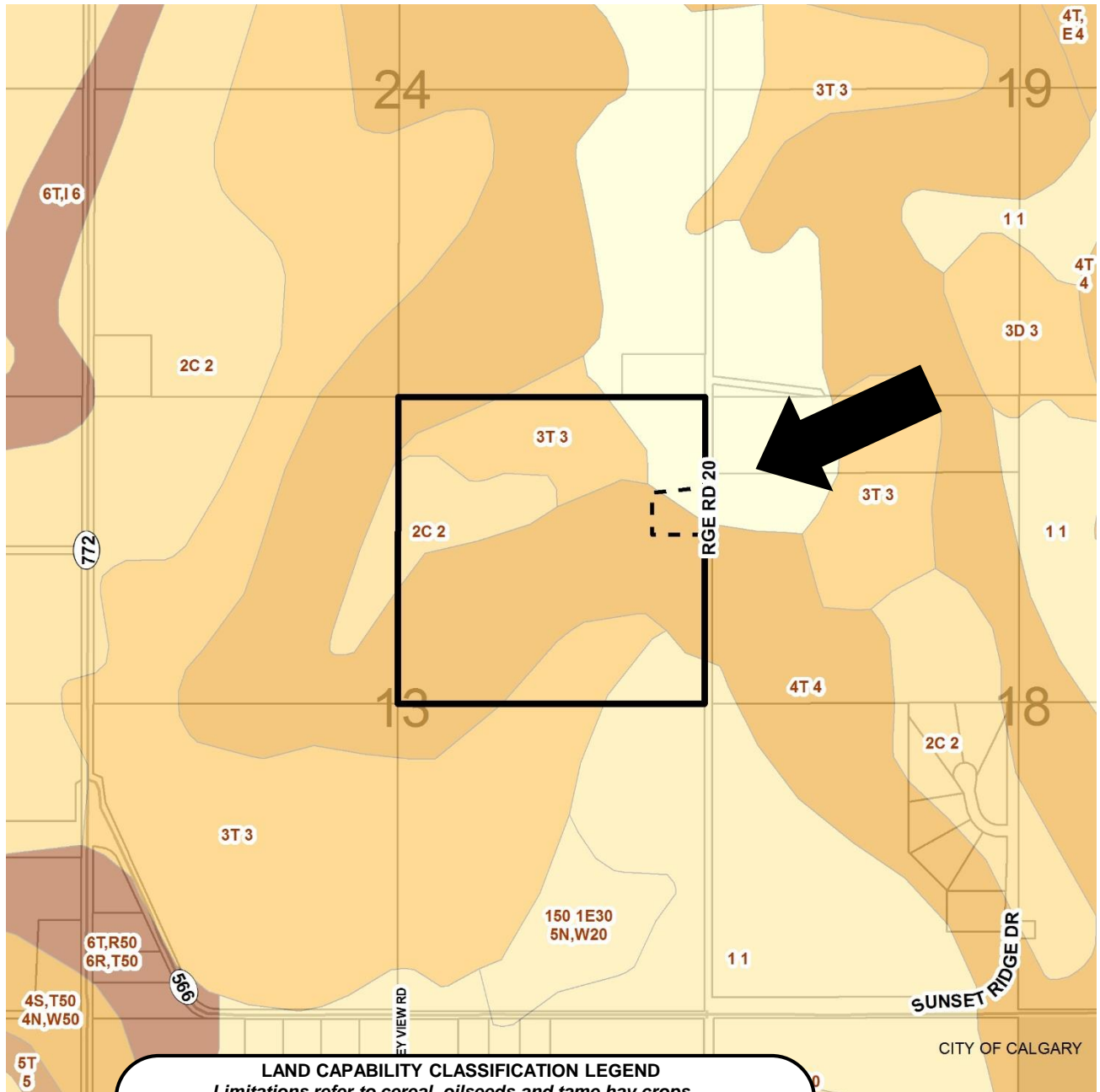
NE-13-26-02-W05M

Date: Dec 6, 2017

Division # 7

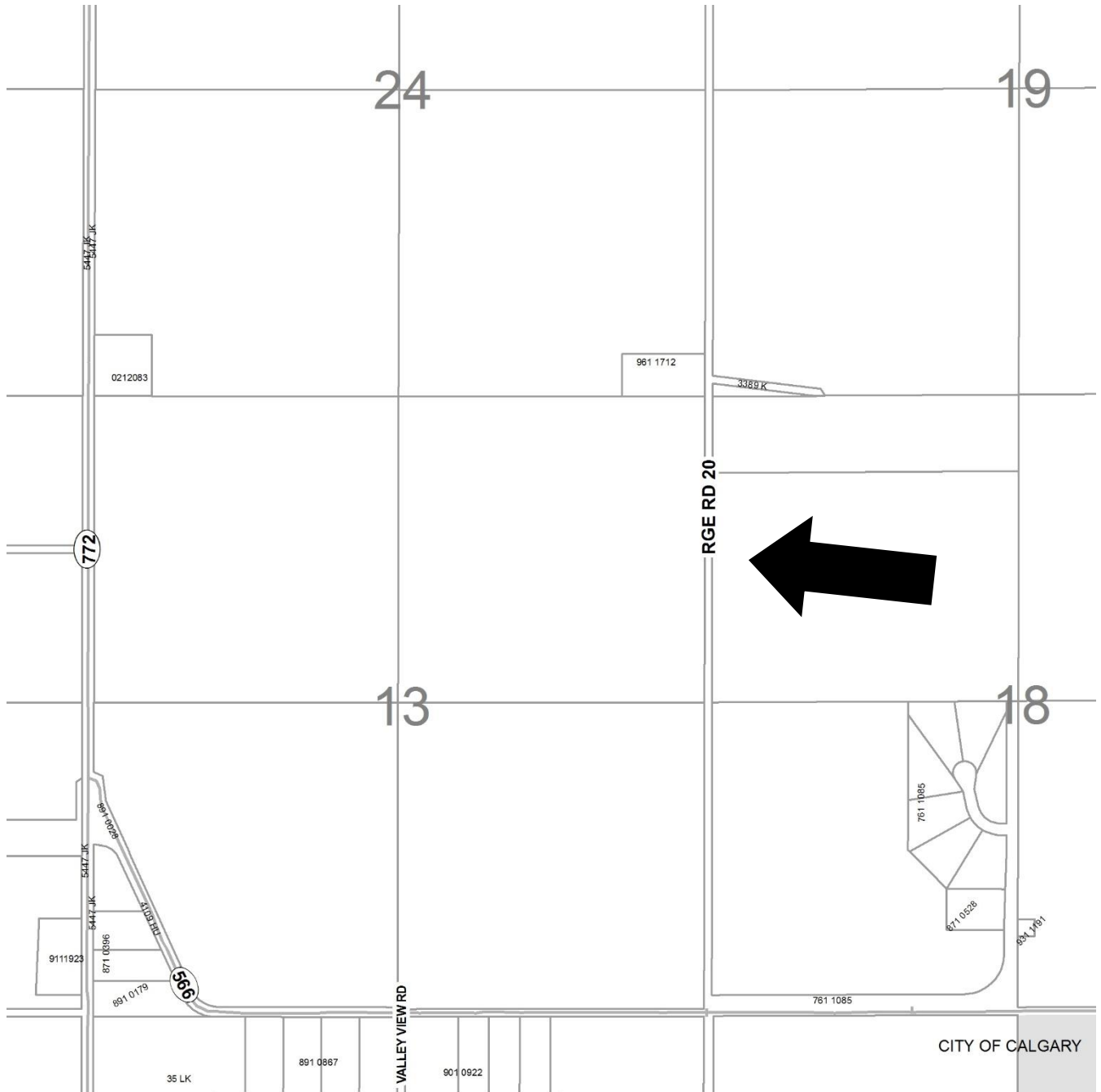
File: PL20170189 - 06613009

AGENDA
Page 28 of 229



SOIL MAP

NE-13-26-02-W05M

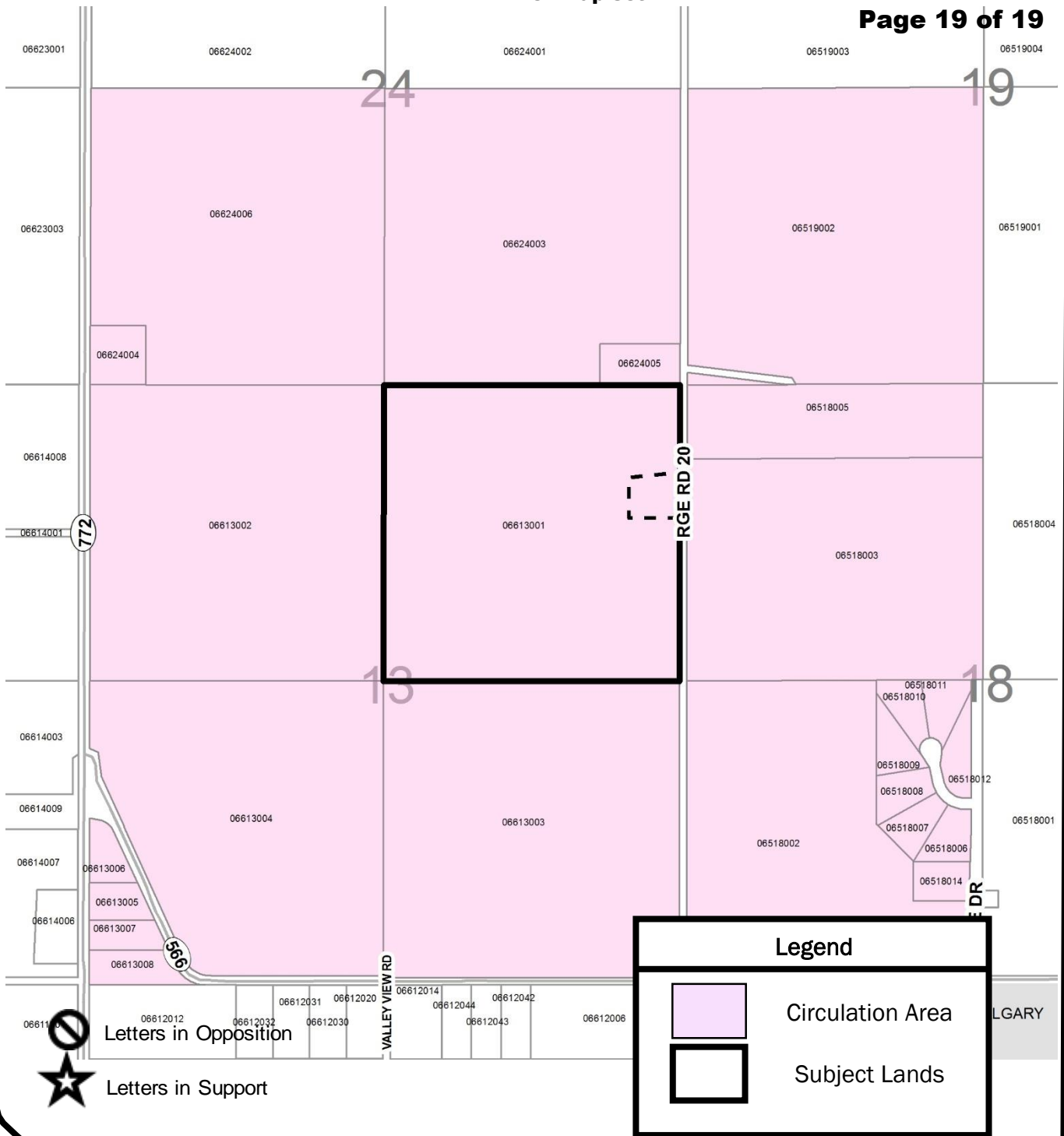
**Legend – Plan numbers**

- 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**NE-13-26-02-W05M**Date: Dec 6, 2017

Division # 7

File: PL20170189 - 06613001**AGENDA****Page 30 of 229**



LANDOWNER CIRCULATION AREA

NE-13-26-02-W05M

PLANNING SERVICES

TO: Council

DATE: February 13, 2018 **DIVISION:** 4

TIME: Morning Appointment

FILE: 03321003/08 **APPLICATION:** PL20170070

SUBJECT: Redesignation Item – Ranch and Farm District to Direct Control Bylaw outside of an identified business area; located at the southeast junction of Highway 560 and Range Road 284.

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20170070 be refused.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District to Direct Control District to accommodate four business/industrial lots and two public utility lots (PUL). 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 lands are located at the southeast junction of Highway 560 and Range Road 284, on the eastern boundary of the city of Calgary. The lands are located in an area of the County that features predominantly agricultural land with limited business/industrial uses directly to the east.

The subject lands contain two existing dwellings that are serviced by a well and a conventional septic system. The Applicant is proposing the use of water cisterns and sewage holding tanks for water and waste water servicing.

Access is currently achieved via an undeveloped road allowance off Highway 560 (east parcel), and an approach off Range Road 284 (west parcel). The Applicant is proposing to upgrade the intersections at Highway 560 / Range Road 283 and Range Road 283 / Norman Place Road, and to extend Norman Place Road to the west to service the proposed development.

In order to accommodate the growth of the County's business sectors, The County Plan identifies the appropriate locations in which business development should occur to maximize efficiency and minimize conflicts. The County Plan does not support applications in the vicinity of these locations. The Janet Area Structure Plan, which provides a policy framework and comprehensive planning for both Highway Commercial and Industrial developments, covers the area directly north of the subject property and contains significant land holdings to accommodate the uses proposed in this application.

As the lands are not located within the boundaries of an area structure plan or conceptual scheme, the application was evaluated with the policies of the County Plan. Administration reviewed the Business Development Policies and determined that:

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

¹ **Administration Resources**

Jamie Kirychuk, Planning Services

Angela Yurkowski, Engineering Services

- The proposal is adjacent to the Janet Area Structure Plan and therefore does not meet County Plan policy 14.19; and
- The proposal is inconsistent with the Rocky View County / City of Calgary Intermunicipal Development Plan (IDP), specifically sections 8.1.2 and 8.1.4.

The policies of the County Plan are intended to maximize the success of identified business areas, such as the Janet ASP, by limiting competing business uses in the immediate vicinity that could jeopardize the viability of the business area. In addition, the City of Calgary is also in opposition to the proposal as it does not meet the IDP policies. Consequently, Administration recommends refusal in accordance with **Option #2**.

DATE APPLICATION DEEMED COMPLETE: May 2, 2017

PROPOSAL:	To redesignate the subject lands from Ranch and Farm District to Direct Control Bylaw to accommodate four business/industrial lots and two public utility lots (PUL).
LEGAL DESCRIPTION:	Lot 1, Plan 9810955, & Lot 3, Plan 9813204, NW-21-23-28-W04M
GENERAL LOCATION:	Located at the southeast junction of Highway 560 and Range Road 284.
APPLICANT:	Terradigm Development Consultants Inc.
OWNERS:	1275685 Alberta Ltd. / 1660766 Alberta Ltd. / Alloy Investments Inc.
EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	Direct Control Bylaw
GROSS AREA:	± 31.82 hectares (78.65 acres)
SOILS (C.L.I. from A.R.C.):	Class 1 and 2 — slight limitations due to adverse topography.

PUBLIC SUBMISSIONS:

The application was circulated to 31 adjacent landowners; no letters of support or opposition were received.

AGENCY SUBMISSIONS:

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

HISTORY:

- November 18, 1998** Lot 3, Plan 9813204 registered at Land Titles.
April 2, 1998 Lot 11, Plan 9810955 registered at Land Titles.

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Ranch and Farm Two District to Direct Control District to accommodate four business or industrial lots and two public utility lots (PUL).

The lands are located at the southeast junction of Highway 560 and Range Road 284, on the eastern boundary of the city of Calgary. The lands are located in an area of the County that features predominantly agricultural land with limited business/ industrial uses directly to the east.

The subject lands are located within the City of Calgary / Rocky View County Intermunicipal Development Plan (IDP) and directly south of the Janet Area Structure Plan (ASP).

The subject lands contain two existing dwellings that are serviced by a well and a conventional septic system. The Applicant is proposing the use of water cisterns and sewage holding tanks for water and waste water servicing. The Applicant also indicated that a hydrant suppression system would be provided; however, further details have not been provided. The hydrants must be designed in accordance with the County Servicing Standards and Fire Servicing Bylaw. Further details of the proposed fire servicing concept would be required at the subdivision stage.

Access is currently achieved via an undeveloped road allowance off Highway 560 (east parcel), and an approach off Range Road 284 (west parcel). The Applicant is proposing to upgrade the intersections of Highway 560/Range Road 283 and Range Road 283/Norman Place Road, and to extend Norman Place Road further west to service the future development.

The Applicant provided a conceptual level stormwater management plan, prepared by Civil Engineering Solutions. The report proposes that two public utility lots (PUL) be constructed to accommodate stormwater management. At the future subdivision stage, a detailed storm water management plan, in accordance with the County Servicing Standards, would be required, which would confirm the final infrastructure design and sizing required to accommodate the proposed development.

The County Wetland inventory indicates that there are several intact wetlands on the subject properties. As per the County Servicing Standards, Administration recommended that a Biophysical Impact Assessment (BIA) be completed at the time of land use redesignation. The Applicant requested that this requirement be deferred to the Development Permit stage.

POLICY ANALYSIS:

As the subject lands are not located within the policy areas of an area structure plan or a conceptual scheme, this application was evaluated using the Business Development policies of the County Plan. The Rocky View County/City of Calgary Intermunicipal Development Plan provides guidance for development in the area as well.

County Plan

The application was 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, maximize the use of existing infrastructure, minimize land use conflicts with agricultural uses, or 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 does not have an existing designation to allow for business uses.

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

- At this time there are no plans to expand the Janet ASP, as it was recently adopted and contains a significant amount of undeveloped land for commercial and industrial uses.

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 adjacent to 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 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).*

- The Applicant stated that the subject lands have, “800 meters of highway exposure and have business uses on the east side and growing business uses within the City of Calgary on the west side. Changing the land use of the properties to industrial simply completes the industrial corridor within the County to the City of Calgary border. Although, apart from being adjacent to Highway 560, there is nothing unique about the property that justifies why certain businesses must locate here, it is clear that the future of the properties is industrial / commercial and that changing the designation today will not be detrimental to the area but provide the County with an enhanced level of taxation.”
- The County has identified the Janet ASP area as the industrial business corridor. The uses proposed in this application are accommodated in the Janet ASP and therefore are not unique to this particular location.

Rocky View County / City of Calgary Intermunicipal Development Plan

As the subject lands are located within the policy area of the Rocky View County/City of Calgary IDP, Policy 27.17 of the County Plan requires that the IDP be considered in the evaluation of this application. The subject lands are located within an area identified as “Highway 560 (Glenmore Trail) Joint Industrial Corridor” on Map 2, and within the Industrial portion of the “Identified City of Calgary Growth Areas” on Map 4.

Policy 8.1.2 requires that development within these growth corridors should proceed in accordance with “other Rocky View County statutory and local area plans.” Policy 8.1.4 requires Rocky View County to “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.”

This indicates that industrial development in this area would be supported by the IDP as long as it proceeds in accordance with the County Plan. As this application does not satisfy the requirements of the County Plan, the IDP policy is not met.

The City of Calgary reviewed the application and provided comment. While they identify that the lands are appropriate for future industrial development, concerns were raised regarding the potential for further fragmentation of the lands. Gradual land fragmentation, especially along a potentially vital component of the transportation network, can inhibit areas from reaching their full development potential, is an inefficient use of land, and can lead to future planning and administrative challenges.

Regional Growth Plan

As of January 1, 2018, statutory plans, bylaws, and municipal agreements are required to be consistent with the Calgary Metropolitan Region's growth and servicing plans. As the regional growth plan has not been completed, it is not possible to assess consistency with the growth and servicing plans. Therefore, if the development were to be approved and later found to be inconsistent, the bylaw would be invalid.

CONCLUSION:

Administration evaluated the application based on the applicable policies within the County Plan and the Intermunicipal Development Plan. The proposal does not meet the policy requirements of Section 14 of the County Plan or the policies of the Intermunicipal Development Plan. Therefore, Administration recommends refusal in accordance with **Option # 2**.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7749-2018 be given first reading.
 Motion #2 THAT Bylaw C-7749-2018 be given second reading.
 Motion #3 THAT Bylaw C-7749-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7749-2018 be given third and final reading.
- Option #2: THAT application PL20170070 be refused.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

General Manager

Acting County Manager

JK/rp

APPENDICES:

- APPENDIX 'A': Application Referrals
APPENDIX 'B': Bylaw C-7749-2018 and Schedules A & B
APPENDIX 'C': Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	Please note that Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0070) just east of the City of Calgary.
Public Francophone Education	No comments received
Catholic Francophone Education	No comment received.
<i>Province of Alberta</i>	
Alberta Environment	Not comments received.
Alberta Transportation	<p>Alberta Transportation has reviewed the proposal as well as the supporting information prepared by Equinox One Real Estate Services, which identified the extension of Norman Place to provide access to the future subdivision I development, as well as provision of an updated traffic impact assessment (TIA) to review traffic operations at the Highway 560 and Range Road 283 intersection. The application also provides adequate development setback to accommodate future improvements to Highway 560.</p> <p>Based on this submission, Alberta Transportation has no concerns at this time. At the time of subdivision, the TIA should be reviewed by this department and the recommendations of the accepted TIA should be implemented as conditions of subdivision approval. Further, all direct access to Highway 560 should be relocated to the local road.</p>
Alberta Sustainable Development (Public Lands)	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	<p><i>Based on the information provided, AHS has no concerns with this application. We provide the following comments for your consideration with regard to planning future development on the site:</i></p> <ol style="list-style-type: none"> <i>AHS supports the regionalization of water and wastewater utilities and in particular supports connection to existing</i>

AGENCY	COMMENTS
	<p><i>Alberta Environment-approved municipal or regional drinking water and wastewater systems wherever possible.</i></p> <p>2. <i>If any sensitive land uses (e.g. schools, daycares, etc.) are considered on the subject land AHS recommends that, at a minimum, a Phase I Environmental Site Assessment be completed. This would allow for the evaluation of any potential environmental concerns related to past or present land use of the property and surrounding area. AHS would like an opportunity to review and comment on any Environmental Site Assessment Reports submitted for the subject land.</i></p> <p>3. <i>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</i></p> <p>4. <i>Throughout all phases of development and operation, the property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 251/2001, which stipulates:</i></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>
Public Utility	
ATCO Gas	No comments received.
ATCO Pipelines	No objections.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
Other External Agencies	
EnCana Corporation	No comments received.
City of Calgary	The City of Calgary's position remains consistent with the previous comments we provided on PL20160071 and PL20160072 applications provided to us on Friday, August 19,

AGENCY	COMMENTS
	<p>2016. The City of Calgary Administration cannot support an industrial land use designation and subdivision for these parcels. Though the minimum requirement for parcel size in the DC Guidelines is encouraging, our opinion remains that this application is not in line with the objectives and intent of the Rocky View/Calgary Intermunicipal Development Plan. We request that further discussion take place between administrations prior to the consideration of this application. Further comment is below.</p> <p>The subject parcels are located within an Identified City of Calgary Industrial Growth Area as per “Map 4: Growth Corridors/Areas” of the Rocky View/Calgary IDP. This map identifies, with the intent to provide a level of protection, each municipality’s future growth aspirations; Calgary’s via the future growth corridors and Rocky View County’s via the directional red arrows. Objectives of “Section 8.0 Growth Corridors/Areas and Annexation” of the Rocky View/Calgary IDP recognizes growth corridors/areas for both municipalities and identifies lands for possible future annexation from Rocky View County to The City of Calgary. The mandate of the Identified City of Calgary Growth Areas is a vital part to strategically governing regional planning. “Section 27.0 Intergovernmental Relationships” of the County Plan echoes support of the importance of Calgary’s identified urban growth corridors. It reaffirms the necessity to evaluate redesignation, subdivision and development permit applications within these corridors in consultation with the City of Calgary.</p> <p>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. The fragmentation of land to create low intensity commercial or industrial clusters inhibits future urbanization as fragmented lands can be very challenging to transform into a functioning urban land use pattern. The challenges of transforming fragmented 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, structures, 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 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>A fragmented ownership adjacent to the municipal boundary is disadvantageous to comprehensive development of Calgary’s</p>

AGENCY	COMMENTS
<i>Rocky View County Boards and Committees</i>	<p>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 these applications, The City of Calgary Administration requests this application be brought to the Intermunicipal Committee for discussion prior to consideration by the approving authority as outlined in the IDP.</p>
ASB Farm Members and Agricultural Fieldman	<p>Agricultural Services Staff Comments: This parcels falls outside of the Janet Area Structure Plan and therefore the redesignation of lands from Ranch and Farm District to Direct Control Bylaw 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 proposed 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> <p>Agricultural Service Board Farm Member comments: The application of the Ag boundary Design Guideline will be critical in buffering the non-agricultural land use from the surrounding ag lands that are still in production.</p>
Bow North Recreation Board	No comments.
<i>Internal Departments</i>	
Municipal Lands	The Municipal Lands Office has no concerns at this time; however, comments pertaining to reserve dedication will be provided at any future subdivision stage.
Development Authority	No comments received.
GeoGraphics	No comments received.
Building Services	No comments received.
Emergency Services	Enforcement Services: No concerns
	Fire Services: No comments
Infrastructure and Operations - Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> This area is not outlined for industrial development in the

AGENCY	COMMENTS
	<p>Janet ASP. Therefore, appropriate Policy with respect to servicing, transportation, storm water management does not exist for development in this area.</p> <ul style="list-style-type: none"> • At Future Subdivision and/or 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"> ○ Construction of a public internal road system (Industrial/Commercial standard) complete with temporary cul-de-sacs and any necessary easement agreements, as shown on the Tentative Plan, at the Owner's expense, in accordance with Section 400.0 of the Rocky View County Servicing Standards for Subdivision and Road Construction as approved by Council as amended all to the satisfaction of the County including cul-de-sac bulb; ○ Removal and reclamation of the existing cul-de-sac bulb that currently exists on Norman Place; ○ Construction of improvements as identified in the final approved TIA including road and intersection upgrades (note that land acquisition may be necessary and is the responsibility of the Applicant); ○ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; ○ Fire servicing via a hydrant suppression system to the satisfaction of the County; ○ Construction of storm water facilities in accordance with the recommendations of an approved storm water Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the storm water Management Plan; ○ Installation of power, natural gas, and telephone lines; <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • At future subdivision/development permit stage, a geotechnical investigation will be required in accordance with the County Servicing Standards. A Geotechnical report is ordinarily required with the submission of a Local Plan or Conceptual Scheme however this was not submitted as part of the application. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • The Transportation Offsite Levy will be collected in accordance with the TOL bylaw at the time of a future Subdivision and/or Development Permit stage; • The Applicant is proposing to access the site by acting on an existing Road Acquisition Agreement west of Norman's Place Road and extending Norman's Place

AGENCY	COMMENTS
	<p>Road to reach the proposed development;</p> <ul style="list-style-type: none"> The extension of Norman's Place Road to access the proposed development will involve obtaining right of way from Lot 2, Plan 9810955, which is not encompassed within the existing Road Acquisition Area. The existing parcel will obtain access off of the newly constructed Norman's Place (the applicant will be responsible for constructing an approach off of the newly constructed road), however a residual piece of land approximately 370m by 12m width will remain to the north of the road which shall be purchased and consolidated as part of the subdivision; The applicant has submitted a Transportation Impact Assessment by JCB Engineering (April 4, 2017). The TIA includes recommendations for improvements to the road network in order to support this development both at opening day and full build out. AT requirement is for the development to construct the infrastructure to support the 20 year horizon, therefore the necessary improvements include: <ul style="list-style-type: none"> Intersection Upgrades at HWY 560/RR 283 – Signalization of intersection and addition of the following auxiliary lanes: eastbound left turn, northbound left turn and southbound right turn: <ul style="list-style-type: none"> Note: Upgrades to provincial infrastructure are at the discretion of Alberta Transportation. The necessary improvements shall be confirmed at future subdivision stage with Alberta Transportation. Intersection Upgrades at RR 283/Norman's Place – Add southbound right turn auxiliary lane; Other upgrades may be necessary to Range Road 283 or Norman's Place road and will be determined at future Subdivision Stage. At future Subdivision stage, the applicant will be required to enter into a Development Agreement for the construction of an internal subdivision road (Industrial/Commercial standard) in accordance with the County Servicing Standards and the TIA. As well, the applicant will be required to enter into a DA for the offsite infrastructure upgrades required to accommodate the development as outlined in the final approved TIA or as required by Alberta Transportation, and will be responsible for acquisition of any additional right of way necessary to implement the TIA recommendations. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> For wastewater, the applicant is proposing the use of

AGENCY	COMMENTS
	<p>sewage holding tanks. ES has no further requirements at this time.</p> <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> For supply of potable water, the applicant is proposing the use of water cisterns. ES has no further requirements at this time; The applicant has indicated that a hydrant suppression system will be provided however has not provided details with respect to the system. The hydrants must be design in accordance with the County Servicing standards and Fire Servicing Bylaw. Further details of the proposed fire servicing concept are required at future subdivision stage. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <p>The applicant has provided a conceptual level storm water management plan prepared by Civil Engineering Solutions. The report proposes two PULs be constructed to accommodate storm water</p> <ul style="list-style-type: none"> Management from the proposed development and recommends the use of LIDs including irrigation of storm water to ensure that the requirement for zero discharge can be met; At future subdivision stage, a detailed storm water management plan will be required in accordance with the County Servicing Standards which will confirm the final infrastructure design and sizing required to accommodate the proposed development: <ul style="list-style-type: none"> As part of the updated SWMP, it is recommended that the west PUL be modified to have adequate setback from the Road Acquisition area that is being recommended from the end of the proposed cul-de-sac bulb to Range Road 284. The applicant has indicated that this will be accommodated within the updated plans; The County will require that an access road be constructed to the proposed west PUL from the internal subdivision road with access right protected via an access right of way plan; At future subdivision stage, should an irrigation system be required to be installed, ES would require a Lot Owner's Association be established to manage the operation and maintenance of the irrigation system; As a condition of future subdivision, the applicant will be required to enter into a Development Agreement for the construction of storm water infrastructure required as a result of the development and outlined in the final Storm

AGENCY	COMMENTS
	<p>water Management Plan. Registration of any required easements, utility right of ways and/or public utility lots is required as a condition of subdivision;</p> <ul style="list-style-type: none"> • In accordance with County Policy #431, the storm water management facilities on the public utility lots shall ultimately be transferred to the County; • The Applicant will be required to obtaining AEP approval and licensing for the storm water management infrastructure. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • The County Wetland inventory shows that intact wetlands exist on the subject lands. It is recommended that a BIA be provided in accordance with the County Servicing standards. This is recommended to be completed at the time of land use (and not deferred to future subdivision or development stage.) <ul style="list-style-type: none"> ○ The applicant has indicated that this work will be conducted at future Development Permit stage and will not be conducting a BIA or Wetland Impact Assessment at this time. • AEP approval will be required for any wetland disturbance.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Operations	No concerns.
Infrastructure and Operations – Solid Waste	No comments received.
Infrastructure and Operations – Utility Services	No comments received.

Circulation Period: May 18, 2017 to June 18, 2017



BYLAW C-7749-2018

A Bylaw of Rocky View County to amend Land Use 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-7749-2018.

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-NW of Bylaw C-4841-97 be amended by redesignating Lot 1, Plan 9810955 & Lot 3, Plan 9813204 within NW-21-23-28-W04M from Ranch & Farm District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Lot 1, Plan 9810955 & Lot 3, Plan 9813204 are hereby redesignated to Direct Control Bylaw, as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** The regulations of the Direct Control District comprise:
- 1.0.0 General Regulations
 - 2.0.0 Land Use Regulations: Cell A
 - 3.0.0 Land Use Regulations: Cell B
 - 4.0.0 Development Regulations
 - 5.0.0 Transitional

1.0.0 GENERAL REGULATIONS

- 1.1.0 For the purposes of this Bylaw, the Lands shall be notionally divided into Development Cell A and Cell B, the boundaries and descriptions of which shall be more or less as indicated in Schedule 'B', attached to and forming part of this Bylaw, except as otherwise approved by Council. The size and shape of each Development Cell is approximate and will be more precisely determined by a Tentative Plan of Subdivision or Site Development Plan, in form and substance satisfactory to the County.
- 1.2.0 The General Regulations contained within this Section are applicable to the entire Development Area, which includes all Development Cells.
- 1.3.0 The Operative and Interpretive Clauses (Part One), The General Administration (Part Two) and General Regulations (Part Three) of the Land Use Bylaw (C-4841-97) shall apply unless otherwise specified in this Bylaw.
- 1.4.0 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Bylaw.
- 1.5.0 The Development Authority shall consider and decide on applications for Development Permits for all uses listed by this Direct Control Bylaw provided the provisions of Section 2 and 3 herein are completed in form and substance, satisfactory to the County, except where specifically noted that Council approval is required.



- 1.7.0 All development upon the Lands shall be in accordance with all plans and specifications submitted pursuant to this Bylaw, and all licences, permits, and approvals pertaining to the lands.
- 1.8.0 In addition to the uses contemplated by this Bylaw, the following shall be permitted in all Development Cells:
 - a) Roads necessary for access and internal vehicular circulation;
 - b) Utilities and facilities necessary to service the Development; and
 - c) Development listed within Section 7 of the Rocky View County Land Use Bylaw.
- 1.9.0 All new development or expansion of uses shall comply with all County and Provincial bylaw, policies, regulations and standards.
- 1.10.0 The applicant may be required to enter into a Development Agreement to ensure all servicing, access, and technical items are implemented, as directed by this Direct Control Bylaw, the Province of Alberta, and the County's Servicing Standards.

2.0.0 LAND USE REGULATIONS – Cell A

BUSINESS-INDUSTRIAL CAMPUS (B-IC) (SECTION 74)

ROCKY VIEW COUNTY / LAND USE BYLAW C-4841-97

2.1.0 Purpose and Intent

The purpose and intent of this Cell is to accommodate a combination of office and industrial activity, where there may be some on-site nuisance factors, but none off-site. Outdoor storage is provided for but must be satisfactorily screened from adjacent properties. Business-Industrial Campus districts may be located in areas with limited or full services, with industrial and commercial intent, such as transportation routes and such areas identified in adopted Hamlet Plans, Conceptual Schemes, or Area Structure Plans. Development will address issues of compatibility and transition with respect to adjacent land uses. Support businesses are allowed for on-site and locally-based employees and regional clientele.

2.1.0 Uses, Permitted

Accessory buildings
Commercial Communications Facilities (Types A, B, C)
Contractor, general
Contractor, limited
General industry Type I
Government Services
Offices
Patio, accessory to the principal business use
Restaurant
School or College, Commercial
Signs

2.2.0 Uses, Discretionary

General industry Type II
Kennels
Laboratories
Outdoor display area (See Section 26 of the Land Use Bylaw C-4841-97 for Display Area regulations)



Outdoor storage, truck trailer

Outside storage

Personal Service Business

Recycling collection point

Retail store, local (Floor Area up to 600 m² (6,458.35 ft²))

Retail store, regional

Truck trailer service

Warehouse

Waste transfer site

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

- 2.3.0 Development Permit applications for both permitted and discretionary uses shall be evaluated in accordance with Section 12 of Land Use Bylaw C-4841 as well as the following provisions:

2.4.0 Minimum and Maximum Requirements

a) *Parcel Size:*

- (i) The minimum *parcel* size *shall* be 6.07 hectares (15.00 acres).

2.5.0 Setbacks

a) Minimum Yard, Front for Buildings:

- (i) 6.00 m (19.69 ft.).

b) Minimum Yard, Side for Buildings:

- (i) Minimum of 6.00 m (19.69 ft.), except:
- (ii) Where built in accordance with the Alberta Building Code, 0.00 m(0.00 ft.); or
- (iii) in the case of a yard, side abutting a railway line, no yard, side may be required.

c) Minimum Yard, Rear for Buildings:

- (i) Minimum of 6.00 m (19.69 ft.), or in the case of a yard, rear abutting a railway line, no yard, rear may be required.

d) Minimum Yard, Front for Parking and Storage:

- (i) 15.00 m (49.21 ft.) from any road, County or road, highway;
- (ii) 8.00 m (26.25 ft.) from any road, internal subdivision or road, service adjacent to a road, highway or road, County.

e) Minimum Yard, Side for Parking and Storage:

- (i) 15.00 m (49.21 ft.) from any road, County or road, highway;
- (ii) 8.00 m (26.25 ft.) from any road, internal subdivision or road, service adjacent to a road, highway or road, County;
- (iii) when adjacent to the same or a similar land use, a setback of 0.00 m (0.00 ft.) may be permitted; and
- (iv) 6.00 m (19.69 ft.) all other.



- f) Minimum Yard, Rear for Parking and Storage
 - (i) 15.00 m (49.21 ft.) from any road;
 - (ii) when adjacent to the same or a similar land use, a setback of 0.00 m (0.00 ft.) may be permitted; and
 - (iii) 6.00 m (19.69 ft.) all other.

2.6.0 Building Height

- a) Maximum of 20.00 m (65.62 ft.)

2.7.0 Other Requirements

- a) A Development Authority may require a greater building setback for an industrial development that, in the opinion of a Development Authority, may interfere with the amenity of adjacent sites;
- b) A Development Authority may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development;
- c) A building may be occupied by a combination of one or more uses listed for this District, 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.

2.8.0 Landscaping

- a) A minimum of 10% of the lands shall be landscaped in accordance with the Landscape Plan;
- b) A maximum of 50% of the area required to be landscaped shall be landscaped with hard landscaping;
- c) The quality and extent of landscaping initially established on-site shall be the minimum standard to be maintained for the life of the development. Adequate means of irrigating any soft landscaping and maintaining both hard and soft landscaping shall be detailed in the Landscaping Plan.

2.9.0 Storage

- a) All storage is to be located to the rear and side of a principle building and in the event that there is no principle building, the storage setback from the front property line is 15 m (49.21 ft.).

3.0.0 LAND USE REGULATIONS – CELL B

INDUSTRIAL – INDUSTRIAL ACTIVITY (I-IA) (SECTION 75)

ROCKY VIEW COUNTY / LAND USE BYLAW C-4841-97

3.1.0 Purpose and Intent

The purpose and intent of this district is to provide for a range of industrial activity, including industrial activity that *may* have off-site nuisance impacts, and the support services that *may* be associated with such activity.

3.2.0 Uses, Permitted

Accessory Buildings
Agriculture, general



Commercial Communications Facilities (Types A, B, C)

Contractor, general

Contractor, limited

General Industry Type I

General Industry Type II

Government Services

Outdoor storage, truck trailer

Signs

Truck trailer service

Warehouse

3.3.0 Uses, Discretionary

Compost Facility Types I, II

General Industry Type III

Licensed Medical Marijuana Production Facility (See Section 20 of the Land Use Bylaw C-4841-97 for regulations)

Outdoor display area (See Section 26 of the Land Use Bylaw C-4841-97 for Display Area regulations)

Recycling collection point

Storage area

Waste transfer site

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

3.5.0 *Development Permit* applications for both permitted and discretionary uses shall be evaluated in accordance with Section 12 of Land Use Bylaw C-4841-97 as well as the following provisions:

3.6.0 Minimum and Maximum Requirements

a) Parcel Size:

i) The minimum parcel size shall be 6.07 hectares (15.00 acres).

3.7.0 Setbacks

a) Minimum Yard, Front for Buildings:

i) 15.00 m (49.21 ft.)

b) Minimum Yard, Side for Buildings:

i) Minimum of 15.00 m (49.21 ft.), except;

c) Minimum Yard, Rear for Buildings:

i) Minimum of 15.00 m (49.21 ft.)

3.8.0 Building Height

a) Maximum of 20.00 m (65.62 ft.)



3.9.0 Other Requirements

- a) A Development Authority may require a greater building setback for an industrial development that, in the opinion of a Development Authority, may interfere with the amenity of adjacent sites;
- b) A Development Authority may require an Environmental Impact Assessment where there is uncertainty as to potential impacts of potential significant risk from the proposed development.

4.0.0 DEVELOPMENT REGULATIONS

- 4.1.0 An update to the Traffic Impact Assessment (TIA), prepared by ISL Engineering and Land Services, dated January 2017, and/or a Traffic Management and Accommodation Plan, may be required prior to the approval of any Development Permit, to the satisfaction of Rocky View County and Alberta Transportation.
- 4.2.0 The Agricultural Boundary Design Guidelines shall be considered and adhered to for all phases of development.
- 4.3.0 Architectural guidelines including, but not limited to, development standards relative to architectural style and theming, landscaping, water conservation and lighting policies shall be established at the subdivision stage.
- 4.4.0 The Applicant shall enter into a Development Agreement for any necessary on-site and off-site upgrades in accordance with the approved TIA (and any subsequent updates to the approved TIA), County and Provincial standards, to the satisfaction of the County and Alberta Transportation.
- 4.5.0 The Development Authority may issue a Development Permit for stripping and grading, provided the Grading Plan includes the Erosion and Sediment Control Plan, and a Construction Management Plan.
- 4.6.0 Exterior lighting should be designed to conserve energy and eliminate upward light. All development will be required to be dark sky compliant.
- 4.7.0 Development applications shall include a Landscaping Plan prepared by a landscape architect. All landscaping shall be in accordance with the Landscaping section of the General Regulations in the Land Use Bylaw.
- 4.8.0 All areas shall be subject to a Weed Control Program prepared by the Applicant/Owner in accordance with the Weed Control Act of Alberta and the County's Servicing Standards, and confirmed in a Development Permit or Development Agreement, to the satisfaction of the County.
- 4.9.0 Disposal of wastewater from the development on-site shall be subject to all Municipal and Provincial approvals.
- 4.10.0 Potable water for all development on the site shall be provided through the use of hauled water that is stored in a cistern.
- 4.11.0 Solid waste removal is the responsibility of the Owner and shall be disposed of on a regular basis at an approved disposal site. The Owners will employ this method on a truck-out basis.
- 4.12.0 The design, character, and appearance of any buildings proposed to be erected or located on the property must be acceptable to the Development Authority, having due regard to its effect on neighboring developments and general amenities of the area.



- 4.13.0 Garbage and waste material shall be stored in weatherproof and animal proof containers. Such containers shall be located within buildings or adjacent to the side or rear of buildings, and shall be screened from view by all adjacent properties and roadways, all to the satisfaction of The Development Authority.
- 4.14.0 Airborne particulate matter originating from storage areas, yards, roads or parking areas shall, at all times, be suppressed by application of approved dust-free treatments in accordance with Alberta Environment guidelines on those areas as defined in a Development Permit.
- 4.15.0 No use or operation should cause or create the emission or spread of odorous matter or vapour beyond the site that contains the use or operation that produces them.
- 4.16.0 No use or operation at any location on the site shall cause or create the hazardous materials or waste shall be in accordance with the regulations of any government authority having jurisdiction, and in accordance with any Hazardous Materials Management Plan that may be required by the Municipality and as defined in a Development Permit.
- 4.17.0 Fire protection measures shall be provided as may be required by the Municipality and included in a Development Permit.
- 4.18.0 Fire servicing via a hydrant suppression (dry-hydrant) system will be completed to the satisfaction of the County; once the building layout and the Detailed Storm Water Management Plan have been finalized based upon volume and layout/distance requirements.

PART 6 – TRANSITIONAL

Bylaw C-7749-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 4

File: 03321003/03321008/ PL20170070

<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

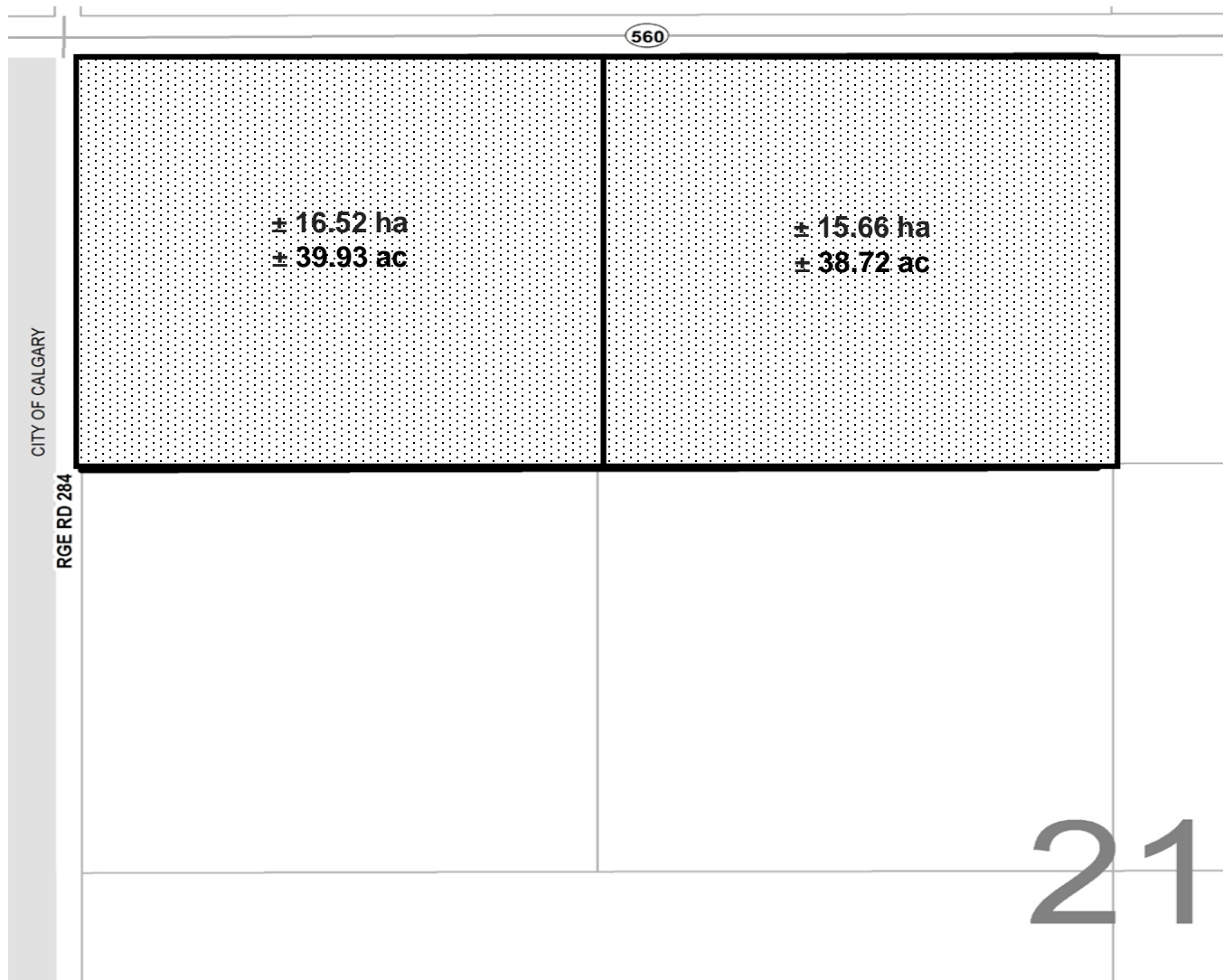
Reeve



CAO or Designate

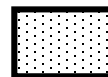
Date Bylaw Signed

BYLAW: C-7749-2018



AMENDMENT

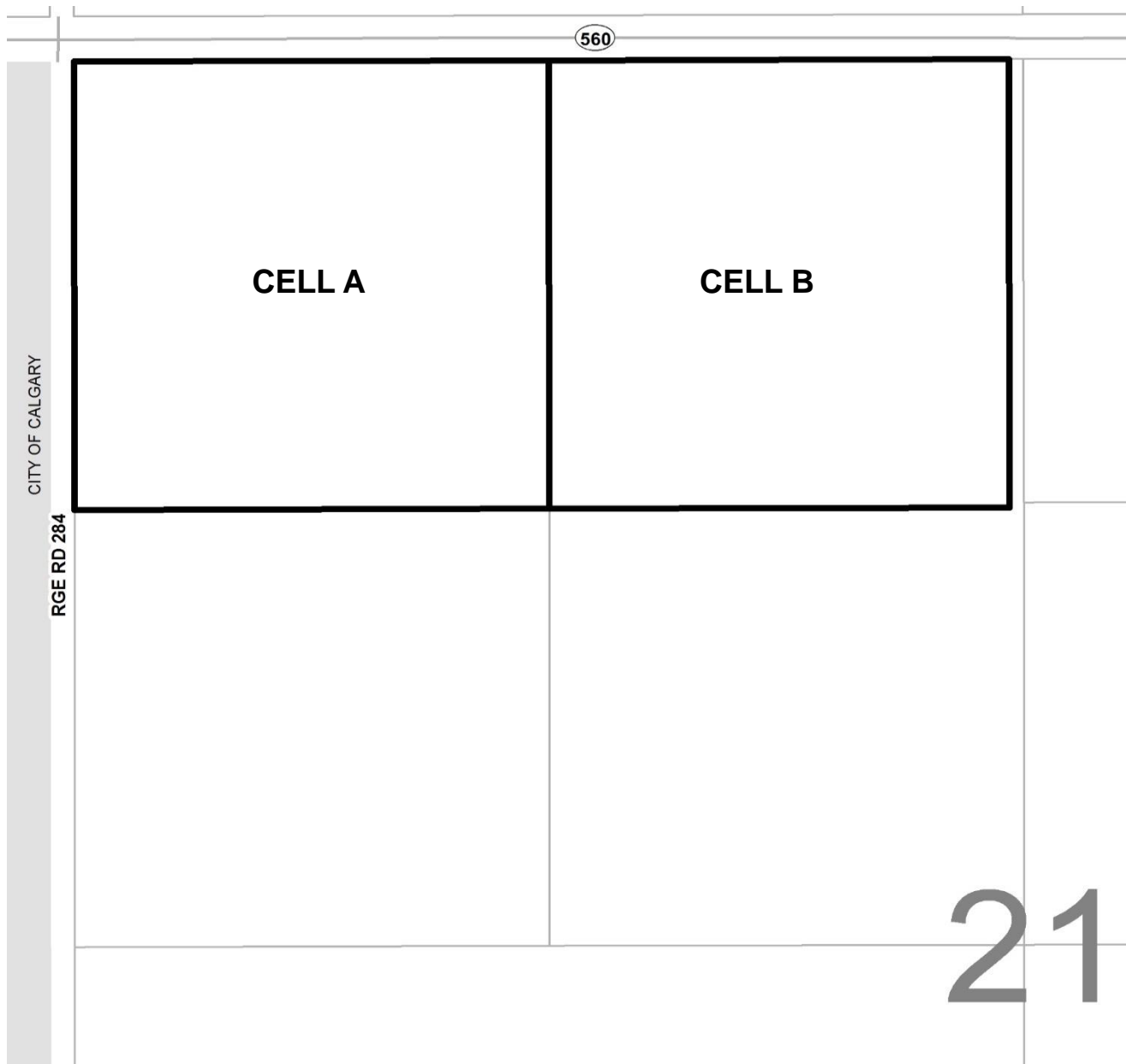
FROM Ranch and Farm District **TO** Direct Control District

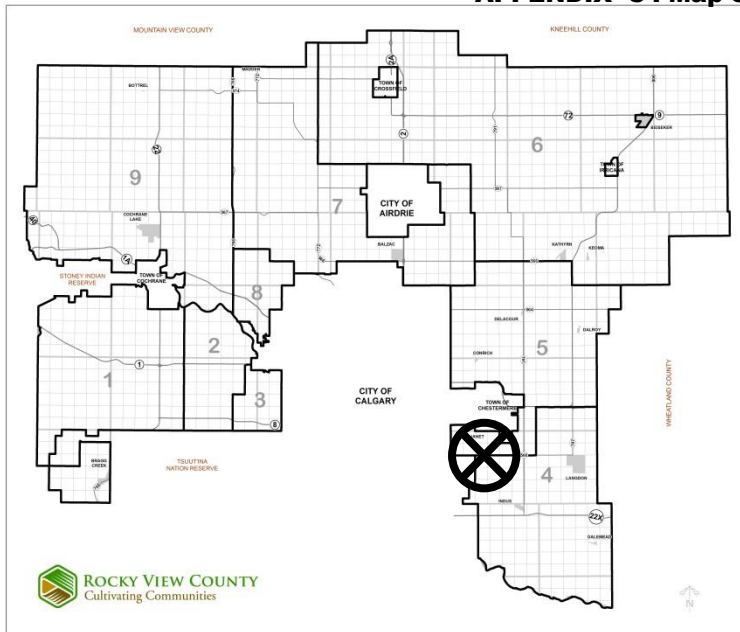


Subject Land _____

LEGAL DESCRIPTION: Lot 1, Plan 9810955 & Lot 3, Plan 9813204 within NW-21-23-28-W4M

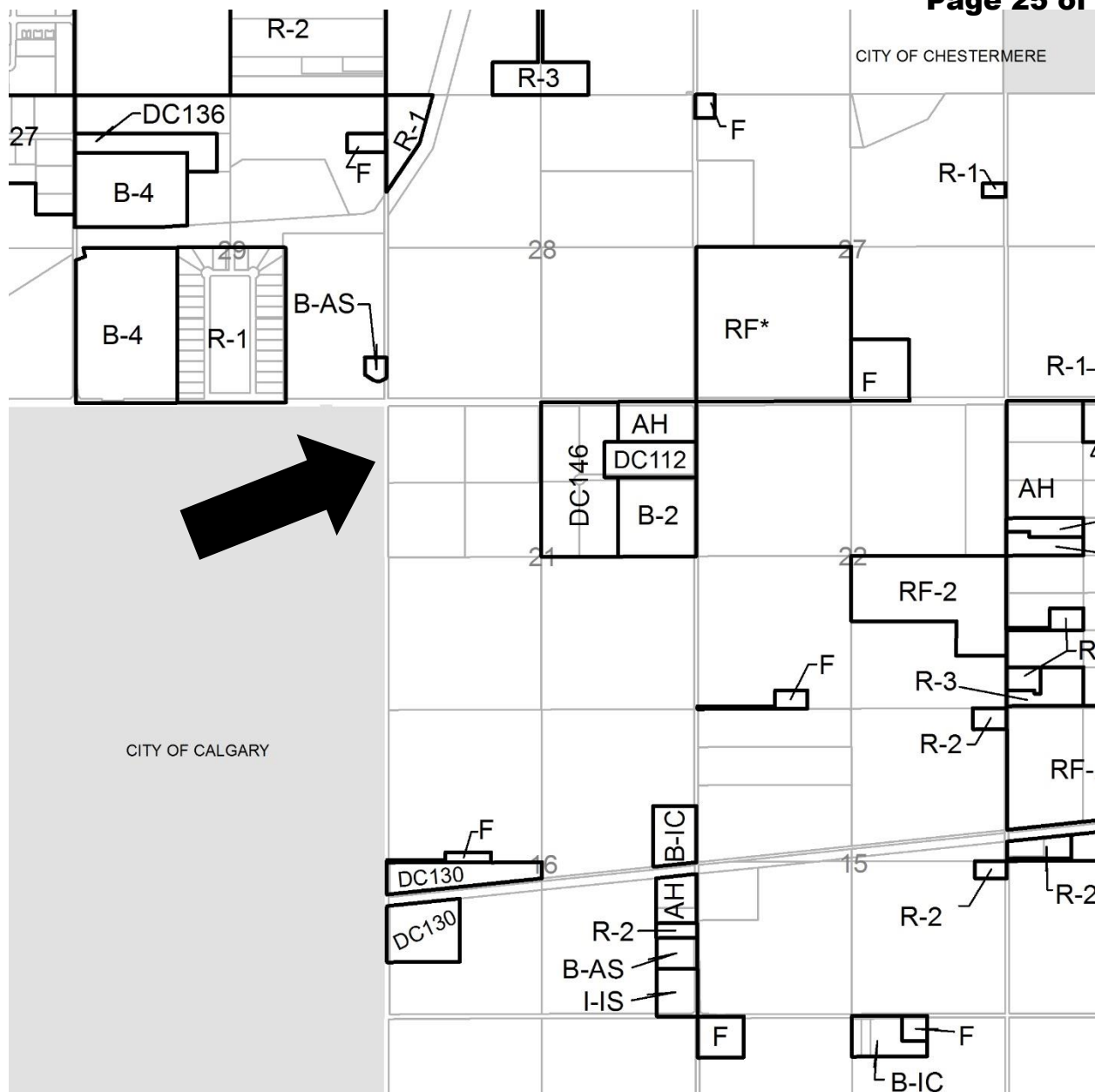
FILE: 03321003/03321008-PL20170070 **DIVISION: 4**

SCHEDULE "B"**BYLAW: C-7749-2018****NW-21-23-28-W04M**



LOCATION PLAN

NW-21-23-28-W04M



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

LAND USE MAP

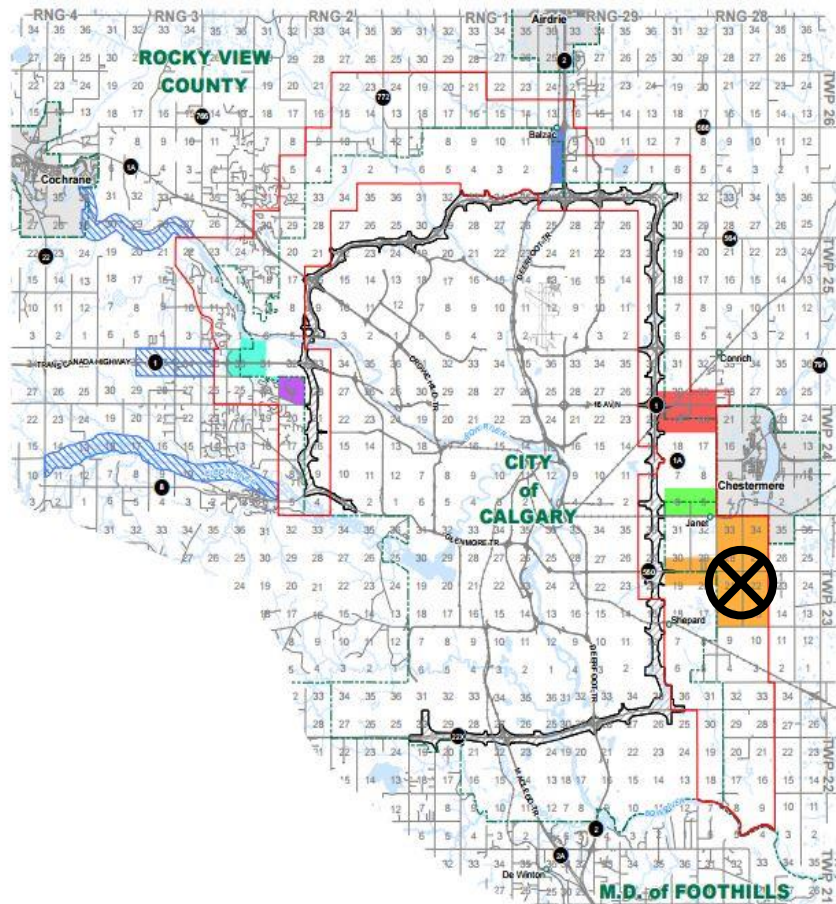
NW-21-23-28-W04M

MAP 2

KEY FOCUS AREAS

- Legend**
- Policy Area
 - Notification Zone
 - Transportation/ Utility Corridor
 - Jurisdictional Boundaries
 - Highway #
- Key Focus Areas**
- Section 29 24-2-5
 - Highway 1 West Corridor
 - Highway 2 North Corridor
 - Highway 1 East Corridor
 - Peigan Trail Extension
 - Highway 580 (Glenmore Trail) Joint Industrial Corridor

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.

ROCKY VIEW COUNTY/CITY OF CALGARY • INTERMUNICIPAL DEVELOPMENT PLAN

• 13

RVC/City IDP Map 2: Key Focus Areas

NW-21-23-28-W04M

Date: May 12, 2017

Division # 4

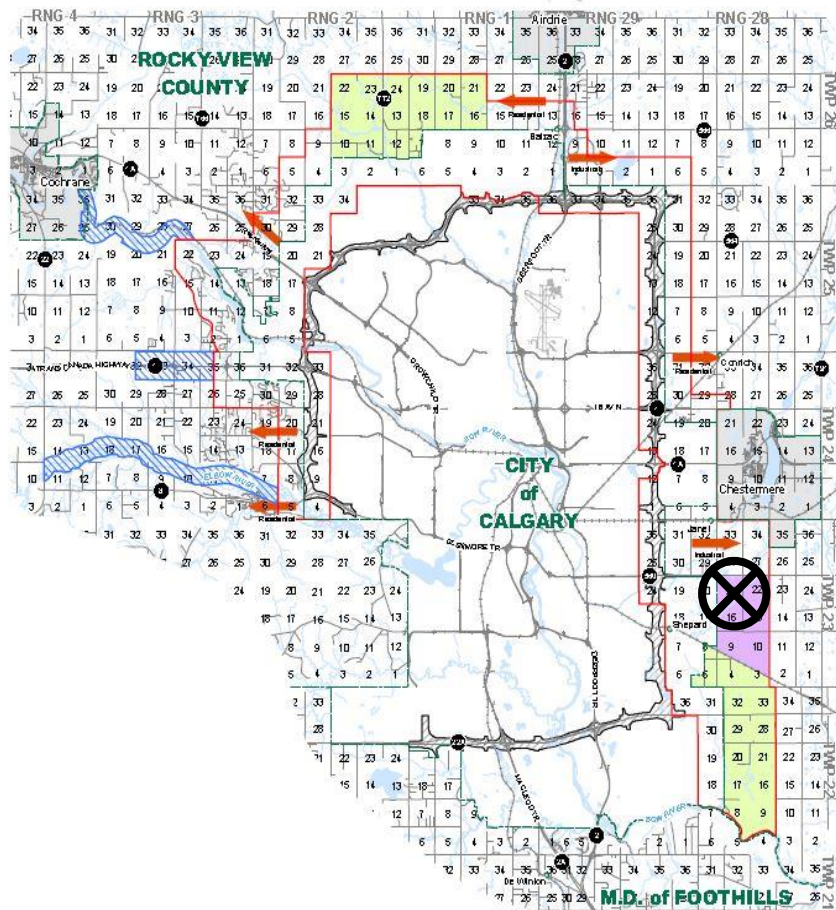
File: 03321003/03321003

AGENDA

Page 57 of 229

MAP 4

GROWTH CORRIDORS/AREAS



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

NW-21-23-28-W04M

Date: May 12, 2017

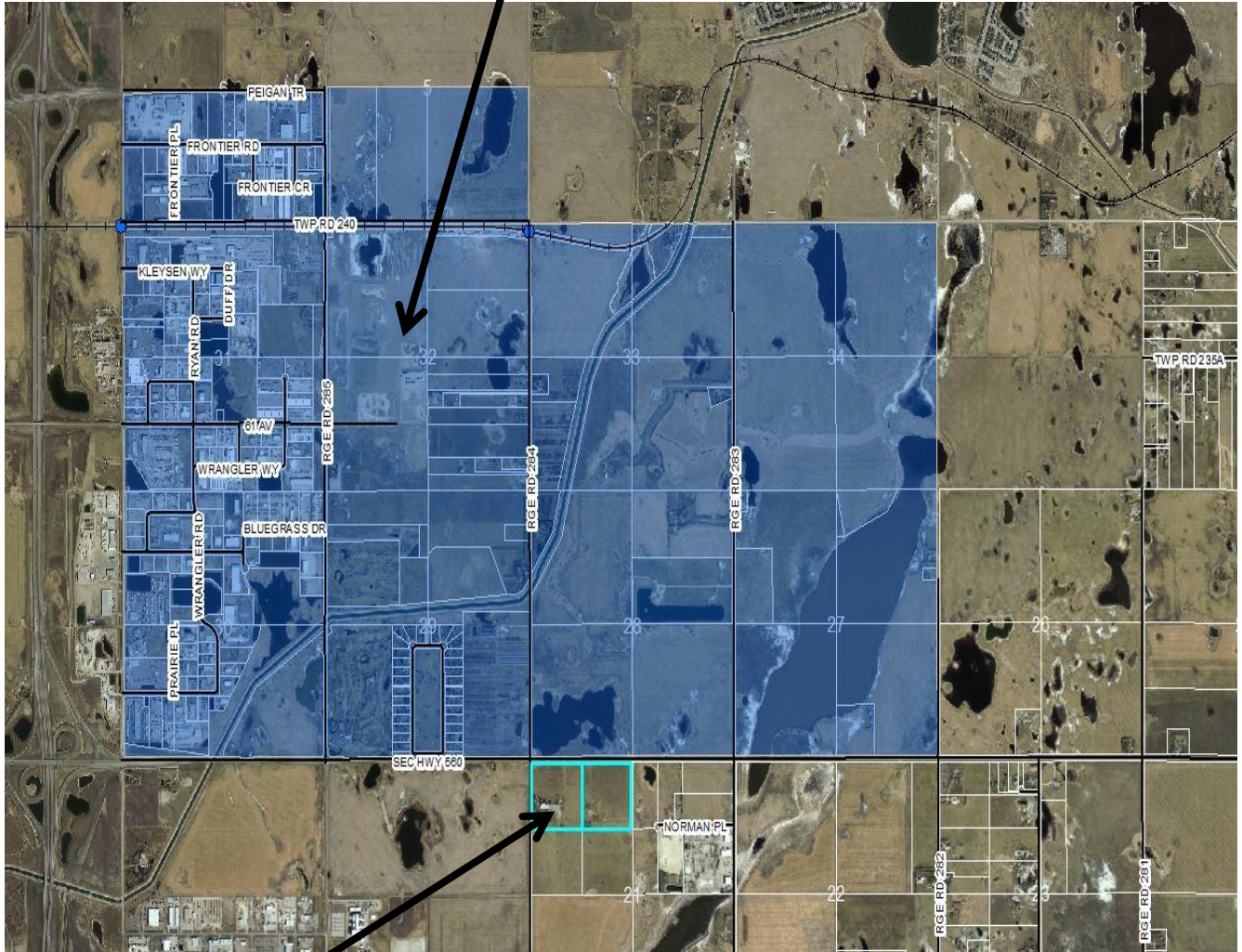
Division # 4

File: 03321003/03321003

AGENDA

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Janet Area
Structure Plan



Subject Lands

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

NW-21-23-28-W04M

Date: May 12, 2017

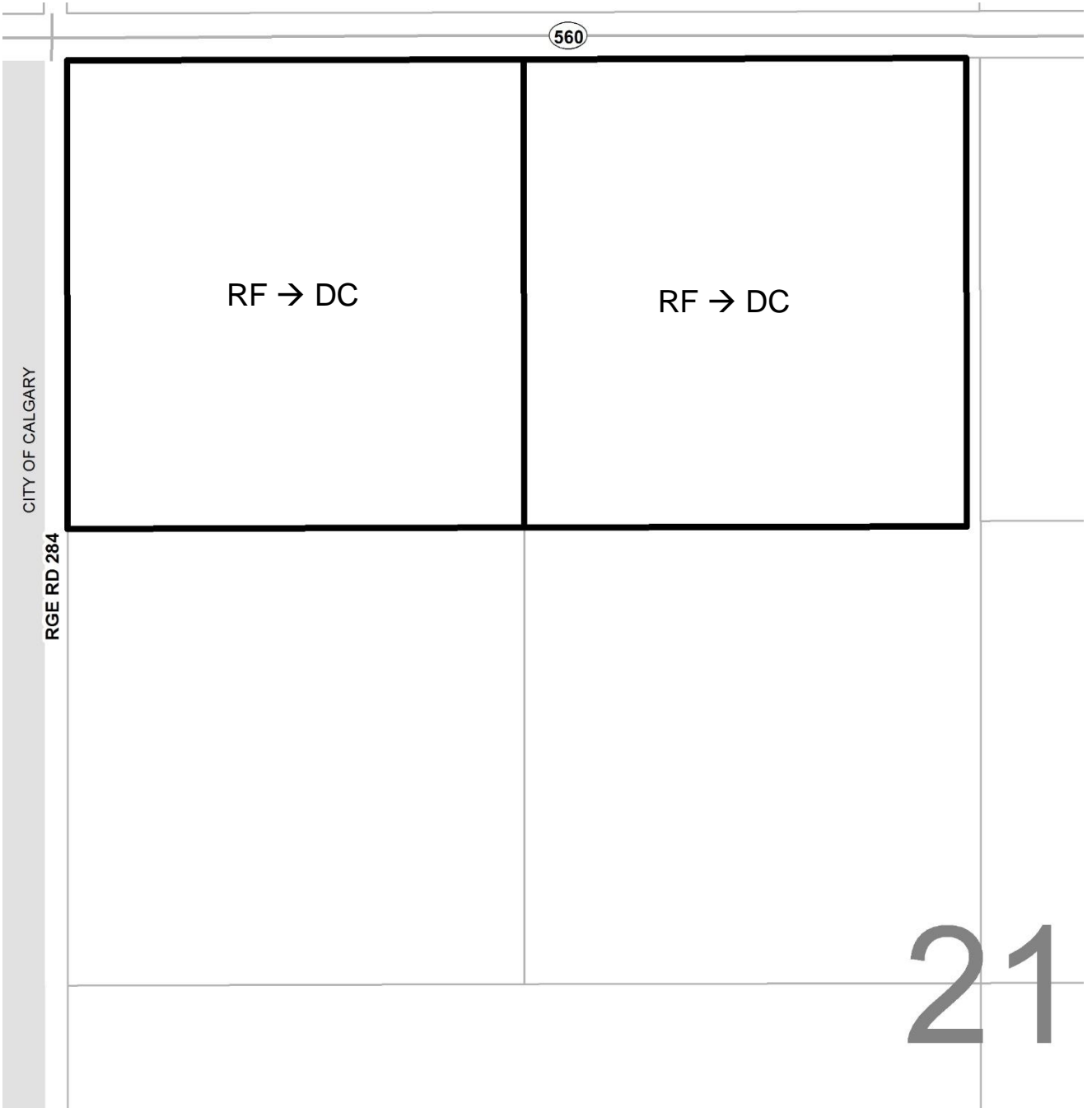
Division # 4

File: 03321003/03321008

AGENDA

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Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District to Direct Control District.



DEVELOPMENT PROPOSAL

NW-21-23-28-W04M



Date: May 12, 2017

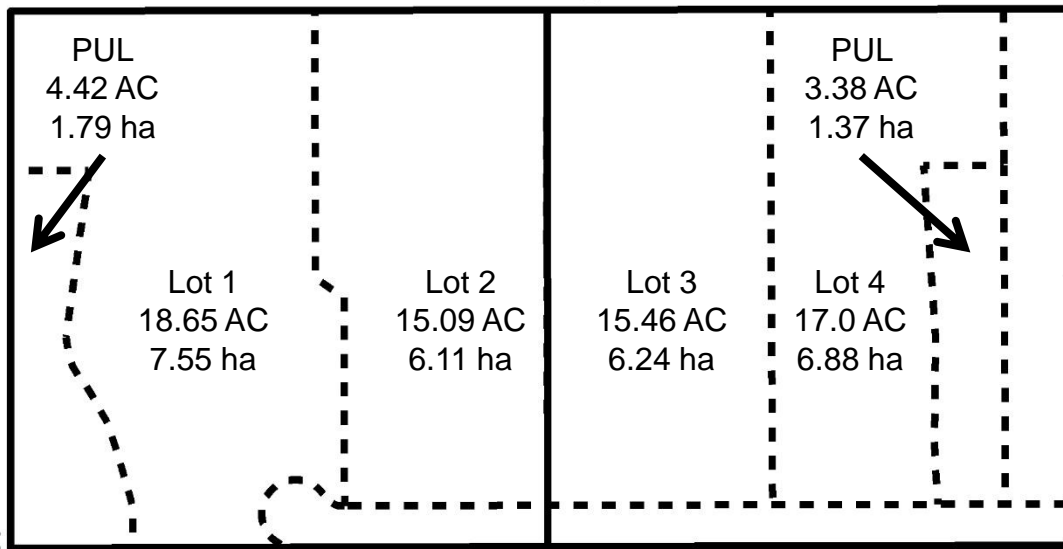
Division # 4

File: 03321003/03321008

560

CITY OF CALGARY

RGE RD 284



21

DEVELOPMENT CONCEPT

NW-21-23-28-W04M

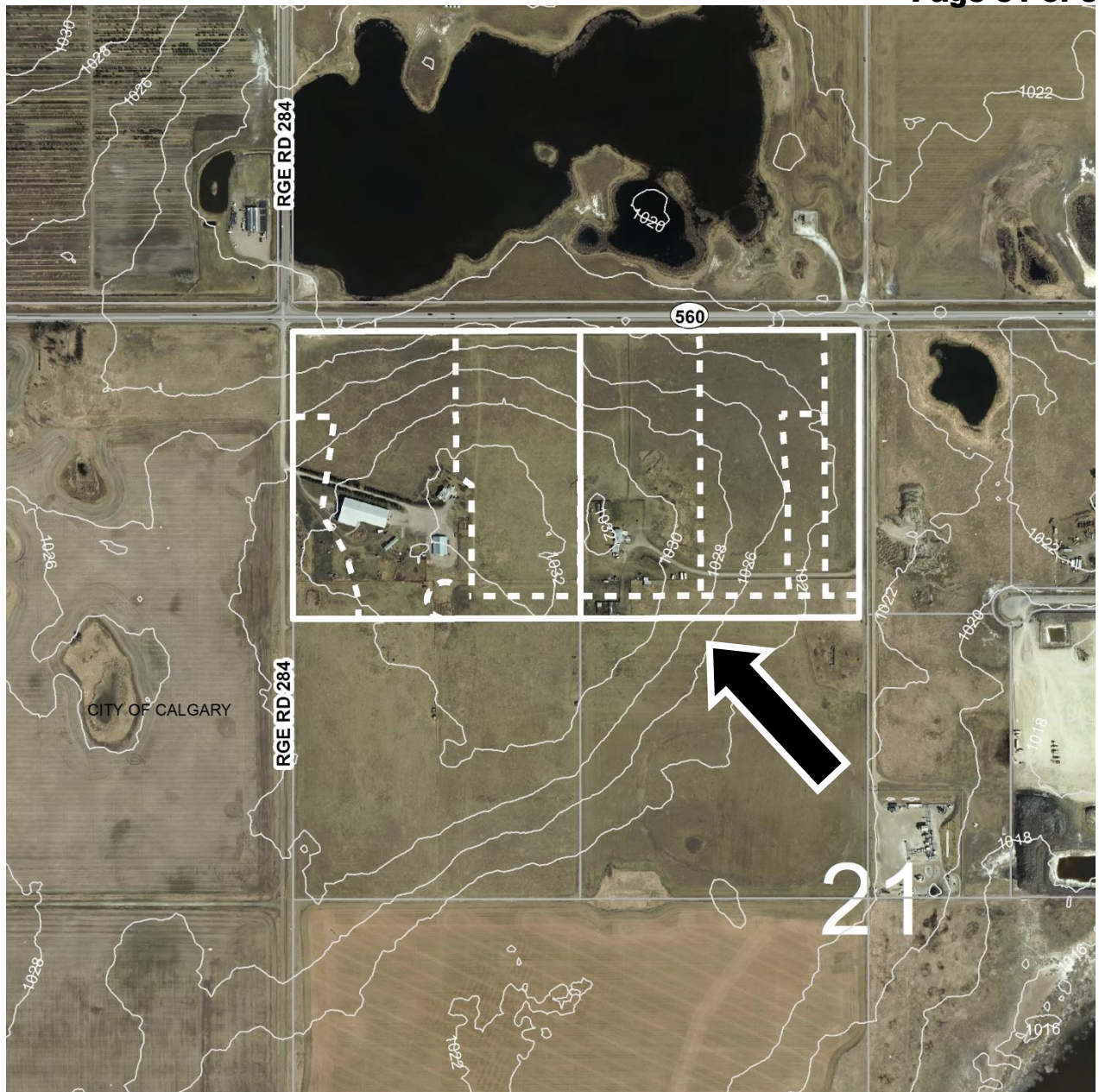
Date: May 12, 2017

Division # 4

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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

NW-21-23-28-W04M

Date: May 12, 2017

Division # 4

File: 03321003/03321003

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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

NW-21-23-28-W04M

Date: May 12, 2017

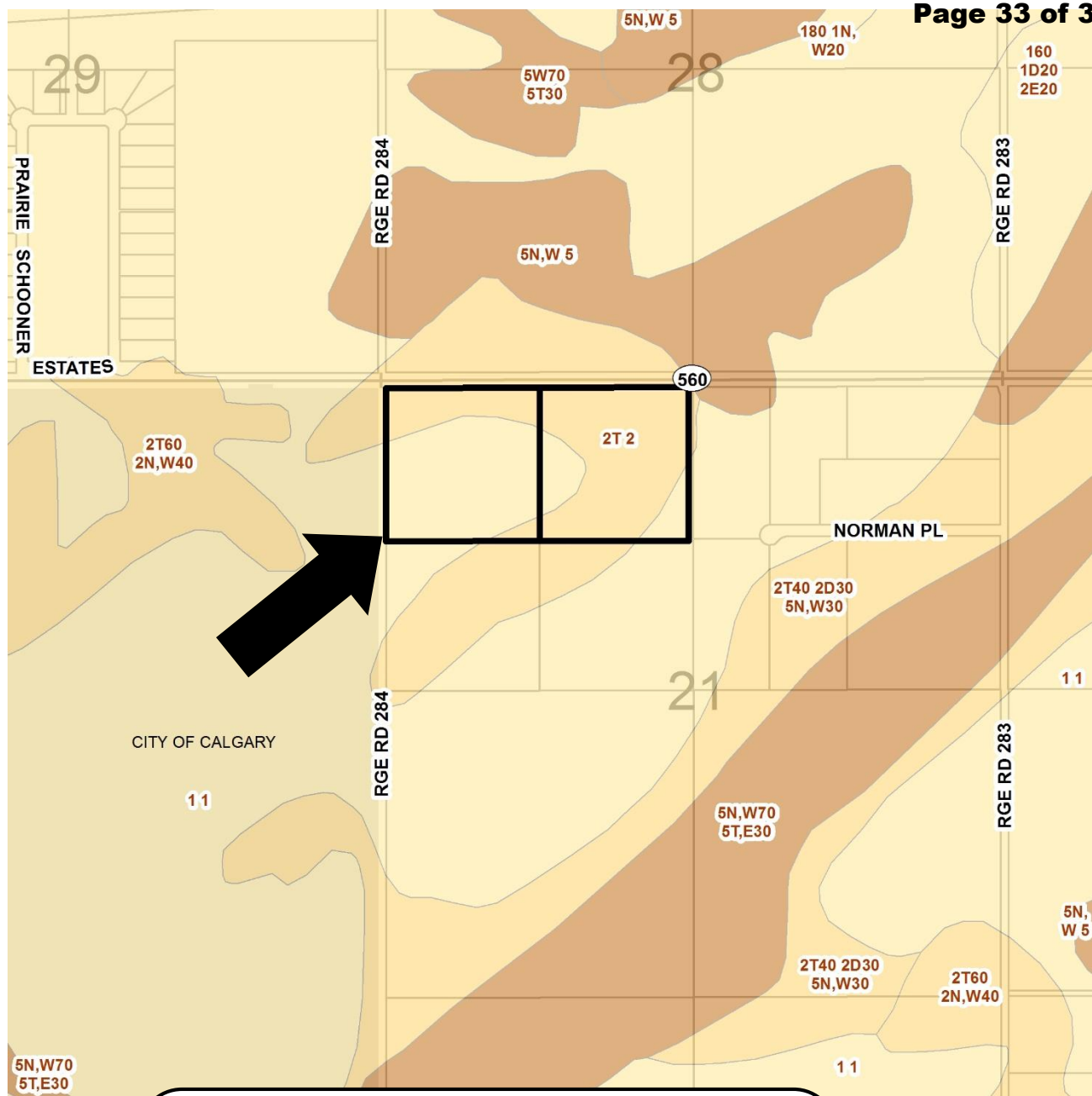
Division # 4

File: 03321003/03321008

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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

NW-21-23-28-W04M

Date: May 12, 2017

Division # 4

File: 03321003/03321003

AGENDA

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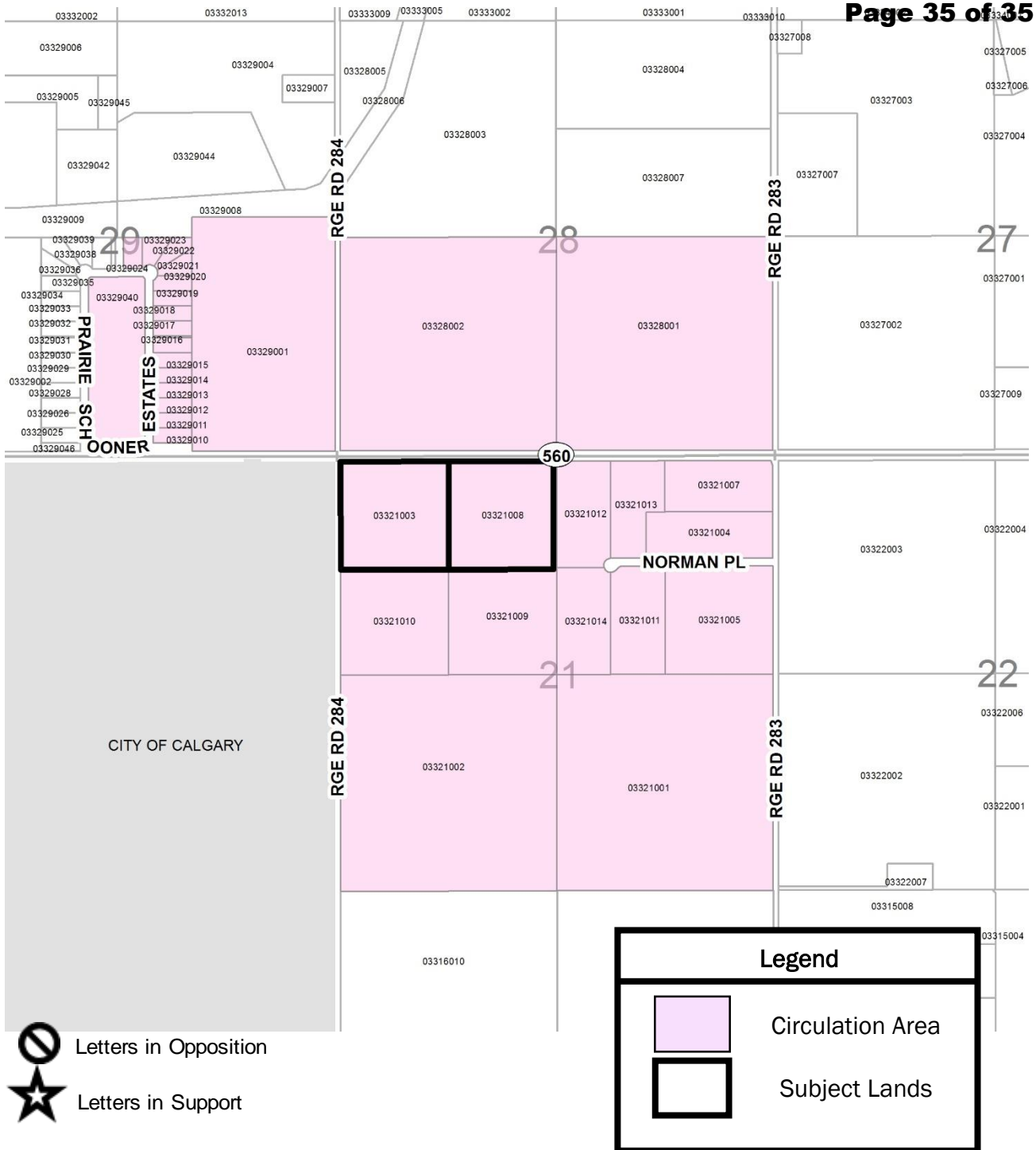
**Legend – Plan numbers**

- 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**NW-21-23-28-W04M**Date: May 12, 2017

Division # 4

File: 03321003/03321008**AGENDA****Page 65 of 229**



LANDOWNER CIRCULATION AREA

NW-21-23-28-W04M

LEGISLATIVE & LEGAL SERVICES

TO: Council
DATE: February 13, 2018 **DIVISION:** All
FILE: 0205
SUBJECT: Response to Notice of Motion – Creation of a List of Electors

¹ ADMINISTRATION RECOMMENDATION:

THAT further consideration of the creation of a list of electors is deferred until after the Province has updated the *Local Authorities Election Act*.

EXECUTIVE SUMMARY:

On January 23, 2018, Councillor Wright submitted the following Notice of Motion:

“THAT Rocky View County create and use a Rocky View County resident list of electors voters list in the next and all subsequent Rocky View County elections”

Administration has prepared this report in response to the Notice of Motion.

Under the *Local Authorities Election Act*, a municipality can create a list of eligible electors. This list would be available at the voting station as an alternative to producing a Driver's License or another form of identification to prove eligibility to vote. This can be created on its own, or it can be pulled from a permanent register of electors that is maintained by the municipality.

A voters list provides benefits to voters and election workers on Election Day by streamlining the process of handing out ballots. The list is also of benefit to candidates, who can use the voter information for campaigning. However, the creation of the list of electors is quite costly and increases other risks.

In the period between municipal elections, the Province often considers changes to the *Local Authorities Election Act*. These changes are often the result of advocacy by AAMDC. Rocky View County submitted the following resolution at the Fall 2016 AAMDC conference and it was accepted:

“THEREFORE, BE IT RESOLVED that the Alberta Association of Municipal Districts and Counties request the Government of Alberta to amend the Local Authorities Election Act to provide municipalities a practical and economical option to use a list of electors for proof of elector eligibility.”

Administration recommends that further consideration of a voters list be delayed to allow for changes to the *Local Authorities Election Act*, as per **Option 2**.

ANALYSIS:

History of Voters Lists

At the provincial and federal levels of government, Canada has experienced a movement from enumeration to a permanent voters list as a means of facilitating voter registration. Alberta municipalities have not followed suit even though enumeration and permanent registers of electors is permitted under the Alberta *Local Authorities Election Act*.

¹ **Administration Resources**

Angie Keibel, Legislative & Legal Services



Rocky View County's AAMDC resolution (see Attachment 'B') identified the following obstacles with creating a list of electors:

- The mandatory requirement for municipalities to conduct a door-to-door enumeration if a list of electors is created;
- The inability to access the provincial list of electors for use in a municipal election without the municipality conducting an enumeration and creating a Permanent Electors Register; and
- The lack of legislative guidance and best practices available for a municipality to create a list of electors without significant privacy and reputational risk and financial cost to a municipality.

Permanent List of Electors versus List of Electors

The Federal and Provincial Governments create and maintain a permanent register of electors. The *LAEA* states that a municipality may enter into an agreement with the provincial Chief Electoral Officer to receive information that will assist the municipality in creating the permanent register of electors. The municipality can also agree to share information with the province for its register of electors.

The permanent electors register detailed in the *LAEA* for municipalities includes the following personal information about each elector (s 49(5)):

- (a) Address
- (b) Name
- (c) Telephone number
- (d) Gender
- (e) Birthday
- (f) Date of residency in Alberta
- (g) Public school resident or separate school resident

The list of electors can either be pulled from the permanent electors register of the municipality or can be prepared on its own.

Benefits and Challenges

Benefits to Voters

Voters benefit from a voters list because it provides them with another option to verify their eligibility to vote at the voting station besides producing a driver's license or other form of identification.

Efficiencies at the Voting Station

If a person's name is on a voters list, election officials can quickly administer a ballot.

Election Campaigns

Candidates can use the voters list as a means to communicate with voters and campaign for the election.

Collection of Data

Enumeration allows for real time collection of data that can then be used by candidates and election officials. However, in collecting this data, enumerators may encounter challenges, such as catching voters when they are at home, accessing multi-family dwellings, and getting electors to answer the required questions.

Employment

Enumeration in a municipality the size of Rocky View County would provide employment for up to 20 people. Although these jobs are temporary, this employment is still beneficial to the economy. However, face-to-face enumeration also poses safety risks for enumerators who may need to venture into unknown neighbourhoods in unpredictable weather conditions.

Privacy

The personal information collected in a permanent voter register has the potential to be harmful to an individual if there is a privacy breach. As a result, people may be less likely to share this information with an enumerator out of fear of a data breach. In addition, maintaining the privacy and security of this information would need to be of the utmost priority.

Benefits and Challenges of a Permanent Voters List

A permanent voters list would only require enumeration once for Rocky View County. After the initial database is created, it would just need to be updated. Presumably, these updates would be prompted by the elector notifying the County or through an update arrangement with the provincial Chief Electoral Officer.

Keeping the permanent voters list up to date would provide benefits in case the County needs to call a by-election. However, significant financial and human resources would be required to design, create, and maintain a permanent voters list. In addition, the accuracy of the list is dependent on elector notification and the provincial government.

To mitigate these issues, additional resources could be dedicated to data validation, which would reduce duplicates and exceptions. Another mitigating effort would be an audit function to check the accuracy of the information in the database.

Election Fraud

In the preamble and background to Councillor Wright's Notice of Motion, the Councillor indicates that the list of electors would contribute to the enhancement of democratic principles and rights by contributing to fair elections.

In the *Local Authorities Election Act*, the following mitigations against election fraud exist:

- All qualified citizens are eligible to vote;
- All votes must be counted fairly and honestly;
- Spoiled ballots will not be counted;
- Every voter must be able to vote in secret; and
- Voting must not be influenced by bribery or intimidation.

The creation of a list of electors and/or a permanent register of electors is optional.

Fair elections are a cornerstone of democratic government. Voting fraud and the perception of fraud erode public trust in fair elections. There are two types of voting fraud. The first is where the voter does not participate in the fraud (i.e. ballot stuffing, ghost voting), and the second is where the voters do participate, at least to some extent, such as vote-buying schemes, voter intimidation, voting where not allowed (i.e. in a different municipality or division), or multiple voting (voting at more than one voting station or in multiple ways such as advance vote, mail in vote, etc.).

While the use of a list of electors could reduce the risk of voting where not allowed and multiple voting, it also creates an additional opportunity for fraud. "Voter registration fraud" can take several forms, such as submitting fictitious names or providing false information concerning a person's name or address. According to the *LAEA*, if an elector's name is on a list of electors, that elector need not produce a driver's license or other identification to prove his/her eligibility to vote. As a result, having a list of electors could ultimately increase the risk of voter registration fraud as a non-resident or a former resident could vote just because his/her name appears on the list.

Intentional Fraud

Assuming that people are rational, then the decision to commit intentional election fraud (i.e. through multiple voting or voter registration fraud) would be based on a cost-benefit analysis, in that the



benefit of committing fraud must exceed its expected cost. The benefit, presumably, is that your favoured candidate is elected. The cost is a combination of the probability of getting caught multiplied by the consequences. The *Local Authorities Election Act* sets out a fine of up to \$10,000 for election fraud or up to six months' imprisonment. Further, the possibility of being caught is increased by the presence of scrutineers in the voting station, as well as the voter's signature required on the Voting Register (Form 8).

2017 Election

In the 2017 election, the Returning Officer faced complaints from both candidates and voters with regard to scrutineer roles at the voting stations. In some voting stations, scrutineers were attempting to collect the names and addresses of voters on a sheet of paper by looking at the Voting Register as the voter was completing it. Some voters called to complain that this felt intimidating and felt like an invasion of privacy. In response, the Returning Officer advised that the scrutineers would no longer be permitted to collect voter's personal information. The Returning Officer then received complaints from scrutineers and candidates, who felt that this collection of the voter's personal information was allowed under the *Local Authorities Election Act* and under the *Freedom of Information and Protection of Privacy Act*, RSA 2000, c F-25. One of the candidates argued that without a list of electors, collecting the name of voters was the only way for scrutineers to detect multiple voting.

Steps

If Rocky View County were to initiate an electors list, the County would be the only municipality creating such a list in Alberta. While this is courageous, it also means that there are no precedents to follow.

In reviewing the legislation, Administration assumes that the following steps would be required:

1. Gain Council's consensus on the guiding principles (i.e. permanent voter register vs. ad hoc voters list);
2. Bylaw creation and adoption by Council;
3. Negotiate agreement with the provincial Chief Electoral Officer;
4. Establish foundational elements:
 - a. Develop policies, procedures, and standards for enumeration and for the database;
5. Database Resources:
 - a. Recruit staff to create and maintain the database;
 - b. Design and build the database;
6. Enumeration:
 - a. Recruit staff to complete the door-to-door enumeration;
7. Maintenance and Quality Assessment:
 - a. Update the database as needed;
 - b. Perform audits and data scrubbing to ensure data integrity.

Conclusion

The benefits of the voters list would be to the voter and election worker, as it would allow for quicker verification and ballot distribution on Election Day. In addition, candidates would benefit from having access to the personal information in the list of electors for use in campaigning.

However, the costs to create and maintain a voters list would be significant and would create additional risks to the County relating to the privacy of elector information and other fraud opportunities. As a result, Administration recommends that the County not pursue a list of electors or permanent register of electors at this time. Instead, Administration recommends that Council wait until the Province makes updates to the *Local Authorities Election Act*.



BUDGET IMPLICATIONS:

If Council approved the requisite bylaws and ordered the enumeration, the cost to do the enumeration would likely be over \$130,000.00. This estimate is based on the budgeted cost to do the municipal census in Rocky View County in 2018 and the similarity between enumeration and conducting a census. There would be additional costs for the creation of a database and hiring/training the people to maintain it.

OPTIONS:

- Option #1: THAT a Rocky View County resident list of electors voter list be created and used in all subsequent Rocky View County elections.
- Option #2: THAT further consideration of the creation of a list of electors is deferred until after the Province has updated the *Local Authorities Election Act*.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

“Kent Robinson”

A/County Manager

ATTACHMENTS:

- Attachment ‘A’ – 2018/01/23 Notice of Motion – Councillor Wright – “Creation of a List of Electors”
- Attachment ‘B’ – AAMDC Resolution 23-16F – “List of Municipal Electors”

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.

Resolution ID	23-16F
Year	2016
Convention	Fall
Title	List of Municipal Electors
Vote Required	3/5
Category	Municipal Governance and Finances
Type	Requires Endorsement
Majority Needed	Three - Fifths (3 / 5)
Current Status	Accepted in Principle
Vote Results	Carried
Sponsor List	Rocky View County
District	2 - Central

Preamble

WHEREAS section 49 (permanent electors register), section 50 (list of electors), section 51 (enumerators' appointment and identification), section 52 (access for enumerators and campaigners) and section 53 (proof of elector eligibility) of the *Local Authorities Election Act*, RSA 2000, c.L-21 specifies the option for a municipality to create a list of electors for a person to prove their eligibility to vote; and

WHEREAS a list of electors is accepted as a procedural safeguard and administrative control for elections in democracies all over the world; and

WHEREAS federal, provincial and most municipal jurisdictions nationally use a list of electors for proof of elector eligibility during an election; and

WHEREAS to date, no municipality in Alberta has created a list of electors as an option to be used as proof of elector eligibility during a municipal election; and

WHEREAS Alberta is the only province in Canada whose municipalities are required to conduct an enumeration if a list of electors is used; and

WHEREAS Alberta is the only province in Canada whose municipalities are unable to access the provincial list of electors for use in an election unless an enumeration is conducted and a permanent electors register is created; and

WHEREAS Alberta and Saskatchewan are the only provinces in Canada where the use of a list of electors is dependent on a Council bylaw and not directly through legislation; and

WHEREAS there is lack of legislative guidance and best practices available for a municipality to create a list of electors without significant privacy risk, reputational risk and financial cost to the municipality;

Operative Clause

THEREFORE, BE IT RESOLVED that the Alberta Association of Municipal Districts and Counties request the Government of Alberta to amend the *Local Authorities Election Act* to provide municipalities a practical and economical option to use a list of electors for proof of elector eligibility.

Member Background

To date, no municipality in Alberta has used a list of electors (voter lists) for proof of elector eligibility during municipal elections despite federal, provincial and municipal jurisdictions in other provinces who use a voter list for their elections.

There has been a growing interest for the use of a voter lists in conducting municipal elections in Alberta based on the distrust of the current electoral system and the desire for increased accountability by the voter. The use of a list of electors is accepted as a procedural safeguard and administrative control for elections in democracies all over the world, yet it is not a viable option for Alberta municipalities to pursue.

The current municipal electoral system also causes confusion among residents who question why voter list information is not aligned with the election information of other levels of government. There is also frustration that the current process to prove elector eligibility is dependent on each voter signing a Voter Register (Form 8's) and the inability for the forms to be reviewed by the public except by judicial order.

Although the *Local Authorities Election Act* provides the option for municipalities to create a list of electors, there are administrative and legislative obstacles as to why it has not been used by municipalities. These obstacles include:

1. The mandatory requirement for municipalities to conduct a door-to-door enumeration if a list of electors is created.
2. The inability to access the provincial list of electors for use in a municipal election without the municipality conducting an enumeration and creating a Permanent Electors Register.
3. The lack of legislative guidance and best practices available for a municipality to create a list of electors without significant privacy and reputational risk and financial cost to a municipality.

Electoral confidence in the process is important to voters, especially those living in rural municipalities; where every vote counts when the margin of votes is small compared to urban municipalities. Therefore, we ask the Province of Alberta amend the *Local Authorities Election Act* to provide municipalities a practical and economical option to use a list of electors for proof of elector eligibility.

Province and Link to Relevant Legislation	Legislated – Mandatory Use of Voter's List	Municipal Enumeration	Vouching	Ability to use Provincial / Federal List <i>without</i> conducting an enumeration
BC <u>Local Government Act</u>	Yes – s.75(2)	Optional – s.71(6)	No	Yes – s.76(1)
Alberta <u>Local Authorities Election Act</u>	No Created through bylaw – s.49(1), 50(1)	Required if voter's list is created – s.49(1)(b), 50(1)(b), 51	Yes – only if a List of Electors exists - s.53(2)	No – can only enter into an agreement with Elections Alberta only if a <u>Permanent Electors Register</u> is created, which also required enumeration be conducted by a municipality s.49(2)
Saskatchewan <u>Local Government Election</u>	No Created through bylaw -s.54(1), 55(1), 107(1)	Optional – s.54(1)	No	Yes – s.55(1)
Manitoba <u>The Municipal Councils and School Boards Election Act</u>	Yes – s. 23(1)	Optional – s.28(1), 32(1)	No	Yes – s. 28(1)
Ontario <u>Municipal Elections Act</u>	Yes – s. 19(1)	Not an option. Enumeration is conducted by the Municipal Property Assessment Corporation to create a list that is handed over to the municipality.	No	Yes – list is provided by the Municipal Property Assessment Cooperation s.19(1)
Quebec <u>An Act Respecting Elections and Referendums in Municipalities</u>	Yes – s. 100	Not an option	No	Yes – s. 100
New Brunswick <u>Municipal Elections</u>	Yes – s. 11(1)	Not an option	Yes – s.36(3)(b)	Yes – s. 43(1.1)
Nova Scotia <u>Municipal Election Act</u>	Yes – s. 21	Optional – s. 30(1)	No	Yes – s.30B(4)(5)(6), 40(7)
Prince Edward Island <u>Municipalities Act</u> Charlottetown and Summerside Difference Policy	Yes – s. 23	Not an option	No	N/A
Newfoundland <u>Municipal Elections Act</u>	Yes – s. 31(1)(a)(b)	Not an option	No	Yes – s.31(2)

AAMDC Background

The AAMDC has no active resolutions directly related to this issue.

Government Response

Municipal Affairs: *The Local Authorities Election Act (LAEA)* currently enables municipalities, by bylaw, to prepare a list of electors and prescribe procedures and forms governing the enumeration of electors.

In addition, the *LAEA* allows municipalities, by bylaw, to enter into an agreement with the Chief Electoral Officer under the Election Act to receive information that will assist the municipalities in compiling or revising the permanent electors register, as well as to provide updated information to the Chief Electoral Officer that will assist them in preparing or revising the register of electors under the Election Act.

The department acknowledges the current *LAEA* requirement to complete an enumeration of the electors in connection with the preparation of a list of electors. This item has been noted for consideration in the next comprehensive review of the *LAEA*.

Development

As outlined in the Government's response, municipalities have the ability to prepare a list of electors and may work with the Chief Electoral Office to prepare that list. However, the extent to which this is considered a 'practical' and 'economical' option is dependent on each individual municipality and their local capacity. Therefore, this resolution has been assigned a status of **Accepted in Principle**, and the AAMDC will follow-up accordingly to communicate options to members.



LEGISLATIVE AND LEGAL SERVICES

TO: Council
DATE: February 13, 2018 **DIVISION:** All
FILE: 0170
SUBJECT: Rocky View County Bylaw C-7751-2018 – Master Rates Bylaw (2018)

¹ADMINISTRATION RECOMMENDATION:

- Motion #1: THAT Bylaw C-7751-2018 be given first reading.
Motion #2: THAT Bylaw C-7751-2018 be given second reading.
Motion #3: THAT Bylaw C-7751-2018 be considered for third reading.
Motion #4: THAT Bylaw C-7751-2018 be given third and final reading.

EXECUTIVE SUMMARY:

In accordance with the *Municipal Government Act*, Rocky View County has established fees for various services. Some municipalities have fees and charges in individual bylaws, but Rocky View County has consolidated all fees into one bylaw through the adoption of a *Master Rates Bylaw*. The benefit of having all fees and charges in a central bylaw is that it makes it easier for Council to do regular updates without having to re-open and amend each bylaw. Rocky View County has traditionally done an annual update to the *Master Rates Bylaw*.

Administration has prepared Bylaw C-7751-2018 (Attachment 'C') for Council's consideration with some changes to fees, as well as editing for clarity and ease of understanding. A full breakdown of the changes is provided in Attachment 'A' and an itemized list of the reasoning behind each change is provided in Attachment 'B'.

Administration recommends **Option #1**.

BACKGROUND:

Law

In various sections of the *Municipal Government Act*, it provides authority for Council to set fees. For example, section 8 grants Council the authority to pass bylaws regarding the establishment of fees or monetary penalties for contravention of a bylaw or offenses. Section 630.1 allows for fees under the Planning and Development part of the *MGA* (Part 17).

What are User Fees?

Municipal Governments in Alberta receive revenue from three sources: transfers from senior levels of government, property taxes, and charges for the services they provide. As government transfers have diminished, municipal governments have had to make tough decisions on the best way to fund services. Should they rely on property taxes, or should the user of the service pay?

In making these decisions, it may be useful to separate user charges into two categories: service fees (i.e. licenses, permits, and processing applications) and sales of goods & services (i.e. water, facility rentals).

¹Administration Resources

Angie Keibel, Manager – Legislative and Legal Services



Why should a municipality charge a user fee?

There are many reasons for a municipality to charge a user fee. The most obvious reason is to produce revenue that will offset the costs of the service provision. However, a municipality may also want to promote efficient use of a good or service (i.e. water conservation), or even reduce the use of a good or service (i.e. higher fees for residences that produce a lot of garbage).

There are also reasons why a municipality may wish to subsidize a good or service. For example, to get pollution producing cars off the road, some municipalities subsidize the cost of bus passes. Where a good or service is subsidized, the subsidy usually comes from property taxes.

The Rocky View Method

In setting user fees, Rocky View County uses a hybrid method of incremental fee setting, combined with strategic analysis for new fees and ad hoc fee reviews.

For example, Building Services recently reviewed the practice of charging double fees where an applicant for a building permit has started the work prior to obtaining a permit. They looked at comparable municipalities and determined that charging double fees is common practice across Alberta municipalities and recognizes the additional work required for inspection and review where certain elements have already been covered in the construction process.

2018 Changes

The following departments have reviewed the fees charged in 2017, and where necessary, have submitted changes for 2018: Financial Services, Information Services, Legislative and Legal Services, Operations, Utility Services, Engineering Services, Roads Maintenance, Enforcement Services, Fire Services, Solid Waste and Recycling, Municipal Lands, Cemetery Services, Agricultural Services, Assessment Services, Building Services, and Planning Services.

Proposed changes include routine editing for wording clarity and/or pre-determined scheduled increases. Administration is recommending the new bylaw comes into full force and effect on March 1, 2018.

Council Decision

In considering Administration's recommended fees and charges, Council may want to consider the following:

- Should the good or service be subsidized by property taxes?
 - For example, is there an environmental or community benefit to a subsidized user fee?
- Should the fee be increased?
 - For example, is there some undesirable behavior or environmental impact that Council could influence through user fees?

Where Council wishes to investigate a higher or lower fee in a particular area, Council may want to direct Administration to do a full review of the good or service, including the full cost to provide it, current subsidy level, the benefits to the community, the fees in comparable municipalities, environmental impacts, etc. That way, Council will be able to make an informed and strategic decision on the fee.



BUDGET IMPLICATION(S):

The Master Rates changes coincide with recommendations as per the 2018 Operating Base Budget.

OPTIONS:

- Option #1: Motion #1: THAT Bylaw C-7751-2018 be given first reading.
 Motion #2: THAT Bylaw C-7751-2018 be given second reading.
 Motion #3: THAT Bylaw C-7751-2018 be considered for third reading.
 Motion #4: THAT Bylaw C-7751-2018 be given third and final reading.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

“Kent Robinson”

Acting County Manager

ADK/ss

ATTACHMENTS:

- Attachment ‘A’ – Proposed 2018 Master Rates - Redline Version
 Attachment ‘B’ – Departmental Summary of Changes in *Master Rates Bylaw C-7751-2018*
 Attachment ‘C’ – *Master Rates Bylaw C-7751-2018*

NOTES:

- Textual changes are shown in blue in Attachment ‘A’. If a reason for the textual change requires explanation, it has been noted in Attachment ‘B’. To increase clarity, Administration has added a new explanation column for each fee.
- Changes in fee structure are shown in red in Attachment ‘A’. The reason behind each fee change is provided in Attachment ‘B’.
- New items are shown in yellow in Attachment ‘A’. The reason for each new item is provided in Attachment ‘B’.

BRANCH 1 CORPORATE SERVICES			
Division 1 Legislative and Legal Services			
	ITEM	FEE	EXPLANATION
1	Information Requests		
(1)	Access to Information Request (FOIP)		Fees are charged as per the <i>Freedom of Information and Protection of Privacy Regulations</i> Alta Reg. 186/2008, as amended.
(2)	Transcript of hearing Copy of audio recording	\$25.00 administration fee + actual cost of preparation (GST exempt)	Fee for creating a copy of the audio recording of Council, the Subdivision and Development Appeal Board, the Enforcement Appeal Committee, or the Assessment Review Board.
2	Subdivision and Development Appeal Committee Board		
(1)	Appeal by the owner of a Decision of the Development Officer to approve or refuse an application for a Development Permit. Development permit decision - appeal by the owner.	\$350.00 (GST exempt)	Paid at time of filing Notice of Appeal.
(2)	Appeal by an affected party of a Decision of the Development Officer to approve an application for a Development Permit. Development permit decision - appeal by an affected party.	\$250.00 (GST exempt)	Paid at time of filing Notice of Appeal.
(3)	Appeal of a Development Officer decision for refusal to a non-compliant building due to a change to the Land-Use By-Law. Stop Order - appeal by an affected party	\$500.00 (GST exempt)	Paid at time of filing Notice of Appeal. This fee is for an appeal of a Stop Order that was issued under s. 645 of the <i>Municipal Government Act</i> , RSA 2000, c M-26.
(4)	Subdivision decision - appeal by an affected party.	\$1,000.00 (GST exempt)	Paid at time of submitting subdivision application. Note: This fee in all cases is a credit on endorsement fees except where the applicant or agent appeals the subdivision.
	Appeal of an Order of the Development Officer	\$500.00 (GST exempt)	
	Subdivision Appeal (added to section above)		

	Subdivision appeal fee	\$1000.00 (GST exempt)	Paid at time of application. Note: This fee in all cases is a credit on endorsement fees except where the applicant or agent appeals the subdivision.
3	Enforcement Appeal Committee		
(1)	Compliance Order - appeal by an affected party	\$500.00 (GST exempt)	<p>Paid at time of filing Notice of Appeal.</p> <p>This fee is for an appeal of a Compliance Order that was issued under s. 545 of the <i>Municipal Government Act</i>, RSA 2000, c M-26.</p>

BRANCH 1 CORPORATE SERVICES			
Division 2 Financial Services			
	ITEM	FEE	EXPLANATION
4	Administrative Fees		
(1)	Re-issue of Letter of Credit	\$100.00	To recover administrative costs in producing this record.
(2)	Recovery Fee of Staff Resources	\$30.00 /hour	Staff time to review, reconcile, and other administrative tasks.
(3)	Accounts sent to collection	Up to 25% of amount sent to collection	Accounts are sent for collection (appointed collection agency) when customer has past due amounts and are unresponsive to notifications (phone calls and/or letters). The first written notice are sent at 60 days from invoice date. After three written attempts to contact with no response, accounts are sent to the contracted collection agency for further action.
5	Routine Disclosure		
(1)	Tax Certificates	\$30.00 /parcel (GST exempt)	Roll, legal description, acres, last tax levy, outstanding amount, outstanding utilities if applicable, if they are on Tipp the tipp amount, statement explaining tipp cancellation time frame and penalty dates.
(2)	Historical Tax Summary	\$50.00	
6	Miscellaneous		
(1)	Returned Cheques	\$25.00 (GST exempt) per returned item. (* Additional \$7.50 per account, where more than 1 account is affected by non payment)	Cheques could be NSF, Stop Payment, Stale dated, Post dated, Numbers and words do not match, Pre-authorized debit *If paying more than one account with a single withdrawl and payment is not honoured an additional service charge of \$7.50 will be added to each affected account.
(2)	Late payment penalty sewage fees	3% 3.75% /month	As per Rocky View County Bylaw No. C-7662-2017 the <i>Water/Wastewater Utilities Bylaw</i> .
(3)	Interest on Accounts Receivable	1.50% /month	Other than Property Tax Accounts. Interest is assessed 30 days after invoice date.

BRANCH 1 CORPORATE SERVICES			
Division 3 Information Services			
	ITEM	FEE	EXPLANATION
7	Hard Copy Sales		
(1)	Aerial Photographs:		
(a)		\$10.00	Laser print/pdf. Format.
(b)		\$30.00 /plot	Plots over 11" x 17".
(2)	Additional Prints:		
(a)		\$1.00	Per extra copy. 8 ½" x 11" to 11" x 17".
8	Municipal Map		
(1)	Small Municipal map	\$10.00	17" x 22" - no names.
(2)	Large Municipal map	\$20.00 + mailing cost	34" x 42".
9	Vector/Raster Data		
(1)	County-wide data	\$100.00 /layer	
(2)	Partial coverage data	\$50.00 /layer	
(3)	Data package:		
(a)		\$50.00	Per square mile, as per order form.
(b)		\$25.00	Each additional contiguous square mile. (sharing a common border; touching)
(4)	Orthophoto (also known as Airphoto):		
(a)		\$40.00	Geo-positioned re. .tiff, ECW or JPG 2000. Fee is per square mile.
(b)		\$20.00	Each additional contiguous square mile. (sharing a common border; touching)
(5)	Map booklet	\$50.00 /issue	pdf. Version.
10	Additional Services		
(1)	Staff time for custom requests	\$60.00 /hour	1/4 hour minimum charge.
(2)	Naming of a subdivision and/or road/street	\$350.00 (GST exempt)	
(3)	Road Re-naming Application	\$500.00 (GST exempt)	
(4)	House number change request	\$200.00 (GST exempt)	

BRANCH 1 CORPORATE SERVICES			
Division 4 Enforcement Services			
	ITEM	FEE	EXPLANATION
11	Dog Licenses		
(1)	Dog license:		
(a)		\$35.00 (GST exempt)	Intact dogs (not spayed or neutered).
(b)		\$15.00 (GST exempt)	Spayed or neutered.
(c)		\$25.00 (GST exempt)	Dogs between 3 & 6 months at time of license purchase.
(2)	Kennel Breeders License Kennel, Hobby	\$125.00 (GST exempt)	As per Section 23.1 (d) of Bylaw C-4841-97 (Land Use Bylaw) as amended.
(3)	Replacement of lost license	\$10.00 (GST exempt)	To replace a lost dog tag
12	Trap Rentals		
(1)	Dog trap rental damage deposit	\$250.00 (GST exempt)	Damage deposit is refundable if equipment is returned in good order.
(2)	Cat trap rental damage deposit	\$100.00 (GST exempt)	Damage deposit is refundable if equipment is returned in good order.
13	Miscellaneous		
	Reclaiming fee	\$250.00 (GST exempt)	Fee to reclaim an animal impounded Rocky View County bylaw C-5758-2003 <i>Animal Control Bylaw</i> , s.18.
(1)	Permit to film Motion Picture	\$250.00 (GST exempt)	Non-refundable permit fee.
(2)	Deposit for Permit Control Officer / Permit to film Community Peace Officer Pay Duty	\$65.00 per hour	Community Peace Officer pay duty fee for traffic control, etc.
(3)	Concert Application Fee	\$250.00 (GST exempt)	Non-refundable application fee.
(4)	Road Rally and/or Bicycle Race Permit	\$250.00 (GST exempt)	Non-refundable permit fee.

BRANCH 1 CORPORATE SERVICES			
Division 5 Fire Services			
	ITEM	FEE	EXPLANATION
14	Fire Protection Charges and Permit Fees		* Fire apparatus fee is \$400.00 per hour.
			* Full-time firefighters' rates as per the current collective agreement.
			* Volunteer firefighters' rates as per the current volunteer firefighter policy.
(1)	Consumer Fireworks Permit	No charge	
(2)	Commercial Fireworks Permit	\$50.00	
(3)	Demolishing and/or securing premises	Actual cost incurred by the Municipality	
(4)	Removing or clearing combustible debris from property	Actual cost incurred by the Municipality	
(5)	Three or more false alarms in a calendar year	Actual cost incurred by the Municipality	
(6)	Knowingly causing a false alarm	Actual cost incurred by the Municipality	
(7)	Fire investigation	Actual cost incurred by the Municipality	Cost of heavy equipment, contractors, site security and supplies used. A Fire investigation is to determine cause and origin after a fire event.
(8)	Fire Safety Inspection	No charge	Initial and follow-up. A Fire Inspection is done based on the Departments QMP (Complaint or Request) and focuses on Fire Safety on a property or in a building. (Exits, Fire Extinguishers, Fuel storage, General Fire Hazards).
(9)	Three or more Fire Safety Inspections in a calendar year	\$150.00 /inspection	
(10)	Fire inspection of premises involved in illegal activities	\$150.00 /inspection	
(11)	Fire suppression	Actual cost incurred by the Municipality	Fire suppression as a result of attending an incident involved in the illegal use of premises.
(12)	Recovery	Actual cost incurred by the Municipality	Recovery of damaged, lost and/or contaminated equipment (Rescue, Hazardous Material Response).

(13)	Fire/Rescue response outside RVC corporate limits in the absence of Mutual Aid Agreement	All apparatus will be billed on current Alberta Transport Utility Rates	

<p style="text-align: center;">BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES Division 1 Roads Maintenance</p>			
	ITEM	FEE	EXPLANATION
1	Dust Control		
(1)	First 200 meter application	No charge	See Council Policy 425, "Non-Hard Surfaced Road Management"
(2)	Additional application / additional length	\$400.00 /200m	See Council Policy 425, "Non-Hard Surfaced Road Management"
2	Road Construction		See Council Policy 400, "Annual Road Program"
(1)	Compensation for crop damage	\$400.00 /acre	For all types of crops or loss of revenue.
(2)	Compensation for borrow pits	\$300.00 /acre	When borrow material is required for road construction.
(3)	Compensation for back sloping area disturbed	\$300.00 /acre	When road ROW maintenance or road widening requires back sloping of road ditch to encroach onto private land.
(4)	Labour compensation:		
(a)		\$800.00	Per mile of fence removed by landowner.
(b)		\$1,600.00	Per mile of fence replaced by landowner.
3	Snow Plowing		
(1)	Private driveways for medical access only	\$50.00 /event or \$120.00 /hour (whichever is greater)	See Council Policy 442, "Snow Plowing - Private Driveways"
(2)	Roads under a Development Agreement	\$500.00 /lane-km/month for 6 month period from Nov - Apr	See Council Policy 456, "Winter Maintenance of County Roads Under Development Agreements"
4	Cattle Guards		See Council Policy 423, "Cattle Guards and Passes"
(1)	Installation of new cattle guards	\$5,000.00	
(2)	Cleanout of existing cattle guards	\$1,250.00	
(3)	Repair of existing cattle guard		Billed at Alberta Roadbuilders and Heavy Construction Association rates in effect at the time of repair - per hour.
(4)	Removal of cattle guard	\$3,500.00	Includes remediation of road.

5	Cattle Passes		Policy and Procedure 423.
(1)	Installation, maintenance and removal	Assessed on a site-by-site basis	
6	Agricultural Field Access and Non-Standard Road Maintenance		See Council Policy 425, "Non-Hard Surfaced Road Management"
(1)	Blading of agricultural field access roads and non-standard roads:		Performed by road grader to smooth existing surface
(a)		No charge	First 2 events per year
(b)		\$150.00 /hour	Additional request per year - includes mobilization cost; minimum 1 hour charge per event.

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 2 Operations Utility Services			
	ITEM	FEE	EXPLANATION
7	Gravel Sales		
(1)	Crushed Gravel	\$15.50 /cubic meter	Maximum 75 cubic meters per year for County residents.
(2)	Pit run gravel	\$8.00 /cubic meter	Maximum 75 cubic meters per year for County residents.
(3)	Reject material (sand)	\$7.00 /cubic meter	Maximum 75 cubic meters per year for County residents.
(4)	Unprocessed pit run gravel:-		
(a)		\$4.00 /tonne	For use by contractors on government projects within the County.
(b)		\$5.00 /tonne	For use by contractors on government projects outside the County.
(5)	Rip Rap Material	\$60.00 /tonne	Maximum 120 tonnes per year for County residents.
8	Road Signs and Traffic Counts		
(1)	Supply and Installation of Sign by County	\$300.00 /sign + installation costs	
(2)	Traffic Classifier Count	\$250.00 /24hr count	
(3)	Regular Traffic Count	\$125.00 /24hr count	
9	Road Approaches		
(1)	Application to construct a temporary road approach	\$1,000.00 /approach	Refundable upon removal by applicant.
7	Water and Sewer Services		
(1)	Water/Sewer Account set up	\$30.00	Administrative fee per account - one time only at time of account set-up.
(2)	Water Meter and Installation		Purchase and installation of water meter supplied by the County
(a)		\$700.00 /meter	Per water meter For meters up to 5/8 inch in size.
(b)		\$2,500.00 /meter	Per water meter over For meters up to 5/8 inch in size.
(3)	Overstrength Wastewater Surcharge		Determined by sampling and testing of sewage received from a connection to a County sewage system and applied for 3 monthly billing periods including the month that wastewater from the connection was sampled and tested.
(a)		\$0.1460	Per each mg/l over 300 mg/l Biological Oxygen Demand (BOD)
(b)		\$0.1161	Per each mg/l over 300 mg/l Total Suspended Solids (TSS)

(c)		\$0.1971	Per each mg/l over 100 mg/l Fats, Oil and Grease (FOG)
8	East Balzac Water Services East Rocky View Water Services		
(1)	Single-Residential Water Fees	\$15.00 + \$3.915/m ³	Monthly fixed fee and consumptive charges per residential connection.
(2)	Non-residential Low Volume Water Fees Users	\$20.00 + \$3.915/m ³	Monthly fixed fee and consumptive charges per non-residential connection use of 0 to 49 cubic meters per month.
(3)	Non-residential Medium Volume Water Fees Users	\$50.00 + \$3.915/m ³	Monthly fixed fee and consumptive charges per non-residential connection use of 50 to 499 cubic meters per month.
(4)	Non-residential High Volume Water Fees Users	\$150.00 + \$3.915/m ³	Monthly fixed fee and consumptive charges per non-residential connection use of 500 and over cubic meters and higher per month.
(5)	Water Use Overage Fee	7.83 /m ³	Per cubic meter of water delivered during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(6)	Single-Residential Water Connection Fee—East Balzac Service Area		Per residential connection (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.
(a)		\$15,210.00	East Balzac Service Area
(b)		\$17,150.00	Conrich Service Area
	Single Residential Connection Fee—Conrich Service Area	\$17,150.00	Per connection (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.
(7)	Single-Non-Residential Water Connection Fee—East Balzac Service Area		Per cubic meter per day, per day , of allocated water service capacity (if not previously paid/recovered). Minimum of 0.95 cubic meters per day , plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.
(a)		\$16,010.00	East Balzac Service Area
(b)		\$18,050.00	Conrich Service Area
	Single Non Residential Connection Fee—Conrich Service Area	\$18,050.00	Per cubic meter , per day, of allocated water service capacity (if not previously paid/recovered). Minimum of 0.95 cubic meters per day, plus applicable off site infrastructure borrowing costs calculated to the date of connection fee payment.
(8)	Excess Water Service Capacity Fee—East Balzac Service Area		Per cubic meter per day, per day , over the customer's previously allocated water service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
(a)		\$16,010.00	East Balzac Service Area
(b)		\$18,050.00	Conrich Service Area

	Excess Service Capacity Fee – Conrich Service Area	\$18,050.00	Per cubic meter, per day, over the customer's previously allocated water service capacity, plus applicable off site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
9	Bragg Creek Water Services		
(1)	Residential Water Fees	\$25.00 + \$2.064/m ³	Monthly fixed fee and consumptive charges per residential connection. Fixed fee per month plus \$1.876 per cubic meter.
(2)	Non-residential Water Fees	\$25.00 + \$2.064/m ³	Monthly fixed fee and consumptive charges per non-residential connection. Fixed fee per month plus \$1.876 per cubic meter.
(3)	Outside Local Improvement Service Area Water Connection Fee	\$29,395.00	Per cubic meter per day of allocated water service capacity (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.85 cubic meters per day allocation.
(4)	Inside Local Improvement Service Area Excess Water Service Capacity Fee	\$6,715.00	Per cubic meter per day over the customer's previously allocated water service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
10	Langdon Sewer Services		
(1)	Single Residential / Commercial Sewage Fees	\$53.52/month	Monthly flat fee per residential connection.
(2)	Non-residential Sewage Fees	\$53.52	Monthly flat fee per non-residential connection.
(3)	Mixed Use (residential/commercial) with Restaurant Sewage Fees	\$144.51/month	Monthly flat fee per combined residential and commercial restaurant connection.
(4)	Mixed Use (residential/commercial) no without Restaurant Sewage Fees	\$72.76/month	Monthly flat fee per combined residential and commercial (non-restaurant) connection.
(5)	Standalone Restaurant Sewage Fees	\$80.28/month	Monthly flat fee per standalone restaurant connection.
(6)	Sewage Use Overage Fee	\$3.80	Per cubic meter of wastewater received during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(7)	Single Residential Sewage Connection Fee	\$12,300.00	Per residential connection (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.
(8)	Single-Non-residential Sewage Connection Fee	\$14,385.00	Per cubic meter per day, per day, of allocated wastewater service capacity (if not previously paid/recovered). Minimum of 0.95 cubic meters per day, plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.

(9)	Excess Sewage Service Capacity Fee	\$14,385.00	Per cubic meter per day, over the customer's previously allocated wastewater service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
11 East Rocky View Sewer Services			
(1)	Single Residential Sewage Fees		
(a)		\$30.00/month + \$1.939 \$1.792/m ³ of water consumption	Monthly fixed fee and consumptive charges per residential connection with metered water usage. Fee for home that is metered.
(b)		\$67.81/month	Monthly flat fee per residential connection without metered water usage. Fee for home that is not metered.
(2)	Non-Residential Sewage Fees	\$45.00/month + \$1.939 4.792/m ³ of water consumption	Monthly fixed fee and consumptive charges per non-residential connection.
(3)	Bulk Residential Sewage Fees	\$30.00/month + \$2.787/m ³ of water consumption	Monthly fixed fee and consumptive charges for multiple residential units with one connection. Bulk Residential Sewage must be metered.
	Sewage Use Overage Fee	\$3.800	Per cubic meter of wastewater received during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(4)	Single Residential Sewage Connection Fee		Per residential connection (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.
(a)		\$18,145.00	East Balzac Service Area.
(b)		\$18,145.00	Conrich Service Area.
(c)		\$30,640.00	Dalroy Service Area.
(5)	Single Non-Residential Sewage Connection Fee		Per cubic meter per day, of allocated wastewater service capacity (if not previously paid/recovered). Minimum of 0.95 cubic meters per day , plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.
(a)		\$21,225.00	East Balzac Service Area.
(b)		\$21,225.00	Conrich Service Area.
(c)		\$35,840.00	Dalroy Service Area.
(6)	Excess Sewage Service Capacity Fee		Per cubic meter per day over the customer's previously allocated wastewater service capacity plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.

(a)		\$21,225.00	East Balzac Service Area.
(b)		\$21,225.00	Conrich Service Area.
(c)		\$35,840.00	Dalroy Service Area.
12	Elbow Valley / Pinebrook Sewer Services		
(1)	Sewage Fees	\$76.32 /month \$83.26	Monthly flat fee per connection.
(2)	Sewage Connection Fee	/connection \$670.00	Per new service connection.
13	Elbow Valley West Sewer Services		
(1)	Communal Sewage Collection System Fees	\$4,870.00	Monthly flat fee billed to Condominium Corporation No. 017 4894
(2)	Sewage Connection Fee	\$670.00	Per new service connection.
14	Bragg Creek Sewer Services		
(1)	Residential Sewage Sewer Fees	\$25.00/month + 4.706/m3 of water consumption \$5.177	Monthly fixed fee and consumptive charges per residential connection.
(2)	Non-residential Sewage Sewer Fees	\$25.00/month + 4.706/m3 of water consumption \$5.177	Monthly fixed fee and consumptive charges per non-residential connection.
(3)	Outside Local Improvement Service Area Sewage Connection Fee	\$25,600.00	Per cubic meter per day of allocated wastewater service capacity (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.85 cubic meters per day allocation.
(4)	Inside Local Improvement Service Area Excess Sewage Service Capacity Fee	\$11,163.00	Per cubic meter per day over the customer's previously allocated wastewater service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
15	Miscellaneous		
(1)	Connection to outside municipality service requests	\$500.00 (GST exempt)	Application fee per request.

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 3 Engineering Services - includes Road Operations			
	ITEM	FEE	EXPLANATION
16	Gravel Sales		
(1)	20 mm Crushed Gravel (Designation 4 - Class 20)	\$15.50 /cubic meter	Maximum 75 cubic meters per year for County residents.
(2)	Unprocessed Pit run gravel	\$8.00 /cubic meter	Maximum 75 cubic meters per year for County residents.
(3)	Reject material (sand)	\$7.00 /cubic meter	Maximum 75 cubic meters per year for County residents.
(4)	Unprocessed pit run gravel for use by Contractors on government projects within/outside the County:		
(a)		\$4.00 /tonne	For use by contractors on government projects within the County.
(b)		\$5.00 /tonne	For use by contractors on government projects outside the County.
(5)	Rip Rap Material	\$60.00 /tonne	Maximum 120 tonnes per year for County residents.
17	Road Signs and Traffic Counts		
(1)	Supply and Installation of Sign by County	\$300.00 /sign + installation costs	
(2)	Traffic Classifier Count	\$250.00 /24hr count	
(3)	Regular Traffic Count	\$125.00 /24hr count	
18	Road Approaches		
(1)	Application to construct a temporary road approach	\$1,000.00 /approach	Refundable upon removal of approach by applicant.
19	Miscellaneous		
(1)	Road allowance usage fees for non-County water/wastewater & stormwater utilities	\$300.00 /annum/km (GST exempt)	
(2)	Utility line assignments requiring Council approval	\$500.00 (GST exempt)	Application fee.
(3)	Connection to outside municipality service requests	\$500.00 (GST exempt)	Application fee.
20	Pre-Application Meeting	\$250.00 (GST exempt)	Based on 1 hour meeting.
21	Road Approach Inspection:		

(a)		No charge	1st inspection.
(b)		\$100.00 per approach	2nd inspection.
(c)		\$400.00 per approach	3rd inspection.
(d)		\$400.00 + (\$150.00 per each additional approach)	Each inspection after 3rd inspection.
22	Development Design Review - Subdivision		
(1)	Review and inspect:		
(a)		\$200.00 (GST exempt)	1 to 3 lots.
(b)		\$300.00 (GST exempt)	4 to 6 lots.
(c)		\$500.00 (GST exempt)	7 to 9 lots.
(d)		\$6000.00 (GST exempt)	10 or more lots.
(2)	Re-submission of previously approved subdivision application	\$1,000.00 (GST exempt)	Per application.
(3)	Refund of development design review fees		
(a)		Refund 85% of original fee	Prior to circulation.
(b)		No refund	After circulation.
23	Engineering Review		
(1)	Concept Plan Conceptual Scheme Engineering Review	\$5,000.00 (GST exempt)	1/4 section or greater - flat rate.
(2)	Concept Plan Conceptual Scheme Amendment Engineering Review	\$1,000.00 (GST exempt)	Less than 1/4 section - flat rate.
(3)	Limited Scope Conception Scheme Conceptual Scheme Engineering Review	\$500.00 (GST exempt)	Flat rate.
(4)	Master Site Development Plan Review	\$800.00 (GST exempt)	Per 1/4 section.
(5)	Direct Control Bylaw Review	\$4,000.00 (GST exempt)	Flat rate.
(6)	Legal Fees	Actual cost incurred by the Municipality + 10% of cost	For changes to standard template legal documents.
24	Endorsement Fees		
(1)	Farmstead	\$400.00 (GST exempt)	Per lot. Flat rate.
(2)	First 10 lots	\$750.00 (GST exempt)	Per lot.

(3)	Next 40 lots	\$600.00 (GST exempt)	Per lot.
(4)	Each additional lot	\$450.00 (GST exempt)	Per lot.
(5)	Boundary adjustments	\$400.00 (GST exempt)	Per lot or new title.
25	Land Use / Redesignation Engineering Application Fees		
(1)	Institutional / Business / Agricultural / Residential /		
(a)	Hamlet / Condominium: Residential:	\$2,000.00 (GST exempt)	(1-6 lots) outside an Area Structure Plan or Concept Plan Area.
(b)		\$1,000.00 (GST exempt)	(1-6 lots) inside an Area Structure Plan or Concept Plan Area.
(c)		\$150.00 /lot (GST exempt)	Next 44 lots.
(b)		\$125.00 /lot (GST exempt)	Next 50 lots.
(c)		\$75.00 (GST exempt)	Each additional lot.
	Farmstead:	\$1,000.00 (GST exempt)	First parcel out.
(2)	Refund of Land Use / Redesignation Application Fees:		
(a)		Refund 85% of original fee	Prior to circulation.
(b)		No refund	After circulation.
26	Gravel Pits		
(1)	Engineering application fee	\$2,000.00 (GST exempt)	Per each 1/4 section or portion thereof.
27	Road Closure / Road License Fees		
(1)	Application to close a road allowance for consolidation purposes	\$2,000.00 (GST exempt)	Per contiguous segment of adjoining road.
(2)	Processing fee to Licence for agricultural use	\$500.00 (GST exempt)	

(3)	Annual road allowance License Fees:		Minimum 1 acre.
(a)		\$10.00 /acre (GST exempt)	Grazing license.
(b)		\$20.00 / acre (GST exempt)	Cultivation license.
(4)	Transfer of road allowance license	\$500.00 (GST exempt)	Per application - transfer from one licensee to another.
	Processing fee to licensee a previously closed road-	\$500.00 (GST exempt)	Per application.
	Application to close a road allowance for purchase /	\$2,000.00 (GST exempt)	Per contiguous segment of adjoining road plus applicable appraisal-
	Processing fee to purchase / consolidate a previously-	\$300.00 (GST exempt)	Plus applicable appraisal fee per contiguous segment of adjoining-
(5)	Application to reopen a previously closed road allowance	\$1,500.00 (GST exempt)	Per contiguous segment of adjoining road.
(6)	Appraisal Fee for Road Closure File	\$2,750 (GST exempt)	
(7)	Refund of Road Closure Fees:		
(a)		Refund 85% of original	Prior to circulation of file.
(b)		Refund 60% of original fee	During or after circulation of file.
(c)		No refund	After advertising of bylaw and/or scheduling of Public Hearing.
28	Other Fees		
(1)	Plan cancellation	\$1,500.00 (GST exempt)	
(2)	Discharge of caveat:		
(a)		\$25.00 (GST exempt)	Administration fee.
(3)	Area Structure Plan amendment review	\$1,500.00 (GST exempt)	Per 1/4 section (to a maximum \$6,000.00).
29	Inspection Fees		
(1)	First inspection	\$450.00	County completed.
(2)	Second and subsequent inspections	\$900.00 /inspection (GST exempt)	County completed.
(3)	Third party review	Actual cost incurred by the Municipality + additional 10% of cost	For reviews or inspections.
(4)	General inspection fee	\$200.00 /inspection (GST exempt)	General inspection could be something not associated with a Development Agreement.

30	Access Road Development / Road Right of Way Construction Agreements		
(1)	Full Municipal Standard Application fee	\$500.00 (GST exempt)	
(2)	Inspection Fees (Plans and Field)	\$200.00 (GST exempt)	Per 100 meters of length.
31	Manuals		
(1)	Servicing Standards Sale of Reports	\$150.00	Per hard copy / CD or other digital media copy.
32	Development Permit Application Review		
(1)	Engineering Review of:		
(a)	Residential	\$200.00 (GST exempt)	Per application circulated to Engineering Services.
(b)	Commercial, Industrial, Institutional	Greater of: \$0.75/sq. meter of building area (no max.) OR \$0.10/sq. meter of lot area (up to a max. of \$5000.00) (GST exempt)	
(c)	Golf course	\$1,000.00 (GST exempt)	Per 9 holes.
(d)	Stripping and Grading	\$1,000.00 (GST exempt)	Fee plus \$100.00 per each additional parcel after first two parcels.
(2)	Preparation fee for Development Agreement as a condition of a Development Permit	\$500.00 (GST exempt)	
33	Fees for Cashing a Development Security or by Completing or Securing a Development Site		
(1)	Fee for cashing a security	\$250.00 (GST exempt)	
(2)	Fee for completing or securing a development site	5% of the Security (GST exempt)	
34	Fee for review and inspection of developer requested security reduction	\$5000.00 (GST exempt)	Reduction for Special Improvement Development Agreement if not at Construction Completion Certificate (CCC) or Final Acceptance Certificate (FAC).

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 4 Solid Waste and Recycling			
	ITEM	FEE	EXPLANATION
35	Waste Management		
(1)	Tag-a-Bag Program:		
(a)		\$3.00 /bag (GST exempt)	Single garbage bag.
(b)		\$65.00 (GST exempt)	Tag-a-Bag Tickets. Book of 25 tickets. For County residents only.
(2)	Household furniture	\$20.00 (GST exempt)	Per each item of furniture.
(3)	Bulk waste	\$45.00 (GST exempt)	Per half-ton pick-up truck load. County residents
(4)	Freon removal	Actual cost to County	Per compressor. i.e. Refrigerators.
(5)	Green wood Untreated wood or lumber	\$30.00 (GST exempt)	Per half-ton pick-up truck load.
36	Curbside Waste Collection - Langdon		
(1)	Black Cart 120L (Garbage)	\$11.18 (GST exempt) (effective until Green Carts deployed) \$9.68 (GST exempt) (effective once Green Carts deployed)	Per household/month. Charged on household utility bill.
(2)	Black Cart 240L (Garbage)	\$16.13 (GST exempt) (effective until Green Carts deployed) \$14.63 (GST exempt) (effective once Green Carts deployed)	Per household/month. Charged on household utility bill.
(3)	Blue Cart (Recycling)	\$8.82 (GST exempt)	Per household/month. Charged on household utility bill.
(4)	Green Cart (Organic Waste)	\$5.90 (GST exempt)	Per household/month. Charged on household utility bill.
(5)	Cart change	\$50.00 (GST exempt)	Switching from 120L cart to 240L cart. One-time fee, per request, on subscription.

BRANCH 3			
INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 5 Municipal Lands			
	ITEM	FEE	EXPLANATION
37	Removal of Reserve Designation		
(1)	Application fee	\$2,000.00 (GST exempt) \$2,750.00	Per parcel or titled unit.
(2)	Cancellation:		
(a)		Refund 75% of original	Prior to circulation of file.
(b)		Refund 65% of original	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.
38	Sale of Former Reserve Land		
(1)	Application fee	\$2,000.00 (GST exempt) \$2,750.00	Applicant responsible for costs associated with Appraisals, Legal Per parcel or titled unit.
(2)	Cancellation:		
(a)		Refund 75% of original fee	Prior to circulation of file.
(b)		Refund 65% of original fee	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.
39	Sale of Fee Simple Land		
			Applicant responsible for costs associated with Appraisals, Legal Fees, Surveying, and reasonable disbursement costs incurred by County
(1)	Application fee	\$2,000.00 (GST exempt) \$2,750.00	Per parcel or titled unit.
(2)	Cancellation:		

(a)		Refund 75% of original fee	Prior to circulation of file.
(b)		Refund 65% of original fee	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.
40	Boundary Adjustments of Environmental Reserves		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Lease fee for environmental reserves	\$10.00 /year (GST exempt)	
41	Lease of Fee Simple County Lands		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Annual charge	\$10.00 /parcel (GST exempt)	
42	License of Occupation for County Lands		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Annual charge	\$10.00 /parcel (GST exempt)	
43	Temporary Access Permits for County Lands		
(1)	Grazing Permit: Application and site inspection fee	\$250.00	Per agreement for lands sharing common border.
(2)	Temporary Access Agreement (TAA)	\$150.00	Per agreement, for lands sharing common border. (Exemption for non-profit organizations in fundraising activities).

44	Utility Right of Way/Easement Agreements		
(a)	Initial agreement	\$250.00 /agreement	
(b)	Amending agreement	\$100.00 /agreement	

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 6 Cemetery Services			
	ITEM	FEE	EXPLANATION
45	Cemetery Lot Fees - Garden of Peace, Dalemead and Bottrel Cemeteries		
(1)	Flat Marker Section	2694.14 \$2873.71	
(2)	Upright Marker:		
(a)		3337.56 \$3,560.07	With cement base.
(b)		3175.2 \$3,386.88	Without cement base.
(3)	Infant / Child Lot:		
(a)		\$935.00	Flat section. Up to 2 years of age or 4 ft casket.
(b)		\$1,205.00	Upright section. Up to 2 years of age or 4 ft casket.
(4)	Field of Honor:		
(a)		1359.09 \$1449.69	Upright Veteran / Plot. Proof of service required.
(b)		914.08 \$975.02	Cremation Lot. Holds 2 units only, 1/3 of a plot.
(5)	Social Services:		
(a)		50% of lot cost and perpetual care cost (GST exempt)	Adult Flat Marker Section
(b)		50% of lot cost and perpetual care cost (GST exempt)	Adult Upright Marker Section. Family must pay remaining 50% balance for upgrade. Upgrade is not GST exempt.
(c)		50% of lot cost and perpetual care cost (GST exempt)	Infant / Child Flat Marker Section.
(d)		50% of lot cost and perpetual care cost (GST exempt)	Infant / Child Upright Marker Section. Family must pay remaining 50% balance for upgrade. Upgrade is not GST exempt.

(6)	Cremation Lot:		
(a)		\$2,045.84	Flat Marker: 2' x 4'. Both Memory and Good Shepherd Gardens only(?) hold 2 urns in each lot.
(b)		\$2,694.11	Flat Marker: 4' x 4' - holds 4 urns.
(c)		\$2,694.11	Upright Marker: 2' x 4' - holds 2 urns.
(d)		3337.56 \$3175.20	Upright Marker: 4' x 4' - holds 4 urns.
46	Columbarium		
(1)	Niche spaces	3625.36 \$3712.37	Gethsemane holds two urns only. Boulevard Columbarium - SE, holds two urns only. A niche is a 15x15 space that can hold up to two urns in each niche. Everlasting Life Columbarium holds only One urn/niche, all other Columbariums will hold two urns/niche
47	Interment Fees and Service		
(1)	Interment Fee:		
(a)		882- \$908.46	Adult single depth grave
(b)		1273.39 \$1,311.59	Adult double depth grave (1st burial)
(c)		882- \$908.46	Adult double depth grave (2nd burial)
(d)		\$500.00	Infant / Child casket. Up to 2 years of age or 4 ft casket.
(2)	Niche open / close	220.5 \$227.12	
(3)	Urn: ground Interment	385.88- \$397.45	
(4)	Scattering of ashes:		
(a)		595.35 \$635.04	Including plaque.
(b)		84 \$86.52	No plaque; record storage only.
48	Disinterment Fee		
(1)	Casket	\$3,150.00	
(2)	Infant / Urn	\$945.00	
(3)	Disinter / Reinter of casket in same grave	\$3,680.00	

49	Marker / Vases / Family Columbarium's / Liner Fees		
(1)	Flat marker prices	Starting at \$985.46 \$1,174.28 - \$7,411.42 \$7,568.35	Price varies based on size and design details
(2)	Upright marker prices	Starting at \$3,000.00 - \$12,600.00	
(3)	Monument permit:		
(a)		300.67 \$320.72	Upright single.
(b)		475.07 \$506.74	Upright double.
(4)	Flat marker permit	\$1.00 \$1.06/ sq. inch	
(5)	Columbarium plaques	Starting at \$685.55 \$735.54	Wreath plate / Niche marker
(6)	Family Columbarium's	Starting at \$3,625.36 - \$10,000.00	If a family wants their own private Columbariums they can buy them for two urns or up to 15 urns.
(7)	Cement Liners / Vaults	Starting at \$1,984.50 - \$10,000.00	
50	Bottrel and Dalmead Cemetery		
(1)	Cemetery flat lots	2694.11 2873.71	
(2)	Cemetery upright lots	3175.2 3,386.88	Without cement base.
(3)	Cremation lots:		
(a)		\$2,045.84	Flat 2' x-2' 4. Holds 2 urns.
(b)		\$2,694.11	Flat 4' x 4'. Holds 4 urns.
(c)		\$2,694.11	Upright - holds 2 urns. Without cement base.
(d)		\$3,175.20	Upright - holds 4 urns. Without cement base.
(4)	Interments:		
(a)		1273.39 \$1,639.49	Adult / Child single depth.
(b)		650.48 \$837.49	In-ground urn service.
(5)	Travel	154.35 \$198.73	The County will charge additional travel costs to complete services at Bottrel and Dalemead cemeteries as we have to haul our equipment out to the sites.

51	Other Services		
(1)	Overtime:		Overtime over and above interment fee.
(a)		893.03 \$919.82	Saturdays only rate: casket.
(b)		363.83 \$374.74	Saturdays only rate: ashes / urn / infant / child.
(c)		154.35 \$158.98	Weekday. Charged per 1/2 hr for services not completed by 3:00pm.
(d)		Varies	Statutory holidays. Double the existing overtime rates shown above.
(2)	Seasonal services	154.35 \$158.98	Snow removal / Event.
(3)	Winter digs:		October - April.
(a)		\$248.06	Adult casket.
(b)		\$115.76	Child casket.
(c)		\$82.69	Urn.
(4)	Tent rental:		
(a)		\$176.40	Small tent.
(b)		\$231.53	Large tent.
(5)	Administrative fee	220.5 \$227.12	This fee would be charged on Title changes, certificate changes or Buy-backs, etc
(6)	Urgent accommodation for unplanned services	\$550.00	
52	Commemorative Memorial Program		
(1)	Benches	Starting at: \$1,750.00 \$2116.80 - \$4,365.90	Subject to availability.
(2)	Site preparation, transportation, mounting pad, and installation of benches	\$3000.00 /site	Based on level ground location.
(3)	Trees	Starting at: \$643.00 - \$908.06	Includes perpetual care only. Plaque fees are not included. - Limited Prairie Hardy choice.
(4)	Shrubs	Starting at: \$434.70	Includes perpetual care only. Plaque fees are not included. - Limited choice.
(5)	Hardy Prairie Rose Bush for Scatter Garden	60 \$63.00	Includes perpetual care only. Plaque fees are not included. - Limited Prairie Varieties

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 7 Agriculture Services			
	ITEM	FEE	EXPLANATION
53	Rentals		
(1)	Tree planter:		
(a)		\$50.00 per day	Rental.
(b)		\$150.00	Damage deposit.
(2)	Agricultural pest trap:		
(a)		\$25.00	Rental. Per week after 2 weeks.
(b)		\$125.00 (GST exempt)	Damage deposit.
(3)	Pasture sprayer:		
(a)		\$250.00	First day of rental.
(b)		\$100.00 (GST exempt)	Each additional day of rental.
(c)		\$1,000.00 per day (GST exempt)	Damage deposit. MC or VISA preferred. Damage deposit is refundable if equipment is returned in good order.
(4)	Water well measuring tape:		
(a)		\$25.00	Rental. Per week after 2 weeks.
(b)		\$125.00 (GST exempt)	Damage deposit. Damage deposit is refundable if equipment is returned in good order.
(5)	Back pack sprayer:		
(a)		\$25.00	Rental.
(b)		\$125.00 (GST exempt)	Damage deposit. Damage deposit is refundable if equipment is returned in good order.
54	Miscellaneous		
(1)	Gopher traps and bait	Actual cost incurred by the Municipality	For pocket gopher and Richardson's Ground Squirrel control.
(2)	Grass seed	Actual cost incurred by the Municipality	For roadside & reclamation projects (base mix).
(3)	Landowner weed control agreement signs	\$15.00	
(4)	Weed spraying	Actual cost incurred by the Municipality + \$50.00 administration fee	Weed Notice follow-through.
(5)	Deposits for soil sampler and hay sampler	\$125.00	

(6)	Blue Book (guide to crop protection)	\$12.00	Information book for crop protection products that are available for agricultural producers.
(7)	Weed identification in Alberta	\$3.00	Used to identify Noxious and Prohibited Noxious Weeds
(8)	Weeds of the Prairies	\$30.00	Used to Identify a wide variety of plants that are found in Alberta.
(9)	Green acreages guide	\$30.00	Resource for acreage owners that helps develop and implement environmental stewardship practices on their property.
(10)	Bat boxes	\$30.00	Bat boxes offer a safe place for bats to live and the bats can assist with controlling mosquito populations.
55	Weed Free Hay - Twine	Actual cost incurred by the Municipality	For producers that have had their hay inspected and certified as "Weed Free". This uniquely coloured twine is used to identify the product as weed free.

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 1 Assessment Services			
	ITEM	FEE	EXPLANATION
1	Assessment Complaint Fee		
(1)	Assessment for Class 1 - Residential property:		In respect of property, means property that is not classed by the assessor as farm land, machinery and equipment or non-residential.
(a)		\$50.00 (GST exempt)	In respect of 3 dwellings or fewer.
(b)		\$650.00 (GST exempt)	In respect of more than 3 dwellings.
(2)	Assessment for Class 2 - Non-Residential property:		In respect of property, means linear property, components of manufacturing or processing facilities that are used for the cogeneration of power or other property on which industry, commerce or another use that takes place or is permitted to take place under a land use bylaw passed by a council, but does not include farm land or land that is used or intended to be used for permanent living accommodation.
(a)		\$250.00 (GST exempt)	\$1.00 to \$500,000.00.
(b)		\$400.00 (GST exempt)	\$500,001.00 to \$1,000,000.00.
(c)		\$550.00 (GST exempt)	\$1,000,001.00 to \$4,000,000.00.
(d)		\$650.00 (GST exempt)	\$4,000,001.00 and above.
(3)	Assessment for Class 3 - Farm land	\$50.00 (GST exempt)	Farm land is land used in the raising, production and sale of agricultural products.

(4)	Assessment for Class 4 - Machinery & equipment:	Materials, devices, fittings, installations, appliances, apparatus and tanks other than tanks used exclusively for storage, including supporting foundations and footings and any other thing prescribed by the Minister that forms an integral part of an operational unit intended for or used in manufacturing, processing, the production or transmission by pipeline of natural resources or products, or by-products of that production, but not including pipeline that fits within the definition of linear property, the excavation or production of coal or oil sands as defined in the Oil Sands Conversation Act. A telecommunication system or an electric power sysytem other than a micro-generation generating unit as defined in the Micro-Generation Regulation. Whether or not the materials, devices, fittings, installations appliances, apparatus, tanks, foundations, footings, or other things are affixed to land in such a manner that they would be transferred without special mention by a transfer or sale of the land.
(a)		\$250.00 (GST exempt) \$1.00 to \$500,000.00.
(b)		\$400.00 (GST exempt) \$500,001.00 to \$1,000,000.00.
(c)		\$550.00 (GST exempt) \$1,000,001.00 to \$4,000,000.00.
(d)		\$650.00 (GST exempt) \$4,000,001.00 and above.
2	Miscellaneous	
(1)	Request for assessment information:	
(a)		<div> <div>\$50.00/hr + supplies, material, and costs incurred</div> <div>Request made under the Municipal Government Act. Request for assessment information occurs when a property owner, realtor, appraiser, financial institution, Canada Revenue agency, Rocky View County, another municipality or other interested party requires information not readily available to the general public. Requests are ongoing throughout the year with more demand after the mailing of the Assessment Notice or Tax Notice. Supplies would be the physical or mental action or time required to research and correlate the information requested. Materials would be the results of those actions verbally, electronically or hard copies of the information requested. Costs occurred are generally manpower hours required to obtain the necessary information or the cost to purchase the information from another source and the cost for the material needed to physically provide the information such as paper, ink, binding, copies etc.</div> </div>

(b)		\$5.00 for first page + \$1.00 per each page of electronic doc. (GST exempt)	Request made by Property Agents and/or Consultants.
(2)	Initial generation of Annual Combined Assessment and Taxable Property Accounts	\$20.00	Minimum charge (to be applied to Property Tax Accounts for which the total amount of the annual tax levy is less than \$20.00).
(3)	Assessment Certificates	\$25.00 per parcel	This will provide physical and legal information about the property such as the ownership, size and physical characteristics, land use, location, municipal address and legal description.

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 2 Building Services			
	ITEM	FEE	EXPLANATION
3	Building Permits		Residential - Single family/two family/attached dwellings - under 600 sq meters (6458 sq ft) (New construction, addition & renovation).
(1)	Bungalow and two storey:		
(a)		\$0.58/sq.ft. (GST exempt)	Main floor.
(b)		\$0.58/sq.ft. (GST exempt)	Second & additional floors.
(c)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(d)		\$0.30/sq.ft. (GST exempt)	Basement - developed area.
(e)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(f)		\$0.40/sq.ft. (GST exempt)	Renovations (total area being altered).
(g)		\$110.00 each (GST exempt)	Fireplace or wood burning unit.
(2)	Bi-level and Walkout:		
(a)		\$0.58/sq.ft. (GST exempt)	Main floor.
(b)		\$0.58/sq.ft. (GST exempt)	Second & additional floors.
(c)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(d)		\$0.30/sq.ft. (GST exempt)	Basement. Developed or undeveloped.

(e)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(f)		\$0.40/sq.ft. (GST exempt)	Renovations (total area being altered).
(g)		\$110.00 each (GST exempt)	Fireplace or wood burning unit.
(3)	Residential Dwelling- Moved in:		Moved-In (includes manufactured homes).
(a)		\$0.40/sq.ft. (GST exempt)	Main floor.
(b)		\$0.30/sq.ft. (GST exempt)	Basement developed area.
(c)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(d)		\$0.58/sq.ft. (GST exempt)	Addition.
(e)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(f)		\$110.00 each (GST exempt)	Fire place (new) or wood burning unit.
(4)	Dwelling Mobile	\$160.00 each (GST exempt)	Approved by a Limited Term Development Permit.
(5)	Accessory Dwelling Units:		
(a)		\$0.40/sq.ft. (GST exempt)	Existing residence or accessory building, renovation on any level (no area increase).
(b)		\$0.58/sq.ft. (GST exempt)	Second floor addition to a residence or accessory building.
(c)		\$0.58/sq.ft. (GST exempt)	Addition to a residence, accessory building or construction of a garden suite (increase in footprint area).
(d)		\$160.00 (GST exempt)	Preliminary Inspection fee (for existing accessory dwelling units).
(6)	Ancillary Buildings to a Residential Use	\$0.30/sq.ft. (GST exempt)	
(7)	Farm Buildings:		
(a)		\$60.00 (GST exempt)	Farm Building Location Permit.
(b)		\$5.00 /thousand for construction cost (GST exempt)	Riding Arena.
4	Institutional, Commercial, Industrial Construction and Residential 600 Sq/M or greater and Multi-Family Residential		
(1)	Institutional, Commercial and Industrial Construction	\$10.00 /thousand for construction cost (GST exempt)	

(2)	Residential 600 sq. meters (6458 sq. ft.) or greater and Multi-Family Residential:		
(a)		\$8.00 (GST exempt)	Cost per thousand for construction cost, up to & including \$2,000,000.00.
(b)		\$4.00 (GST exempt)	Cost per thousand for construction cost over \$2,000,000.00.
5	Other Building Permits and Miscellaneous Fees		
(1)	Minimum fee on any building permit	\$160.00 (GST exempt)	Fee excludes hot tubs and solar panels. Refer to minimum Minor Residential Improvements for hot tub and solar panel building permit fee.
(2)	Minor Residential Improvements	\$50.00 (GST exempt)	Verification of compliance in lieu of inspection. Hot tub (cover - verification of compliance) - electrical permit still required. Solar panels (installation - verification of compliance) - electrical permit still required.
(3)	Demolition Permit	\$80.00 (GST exempt)	
(4)	Relocation Permit - Inspection fee	\$160.00/150km or portion thereof (GST exempt)	
(5)	Foundation Permit	\$100.00 (GST exempt)	
(6)	Renewal of Building Permit	37% of original fee	
(7)	Plans Re-Examination Fee	10% of original fee	
(8)	Void of Stamp of Permit Advisory	\$30.00 (GST exempt)	
(9)	Change of contractor	\$50.00 (GST exempt)	
(10)	Safety Inspection	\$500.00 (GST exempt)	Inspection of potential un-safe condition
(11)	Tents	\$0.10/sq.ft (GST exempt)	Minimum \$125.00 per tent. Exemption for non-profit organizations in fundraising activities.
(12)	Stages	\$4.00/sq.ft. (GST exempt)	Fee is per 4x4 staging section or portion thereof greater than 1200mm above adjacent surface or staging less than 1200mm above adjacent surface with an overhead structure that is used or intended to be used in conjunction with a stage. Minimum \$125.00 per stage.
(13)	Bleachers	\$125.00 Minimum (GST exempt)	Minimum \$125.00 per 45 ft. long 10 rows seating 300 people or portion thereof.
(14)	Pre-Application meeting	\$160.00 (GST exempt)	Fee based on 1 hour meeting.
(15)	Electrical Permits renewal	\$160.00 (GST exempt)	
(16)	Plumbing Permits renewal	\$160.00 (GST exempt)	
(17)	Gas Permits renewal	\$160.00 (GST exempt)	
(18)	Changes to Subtrade Permits after issuance	\$50.00 (GST exempt)	

6 Refunds			
(1)	Building Permit		
(a)		Refund 75% of original fee (GST exempt)	Request received before plans examination.
(b)		Refund 50% of original fee (GST exempt)	Request received after plans examination.
(2)	Subtrade Permits minimum fee		
(3)	All other Subtrade Permits that are greater than minimum fee.		
(a)		Refund 50% of original fee (GST exempt)	Up to 90 days from application date.
(b)		No refunds	After 90 days from application date.
7 Permit- Additional fees			
			If the fees in the following section are not paid within a reasonable period of time by the applicant for the permit in question, the fees can be applied to a future permit application on the same property or different properties for the same owner, contractor or agent.
(1)	Starting construction without a permit:		Applies when it is confirmed construction began without a permit.
(a)	Electrical, plumbing, gas, and a private sewage, sewer connection, farm location	200% of the fee prescribed herein (GST exempt)	
(b)	Principle or accessory building	200% of the fee prescribed herein or \$400.00 (whichever is more) (GST exempt)	New, addition, or renovation.
(2)	Extra Inspection:		Building, electrical, plumbing, gas, and private sewage permits.
(a)	Inspector unable to access building		Inspector having been called to inspect.
(i)		\$150.00 (GST exempt)	First occurrence.
(ii)		\$250.00 (GST exempt)	Second and each subsequence occurrence on a property.
(b)	Project not ready for inspection		Project not ready for inspection when inspector is there, including covering work that requires inspection; or inspection called for, but previously identified deficiency has not been corrected.
(i)		\$150.00 (GST exempt)	First occurrence.
(ii)		\$250.00 (GST exempt)	Second and each subsequent occurrence on a property.
(c)	Additional inspection on a residential building that has complex construction and requires additional inspections to provide adequate complainece monitoring.		Each inspection.
(3)	Failure to recall an inspection when required by a Safety Codes Officer		Per occurrence.

(4)	Occupying a building prior to final inspection permitted construction		
(a)		\$500.00 (GST exempt)	First occurrence.
(b)		\$1,000.00 (GST exempt)	Second and each subsequent offence for the same owner, contractor or agent in the same calendar year.
(5)	Continuing to work after a stop work order notice is posted		
(a)		\$500.00 (GST exempt)	First occurrence.
(b)		\$1,000.00 (GST exempt)	Second and each subsequent offence for the same owner, contractor or agent in the same calendar year.
8	Electrical Permits		
(1)	Residential - Single family/two family:		New constructions and additions.
(a)		\$160.00 (GST exempt)	Less than 1500 sq. ft.
(b)		\$185.00 (GST exempt)	1501 to 2500 sq. ft.
(c)		\$235.00 (GST exempt)	2501 to 5000 sq. ft.
(d)		\$285.00 (GST exempt)	5001 to 7500 sq. ft.
(e)		Use commercial fee schedule	Over 7500 sq. ft. Based on total developed are including attached garage.
(f)		\$160.00 (GST exempt)	Upgrades, accessory buildings, less than 500 sq. ft.
(g)		\$160.00 (GST exempt)	Temporary Service.
(h)		\$160.00 (GST exempt)	Connection Inspection Prior to Rough-in Inspection.
(i)		\$125.00	Homeowner fee – Electrical Permit.
(2)		Residential Multi-Family and Non-Residential including commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour (minor renovations)	
(a)	\$160.00 (GST exempt)		\$0 to \$1,000.00.
(b)	\$165.00 (GST exempt)		\$1,001.00 to \$2,000.00.
(c)	\$170.00 (GST exempt)		\$2,001.00 to \$3,000.00.
(d)	\$175.00 (GST exempt)		\$3,001.00 to \$4,000.00.
(e)	\$180.00 (GST exempt)		\$4,001.00 to \$5,000.00.
(f)	\$190.00 (GST exempt)		\$5,001.00 to \$6,000.00.
(g)	\$200.00 (GST exempt)		\$6,001.00 to \$7,000.00.
(h)	\$220.00 (GST exempt)		\$7,001.00 to \$8,000.00.
(i)	\$230.00 (GST exempt)		\$8,001.00 to \$9,000.00.
(j)	\$240.00 (GST exempt)		\$9,001.00 to \$10,000.00.
(k)	\$250.00 (GST exempt)		\$10,001.00 to \$11,000.00.
(l)	\$260.00 (GST exempt)		\$11,001.00 to \$12,000.00.
(m)	\$270.00 (GST exempt)		\$12,001.00 to \$13,000.00.
(n)	\$280.00 (GST exempt)		\$13,001.00 to \$14,000.00.
(o)	\$290.00 (GST exempt)		\$14,001.00 to \$15,000.00.
(p)	\$300.00 (GST exempt)		\$15,001.00 to \$16,000.00.

(q)	\$310.00 (GST exempt)	\$16,001.00 to \$18,000.00.
(r)	\$330.00 (GST exempt)	\$18,001.00 to \$20,000.00.
(s)	\$340.00 (GST exempt)	\$20,001.00 to \$25,000.00.
(t)	\$370.00 (GST exempt)	\$25,001.00 to \$30,000.00.
(u)	\$400.00 (GST exempt)	\$30,001.00 to \$35,000.00.
(v)	\$430.00 (GST exempt)	\$35,001.00 to \$40,000.00.
(w)	\$470.00 (GST exempt)	\$40,001.00 to \$50,000.00.
(x)	\$540.00 (GST exempt)	\$50,001.00 to \$60,000.00.
(y)	\$600.00 (GST exempt)	\$60,001.00 to \$80,000.00.
(z)	\$700.00 (GST exempt)	\$80,001.00 to \$100,000.00.
(aa)	\$850.00 (GST exempt)	\$100,001.00 to \$120,000.00.
(bb)	\$950.00 (GST exempt)	\$120,001.00 to \$140,000.00.
(cc)	\$1,050.00 (GST exempt)	\$140,001.00 to \$160,000.00.
(dd)	\$1,200.00 (GST exempt)	\$160,001.00 to \$180,000.00.
(ee)	\$1,300.00 (GST exempt)	\$180,001.00 to \$200,000.00.
(ff)	\$1,300.00 (GST exempt)	Over \$200,000.00. Fee plus \$5.00 per \$1,000.00 of value over \$200,000.00.
(gg)	\$160.00 (GST exempt)	Temporary Service less than 101 amp.
(hh)	Use Commercial fee schedule	Temporary Service 101 amp or greater.
(ii)	\$125.00	Homeowner fee – Electrical Permit.
9	Plumbing Permits	
(1)	Residential - Single family/two family:	New constructions and additions.
(a)		\$230.00 (GST exempt) Less than 1500 sq. ft.
(b)		\$260.00 (GST exempt) 1501 to 2500 sq. ft.
(c)		\$290.00 (GST exempt) 2501 to 5000 sq. ft.
(d)		\$410.00 (GST exempt) 5001 to 7500 sq. ft. Area based on total developed area.
(e)		\$410.00 (GST exempt) Over 7500 sq. ft. Area based on total developed area. Fee is minimum - Use Commercial Fee Schedule.
(f)		\$160.00 (GST exempt) If to be connected to piped Sewer System. Fee is per sewer service connection.
(g)		\$160.00 (GST exempt) Minor renovations, upgrades, accessory buildings - 5 fixtures or less. *For more than 5 outlets see Commercial Fee Schedule.
(h)		\$160.00 (GST exempt) Service connections.
(i)		\$150.00 /inspection (GST exempt) Inspection of drainage lines. Drainage lines below basement slab before Rough-In Inspection.
(j)		\$125.00 Homeowner fee - plumbing permit.

(2)	Residential Multi-Family, Single Family Renovations, and Non-Residential: including commercial, industrial, institutional, agricultural, and accessory buildings with greater than 5 outlets (major renovations).	Commercial Fee schedule - Residential Multi-Family, Single Family Renovations and Non-residential includes commercial, industrial, institutional, agricultural, and accessory buildings with greater than 5 outlets (major renovations).
(a)	\$110.00 (GST exempt)	Base price. Fee plus outlet fees as outlined below.
(b)	\$11.50 (GST exempt)	1 to 4 outlets. Fee is per outlet, plus base price - minimum \$150.00.
(c)	\$11.50 (GST exempt)	5 to 20 outlets. Fee is per outlet, plus base price.
(d)	\$9.50 (GST exempt)	21 to 100 outlets. Per additional outlet, plus base price.
(e)	\$6.25 (GST exempt)	Greater than 100 outlets. Per addition outlet, plus base price.
(f)	\$130.00 (GST exempt)	If to be connected to piped Sewer System. Fee is per each sewer lateral in addition to rates as outlined above.
(g)	\$125.00	Homeowner fee - plumbing permit.
10 Gas Permits		
(1)	Residential - Single family/two family:	New constructions and additions. Fees based on total developed area including attached garage that contains and gas appliance.
(a)	\$160.00 (GST exempt)	Less than 1500 sq. ft.
(b)	\$170.00 (GST exempt)	1501 to 2500 sq. ft.
(c)	\$185.00 (GST exempt)	2501 to 5000 sq. ft.
(d)	\$235.00 (GST exempt)	5001 to 7500 sq. ft.
(e)	\$235.00	Over 7500 sq. ft. Fee is minimum - Use Commercial Fee Schedule.
(f)	\$160.00 (GST exempt)	Renovations, upgrades, accessory buildings - Less than 500 sq. ft. *For Greater than 500 sq. ft. see Commercial Fee Schedule.
(g)	\$160.00 (GST exempt)	Service connections.
(h)	\$160.00 (GST exempt)	Replacement of appliance. Maximum of two appliances if inspected at the same time and location.
(i)	\$160.00 (GST exempt)	Unit heater, fireplace.
(j)	\$160.00 (GST exempt)	Tank set - temporary. Fee is per \$1,000.00 of total system installation/contract cost.
(k)	\$9.00 (GST exempt)	Geothermal Heating. Commercial and residential projects.
(l)	\$165.00 (GST exempt)	Hydronic Heating. Commercial and residential projects.
(m)	\$125.00	Homeowner Fee - Gas Permit.
(2)	Residential Multi-Family and Non-Residential: including commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour.	Commercial Fee schedule -Residential Multi-Family and Non-residential includes commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour.
(a)	\$160.00 (GST exempt)	New construction - 0 to 100,000 BTU input.
(b)	\$170.00 (GST exempt)	New construction - 100,001 to 200,000 BTU input.
(c)	\$180.00 (GST exempt)	New construction - 200,001 to 400,000 BTU input.

(d)		\$240.00 (GST exempt)	New construction - 400,001 to 1,000,000 BTU input.
(e)		\$340.00 (GST exempt)	New construction - 1,000,001 to 2,000,000 BTU input.
(f)		\$340.00 (GST exempt)	New construction - Over 2,000,000 BTU input. Plus \$45.00 per additional million BTU or portion thereof.
(g)		\$160.00 (GST exempt)	Replacement of appliance - 0 to 100,000 BTU input.
(h)		\$170.00 (GST exempt)	Replacement of appliance - 100,001 to 400,000 BTU input.
(i)		\$180.00 (GST exempt)	Replacement of appliance - 400,001 to 5,000,000 BTU input.
(j)		\$340.00 (GST exempt)	Replacement of appliance - Over 5,000,000 BTU input.
(k)		\$160.00 (GST exempt)	Tank set - temporary.
(l)		\$125.00	Homeowner Fee - Gas Permit.
11	Private Sewage Permits		
(1)	Residential, single family/two family	\$275.00 /dwelling unit (GST exempt)	
(2)	Multi-family and non-residential	\$275.00 (GST exempt)	Plus \$110.00 for each 10 cubic meters or portion thereof, of sewage per day based on expected average flows.
(3)	Request for variance for a private sewage installation	\$275.00 /request (GST exempt)	
12	Applications for Alternative Solutions (Alberta Building Code Variances)		
(1)	Single family / two family and accessory buildings	\$330.00 /application (GST exempt)	
(2)	Multi-family residential, commercial, industrial and institutional	\$2,200.00 /application (GST exempt)	

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 3 Planning Services			
	ITEM	FEE	EXPLANATION
13	Development Permit Application Fees, General		
(1)	Accessory Buildings, Accessory Uses	\$265.00 (GST exempt)	As defined under the Land Use Bylaw.
(2)	Topsoil Statutory Declaration submission	\$100.00 (GST exempt)	
(3)	Stripping, grading and excavation	\$1,000.00 (GST exempt)	For subdivisions of 2 or more parcels. Fee plus \$100.00 for each additional parcel after first 2 parcels.
(4)	Landfills	\$1,000.00 (GST exempt)	Fee plus \$100.00 for each additional parcel after first 2 parcels.
(5)	Signs	\$265.00 (GST exempt)	Includes all signs.
(6)	Single Lot - Regrading:		Including placing of fill and excavation of ponds.
(a)		\$250.00 (GST exempt)	1 acre or less.
(b)		\$400.00 (GST exempt)	1 acre - 2 acres.
(c)		\$800.00 (GST exempt)	Over 2 acres.
(7)	Change to an Application:		
(a)		25% of original application fee	Prior to circulation.
(b)		50% of original application fee	Prior to decision.
(8)	Renewals	\$200.00 (GST exempt)	Excluding gravel pits.
(9)	Extensions	50% of application fee	\$185.00 minimum fee.
(10)	Review	\$315.00 (GST exempt)	Review of proposed building or use for compliance with Land Use Bylaw where a Development Permit is not required (e.g. at Building Permit stage).
(11)	Request to waive the six month waiting period	\$500.00 (GST exempt)	Request to Council to waive six month waiting period for re-application of a Development Permit. The fee is to cover the cost of preparing an item for Council.
14	Development Permits Application Fees, Residential		
(1)	Dwelling:		
(a)		\$315.00 (GST exempt)	Detached, single. Including relaxation other than height.

(b)		\$315.00 (GST exempt)	Accessory.
(c)		\$315.00 (GST exempt)	Detached, two or more. Fee plus \$160.00 per unit. Includes relaxation other than height.
(d)		\$340.00 (GST exempt)	Attached, two or more. Fee plus \$160.00 per unit. Includes relaxation other than height.
(e)		\$265.00 (GST exempt)	Mobile homes. Includes relaxation other than height.
(f)		\$340.00 (GST exempt)	Row housing. Fee plus \$160.00 per unit. Includes relaxation other than height.
(g)		\$500.00 (GST exempt)	Dwelling. Relaxation including height.
(2)	Hobby kennel	\$285.00 (GST exempt)	
(3)	Home-Based Business Type I Review	\$60.00 (GST exempt)	
(4)	Home-Based Business Type II / Bed and Breakfast	\$385.00 (GST exempt)	
(5)	Show home	\$315.00 (GST exempt)	
15	Development Permits Application Fees, Agricultural		
(1)	Keeping of livestock:		
(a)		\$265.00 (GST exempt)	Less than 20 animal units. Expansion or new.
(b)		\$440.00 (GST exempt)	20 to 500 animal units. Expansion or new. These fees do not apply to keeping of livestock that are within the Mandate of the Natural Resources Board.
(2)	Horticultural Development:		
(a)		\$265.00 (GST exempt)	Involving outside production of crops (market, garden/s, tree farm, and other similar uses). Fee plus \$5.00 per hectare over 10 hectares up to a maximum of \$2,500.00.
(b)		\$330.00 (GST exempt)	Involving inside production of crops (greenhouses, nurseries, mushroom growing, and other similar uses). Fee plus \$0.25/sq. m. over 600 sq. m. up to a maximum of \$2,500.00.
(3)	Private indoor riding arenas	\$385.00 (GST exempt)	
(4)	Equestrian centre I	\$475.00 (GST exempt)	As per the Land Use Bylaw
(5)	Equestrian centre II	\$525.00 (GST exempt)	As per the Land Use Bylaw
(6)	Fish farms	\$340.00 (GST exempt)	
16	Development Permits Application Fees, Commercial, Institutional, and Industrial - New Construction		
(1)	New construction fee		
(a)		\$550.00 (GST exempt)	600 sq. m. (6,458 sq. ft.) or less.
(b)		\$1,025.00 (GST exempt)	Over 601 sq. m. (6,469 sq. ft.) to 1,499 sq. m. (16,136 sq. ft.).
(c)		\$2,025.00 (GST exempt)	1,500 sq. m. (16,146 sq. ft.) and over. Fee plus \$0.35/sq. m. over 1500 sq. m.

(2)	Change of Use in an Existing Building or Portion of a Building	\$330.00 (GST exempt)	
(3)	First Occupancy of a Building or Portion of a Building	\$330.00 each (GST exempt)	
(4)	Business Tenancy Changes (not requiring a Development Permit)	\$60.00 (GST exempt)	This is a review process to accommodate a change of tenancy occupant that does not constitute an actual change of use.
(5)	Change of Use of Land	\$440.00 + \$25.00 /hectare (GST exempt)	
(6)	Golf Course	\$1,575.00 /9 holes (GST exempt)	
(7)	Kennel	\$525.00 (GST exempt)	
17	Development Permit, Gravel Pits		Fee based on area to be distributed during phase applied for.
(a)		\$4,200.00 (GST exempt)	First 10 acres. Minimum fee.
(b)		\$205.00 (GST exempt)	Per acre thereafter.
18	Request to re-evaluate a condition of development permit approval	25% of current full application fee (GST exempt)	
19	Inspection fees Development Certificate of Compliance		
(1)	First Inspection	No cost	
(2)	Re-inspection		
(a)		\$150.00 (GST exempt)	First re-inspection.
(b)		\$250.00 each (GST exempt)	Second and any subsequent re-inspection.
20	Refund of Development Permit Fees		
(a)		Refund of 75% of original fee (GST exempt)	Request received before circulation.
(b)		Refund of 50% of original fee (GST exempt)	Request received after circulation - before decision.
21	Development Without a Permit Issued		
(1)	Confirmed that development has commenced without a Development Permit having been issued	200% of the fee prescribed herein (GST exempt)	This fee is required because the assessment of the application is more complicated owing to the disturbance of the site and the difficulty associated with clearly establishing original site conditions.

(2)	Written confirmation of land use designation of a parcel	\$85.00 (GST exempt)	This is a signed letter from the County confirming the designation of a parcel of land.
(3)	Stamp of Compliance		Confirming that a site is in conformity with the Land Use Bylaw.
(a)		\$150.00 (GST exempt)	Residential.
(b)		\$250.00 (GST exempt)	Commercial.
22	Applications		Codominium units and bareland condominium units are considered to be "lots" for the purpose of administering these fees. Boundary adjustment fees for applications and for all enforcement purposes, shall be assessed on a per lot basis, based upon the number of original lots involved in the application to which boundaries are being or have been adjusted.
(1)	Area Structure Plan / Concept Plan Application Fees		
(a)		\$4,500.00 (GST exempt)	Concept plan review. Minimum fee per application (up to 1/4 section of land, and pro-rated on a per acre basis above 1/4 section). \$26.00 (GST exempt) additional fee per acre over 160 acres. \$75,000.00 (GST exempt) Maximum Development Services fee (regardless of affected area).
(b)		\$2,500.00 (GST exempt)	Master site development plan.
(c)		\$1,500.00 (GST, exempt)	Master site development plan amendment fee.
(d)		\$2,500.00 (GST exempt)	Conceptual scheme amendment fee.
(e)		\$5,000.00 (GST exempt)	Area structure plan minor amendment fee as defined in the County Plan..
(f)		Actual cost incurred by the Municipality plus expenses	Area structure plan review or major amendment as defined in the County Plan..
(g)		\$250.00 (GST exempt)	Pre-application meeting to discuss a potential application. Fee based on 1 hour meeting.
(2)	Redesignation Application Fees - Direct Control (DC) Bylaws		All uses excluding gravel pits. For the purposes of determining appropriate fees, Municipal and/or Environmental Reserve Lots and Public Utility Lots are not included in the calculations.
(a)		\$3,780.00 (GST exempt)	Where no subdivision is provided for in the DC Bylaw. Minimum fee per application (up to 40 acres). \$110.00 (GST exempt) additional fee per acre pro-rated above 40 acres.

(b)		\$3,780.00 (GST exempt)	Where subdivision is provided for in the DC Bylaw. Fee for first 6 potential new lots. \$280.00 each (GST exempt) For the next 44 lots. \$180.00 each (GST exempt) For the next 50 lots. \$80.00 each (GST exempt) For each additional lot.
(c)		\$75,000.00 (GST exempt)	Maximum Development Services fee (regardless of affected area and regardless of potential new lots).
(d)		\$1,075.00 (GST exempt)	Amendment. Site specific - affecting a single parcel. \$2,050.00 (GST exempt) if affecting multiple parcels.
(e)		\$20,000.00 (GST exempt)	Power stations. Deposit for public hearings and cost recovery for staff resources related to AEUB Hearings and for County legal fees associated with the file if not covered by the intervener costs (note that the unused portion of the deposit will be refunded. Further, if the costs of the hearing exceed \$20,000.00, then the applicant will be liable for the balance).
(3)	Redesignation Application Fees		For the purposes of determining appropriate fess, Reserve & Utility lots are not included in the calculations.
(a)		\$1,125.00 (GST exempt)	Farmstead. Redesignation and Subdivision.
(b)		\$1,000.00 (GST exempt)	Redesignation - For residential or agricultural first parcel out.
(c)		\$2,250.00 (GST exempt)	Redesignation - Institutional / Business / Agricultural / Residential / Hamlet / Condominium. Provides for 1-6 new lots. Outside an Area Structure Plan or Concept Plan area. Restructured fee for developments without benefit of an ASP or CS plan area.
(d)		\$1,100.00 (GST exempt)	Redesignation - Institutional / Business / Agricultural / Residential / Hamlet / Condominium. Provides for 1-6 new lots. Inside an Area Structure Plan or Concept Plan area.
(e)		\$305.00 (GST exempt)	Redesignation - additional fee for Lots 7-49 (per lot). Next 44 lots (per lot).
(f)		\$205.00 (GST exempt)	Redesignation - additional fee for Lots 50-99 (per lot). Next 50 lots (per lot).
(g)		\$80.00 (GST exempt)	Redesignation - additional fee for Lots 100 and up (per lot). Each additional lot.
(h)		\$75,000.00 (GST exempt)	Maximum Development Services fee regardless of potential new lots.
(i)		\$1,050.00 (GST exempt)	Application to Council for Bylaw text amendments. All uses.
(j)		\$275.00 per amendment (GST exempt)	Amending a Redesignation or Subdivision Application once submitted.

(k)		\$3,675.00 per each 1/4 section/portion thereof (GST exempt)	Gravel Pits. Nota Bene. The Master Site Development Plan fee is also applicable to Gravel Pit Applications and is in addition to the fee listed here, except in instances where a Master Site Development Plan has already been approved for the area of the proposed pit.
(l)	Request to re-evaluate a condition of subdivision prior to endorsement	25% of current full application fee (GST exempt)	Provides a smaller fee for reconsideration of subdivision conditions prior to endorsement. This is similar to the development permit allowance for condition revision consideration.
23	Refund of Redesignation Application fees		
(a)		Refund 85% of original fee (GST exempt)	Prior to circulation of file.
(b)		Refund 50% of original fee (GST exempt)	During or after circulation of file.
(c)		No refund	After advertising of the Bylaw in the newspaper and notification of adjacent landowners.
24	Recess of a Public Hearing at request of the Applicant		
(a)		\$550.00 (GST exempt)	For development of 1 - 4 lots.
(b)		\$65.00 (GST exempt)	Additional rate per lot. More than 4 lots.
(c)		\$1,580.00 (GST exempt)	For Gravel Pit.
(d)		Two times the fees noted above	Recess Sine Die.
25	Subdivision by Instrument or Plan		
(1)	Farmstead separation, where zoning complies	\$800.00 (GST exempt)	Subdivision.
(2)	Boundary adjustment	\$250.00 /lot or new title (GST exempt)	
(3)	Building Condominium	\$40.00 /unit (GST exempt)	
(4)	All other Subdivision Applications	The fees listed below are combined for the purposes of establishing the application fee.	
(a)		\$1,125.00 (GST exempt)	First 2 lots, plus the fee below
(b)		\$525.00 (GST exempt)	Per lot, for third & fourth lots plus the fee below.
(c)		\$260.00 (GST exempt)	Per lot for next 46 lots plus the fee below.
(d)		\$100.00 (GST exempt)	Per lot for next 50 lots plus the fee below.
(e)		\$50.00 (GST exempt)	Per lot for each additional lot over 100 lots.
(5)	Phased approvals	\$525.00 (GST exempt)	Per Phase.

(6)	Appraisal fee	Actual cost incurred by the Municipality - per title (GST exempt)	Appraisal fee is payable if Municipal Reserves are outstanding.
(7)	Re-submission of previously approved subdivision application	\$2,250.00 per application (GST exempt)	Original application fee or the fee listed here whichever is the lesser. Nota Bene. - The Subdivision Appeal Fee is still applicable and the “Appraisal Fee” may also be applicable.
26	Refund of Subdivision Application Fee		
(a)		Refund 85% of original fee (GST exempt)	If requested prior to circulation.
(b)		Refund 50% of original fee (GST exempt)	If requested before staff report is completed.
(c)		No refund	If requested after completion of staff report.
27	Subdivision Approval Extension or Re-activation Requests		
(a)		\$310.00 (GST exempt)	First request.
(b)		\$465.00 (GST exempt)	Second request.
(c)		\$620.00 (GST exempt)	Third request.
(d)		\$1,050.00 (GST exempt)	Fourth & each subsequent request.
(e)		100% refund	Denied time extension request. Refund of time extension application fees.
28	Subdivision Endorsement Fees		
(1)	Endorsement fee		Per lot for all applications except boundary adjustments (excluding reserve and utility parcels).
(a)		\$285.00 (GST exempt)	Per lot for the first 10 lots.
(b)		\$180.00 (GST exempt)	Per lot for the next 40 lots.
(c)		\$50.00 (GST exempt)	Per lot for each additional lot over 40.
(2)	Boundary adjustment endorsement fee	\$110.00 (GST exempt)	Per lot or title.
29	Sales, Service and Miscellaneous Fees		
(1)	Sale of Plans:		
(a)		\$90.00	Land Use Bylaw with maps. 1 binder.
(b)		\$90.00	Direct Control (DC) Bylaws only. 1 binder.
(c)		\$150.00	Land Use Bylaw with maps and DC Bylaws. 2 binders.
(d)		\$70.00	Municipal Development Plan.
(e)		\$15.00	Intermunicipal Plans. Each separate copy.

(f)		\$20.00	Area Structure Plan or Area Redevelopment Plan. Available free online.
(g)		\$10.00	Conceptual Scheme. Available free online.
(h)		\$15.00	Studies/Background reports. Eg. Context Study, Land Inventory, etc.
(i)		\$15.00 (GST exempt)	Land Title Document(s). Per title/instrument.
(j)		No charge	Commercial, Office and Industrial Design Guidelines.
(2)	Historical Planning Research (Old legislation)		See schedule of rates under FOIP.
(3)	Plan Cancellation:		
(a)		\$1,000.00 (GST exempt)	Application Fee.
(b)		\$200.00 each + \$25.00 administration fee (GST exempt)	Discharge for Caveats.
(4)	General Administrative:		
(a)		Actual cost to Municipality + expenses	Third party outsourcing fee.
(b)		Actual cost to Municipality (GST exempt)	Fiscal Impact Assessment. County model.
(5)	Volunteer Labour		
(a)		\$12.00 /hr	General.
(b)		\$15.00 /hr	Site Supervisor.
(c)		Market rate	Specialized trade.
(5)	Voluntary Recreation Contribution:		
(a)		\$800.00 per unit	Residential
(b)		\$800.00 per acre	Non-Residential
30	Document Retrieval (Non-FOIP request)		
(1)		\$25.00/property file/hr	\$25.00 minimum.



Departmental Summary of Master Rates Bylaw C-7751-2018

Legislative and Legal Services (page 1)	
Change	Transcript of hearing Copy of audio recording
Reason	To reflect current practice.
Change	[Deleted Freedom of Information and Protection of Privacy Act: Fee Schedule]
Reason	To reference the source of the rates.
Add and Change	Subdivision and Development Appeal Committee Board
Reason	To combine as one subgroup. Change Committee to Board.
Change	Appeal by the owner of a Decision of the Development Officer to approve or refuse an application for a Development Permit. Development permit decision - appeal by the owner.
Reason	Changed for clarity.
Change	Appeal by an affected party of a Decision of the Development Officer to approve an application for a Development Permit. Development permit decision - appeal by an affected party.
Reason	Changed for clarity.
Change	Appeal of a Development Officer decision for refusal to a non-compliant building due to a change to the Land Use By-Law. Stop Order - appeal by an affected party.
Reason	Changed for clarity.
Change	Subdivision appeal fee Subdivision decision - appeal by an affected party.
Reason	Changed and moved from previously existing "Subdivision Appeal" section for clarity.
Legislative and Legal Services (page 2)	
Add	Enforcement Appeal Committee Compliance Order - appeal by an affected party. \$500.00 (GST exempt)
Reason	This has been added as an item under a new category.
Financial Services (page 3)	
Add	\$25.00 (GST exempt) per returned item. (* Additional \$7.50 per account, where more than 1 account is affected by non-payment)
Reason	Cost Recovery.



Change	Late payment penalty sewage fees. 3.75% 3%/month
Reason	Reduced as per Bylaw C-7662-2017.

Information Services (page 4)	
Add	Orthophoto (also known as Airphoto):
Reason	Wording added for clarity.

Enforcement Services (page 5)	
Change	Kennel Breeders License Kennel, Hobby
Reason	To have wording consistent with the Land Use Bylaw.
Add	Trap Rentals
Reason	To identify multiple items under a sub heading .
Add	Reclaiming Fee \$250.00
Reason	As per Section 18 of Bylaw C-5758-2003 (Animal Control Bylaw) as amended.
Change	Permit to film Motion Picture
Reason	Remove Motion Picture as many types of filming are done
Change	Deposit for Permit Control Officer / Permit to film Community Peace Officer Pay Duty
Reason	Wording changed for clarity

Roads Maintenance (page 9)	
Change	Added heading "Agricultural Field Access and Non-Standard Road Maintenance"
Reason	Wording changed for clarity

Utility Services (page 10 and 11)	
Change	Operations Utility Services
Reason	Department name change
Remove	Gravel Sales— Crushed Gravel ————— \$15.50 /cubic meter ————— Maximum 75 cubic meters per year for County residents. Pit-run gravel — \$8.00 /cubic meter ————— Maximum 75 cubic meters per year for County



	<p>residents.</p> <p>Reject material (sand) \$7.00 /cubic meter — Maximum 75 cubic meters per year for County residents.</p> <p>Unprocessed pit run gravel: —</p> <p>\$4.00 /tonne — For use by contractors on government projects within the County.</p> <p>\$5.00 /tonne — For use by contractors on government projects outside the County.</p> <p>Rip Rap Material — \$60.00 /tonne Maximum 120 tonnes per year for County residents.</p> <p><u>Road Signs and Traffic Counts</u></p> <p>Supply and Installation of Sign by County — \$300.00 /sign + installation costs —</p> <p>Traffic Classifier Count — \$250.00 /24hr count —</p> <p>Regular Traffic Count \$125.00 /24hr count —</p> <p><u>Road Approaches</u></p> <p>Application to construct a temporary road approach — \$1,000.00 /approach — Refundable upon removal by applicant.</p>
Reason	Moved to Engineering Services (Road Operations)
Change	Water Meter and Installation \$700.00 /meter and \$2,500 /meter
Reason	Removed the word /meter for clarity and consistency.
Utility Services (page 10 and 11)	
Add	<p>Overstrength Wastewater Surcharge</p> <p>\$0.1460 Per each mg/l over 300 mg/l Biological Oxygen Demand (BOD)</p> <p>\$0.1161 Per each mg/l over 300 mg/l Total Suspended Solids (TSS)</p> <p>\$0.1971 Per each mg/l over 100 mg/l Fats, Oil and Grease (FOG)</p>
Reason	Added new item, fee and explanation for the recovery of extra costs associated with treating overstrength wastewater as defined in the Water and Wastewater Utilities Bylaw C-7662-2017.
Utility Services (page 11 and 12)	
Change	<p><u>East Balzac Water Service</u> <u>East Rocky View Water Services</u></p> <p>Single Residential Water Fees</p> <p>Non-residential Low Volume Water Fees Users</p> <p>Non-residential Medium Volume Water Fees Users</p> <p>Non-residential High Volume Water Fees Users</p>
Reason	Amended title for clarity. Amended item descriptions for clarity and consistency.
Add	Water Use Overage Fee \$7.83 /m3
Reason	Added new item, fee and explanation for compensation from those customers who use



	more water capacity than what they purchased and agreed to use.
Change	<p>Single Residential Water Connection Fee – East Balzac Service Area Single Residential Connection Fee – Conrich Service Area Single Non-Residential Water Connection Fee – East Balzac Service Area Single Non-Residential Connection Fee – Conrich Service Area Excess Water Service Capacity Fee – East Balzac Service Area Excess Service Capacity Fee – Conrich Service Area</p>
Reason	Added sub category and related fees for clarity and consistency. Shown as East Balzac Service Area and Conrich Service Area under each new sub-category.
Utility Services (page 12)	
Change	<p><u>Bragg Creek Water Services</u> Residential Water Fees \$25.00 + \$2.064/m3</p>
Reason	Increased fee as a move toward full cost recovery for services. Amended fee and explanation for clarity and consistency.
Change	Non-residential Water Fees \$25.00 + \$2.064/m3
Reason	Increased fee as a move toward full cost recovery for services. Amended fee and explanation for clarity and consistency.
Add	Outside Local Improvement Service Area Water Connection Fee \$29,395.00
Reason	Added new item, fee and explanation for the recovery of the proportionate share of off-site capital costs from new customers outside of the current local improvement service area connecting to the system.
Add	Inside Local Improvement Service Area Excess Water Service Capacity Fee \$6,715.00
Reason	Added new item, fee and explanation for compensation from those customers inside the current local improvement service area who are changing land use that requires a greater water capacity than what they originally purchased and agreed to use.
Utility Services (page 12 and 13)	
Change	<p><u>Langdon Sewer Services</u> Single Residential /Commercial Sewage Fees \$53.52 /month Mixed Use (residential/commercial) with Restaurant Sewage Fees \$144.51 /month Mixed Use (residential/commercial) no without Restaurant Sewage Fees \$72.76 /month Standalone Restaurant Sewage Fees \$80.28 /month</p>
Reason	Amended items by removing /month after fee within this sub-category, and adding



	explanation for clarity and consistency.
Add	Non-residential Sewage Fees \$53.52
Reason	Added item, fee, and explanation for clarity and consistency.
Add	Sewage Use Overage Fee \$3.80
Reason	Added new item, fee and explanation for compensation from those customers who use more wastewater capacity than what they purchased and agreed to use.
Change	Single Residential Sewage Connection Fee Single Non-residential Sewage Connection Fee Excess Sewage Service Capacity Fee
Reason	Amended item and explanation for clarity and consistency.
Change	<u>East Rocky View Sewer Services</u> Single Residential Sewage Fees \$30.00 /month + \$1.939 \$1.792/m3 of water consumption. Monthly fixed fee and consumptive charges per residential connection with metered water usage. Fee for home that is metered. \$67.81 /month Monthly flat fee per residential connection without metered water usage. Fee for home that is not metered.
Reason	Increased fee as a move toward full cost recovery for services. Amended fee and explanation for clarity and consistency.
Change	Non-Residential Sewage Fees \$45.00 /month + \$1.939 \$1.792/m3 of water consumption Bulk Residential Sewage Fees \$30.00 /month + \$2.787/m3 of water consumption
Reason	Increased fee for Non-Residential Sewage Fees as a move toward full cost recovery for services. Amended fee and explanation for clarity and consistency.
Add	Sewage Use Overage Fee \$3.80
Reason	Added new item, fee and explanation for compensation from those customers who use more wastewater capacity than what they purchased and agreed to use.
Utility Services (page 14)	
Change	<u>Elbow Valley / Pinebrook Sewer Services</u> Sewage Fees \$83.26 \$76.32/month Monthly flat fee per connection.
Reason	Increased fee to maintain full cost recovery for services. Amended fee and added explanation for clarity and consistency.
Change	Sewage Connection Fee \$670.00 Per new connection
Reason	Amended fee and added explanation for clarity and consistency.



Add	<u>Elbow Valley West Sewer Services</u> Communal Sewage Collection System Fees \$4,870.00 Sewage Connection Fee \$670.00
Reason	Added new item, fee, and explanation for the recovery of costs for providing this new service.
Change	<u>Bragg Creek Sewer Services</u> Residential Sewage Sewer Fees \$25.00 /month + \$5.177 4.706/m3 of water consumption Non-residential Sewage Sewer Fees \$25.00 /month + \$5.177 4.706/m3 of water consumption
Reason	Increased fee as a move toward full cost recovery for services. Amended fee and added explanation for clarity and consistency.
Add	<u>Outside Local Improvement Service Area Sewage Connection Fee \$25,600.00</u>
Reason	Added new item, fee and explanation for the recovery of the proportionate share of off-site capital costs from new customers outside of the current local improvement service area connecting to the system.
Add	<u>Inside Local Improvement Service Area Excess Sewage Service Capacity Fee \$11,163.00</u>
Reason	Per cubic meter per day over the customer's previously allocated wastewater service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.

Engineering Services (page 15)	
Add	<u>Gravel Sales</u> 20mm Crushed Gravel (Designation 4 – Class 20) \$15.50 /cubic meter Maximum 75 cubic meters per year for County residents. Unprocessed pit run gravel for use by Contractors on government projects within/outside the County: \$8.00 /cubic meter Maximum 75 cubic meters per year for County residents. Reject material (sand) \$7.00 /cubic meter Maximum 75 cubic meters per year for County residents. Unprocessed pit run gravel: \$4.00 /tonne For use by contractors on government projects within the County. \$5.00 /tonne For use by contractors on government projects outside the County. Rip Rap Material \$60.00 /tonne Maximum 120 tonnes per year for County residents. <u>Road Signs and Traffic Counts</u> Supply and Installation of Sign by County \$300.00 /sign + installation costs



	<p>Traffic Classifier Count \$250.00 /24hr count</p> <p>Regular Traffic Count \$125.00 /24hr count</p> <p><u>Road Approaches</u></p> <p>Application to construct a temporary road approach \$1,000.00 /approach Refundable upon removal by applicant.</p> <p><u>Miscellaneous</u></p> <p>Road allowance usage fees for non-County water/wastewater & stormwater utilities. \$300.00 /annum/km</p> <p><u>Utility line assignments requiring Council approval</u> \$500.00 (GST exempt)</p>
Reason	These items previously existed under Operations. (Department name is now Utility Services.) The Road Operations portion has been moved to Engineering Services.
Engineering Services (page 16)	
Change	<p><u>Engineering Review</u></p> <p>Concept Plan Conceptual Scheme Engineering Review</p> <p>Concept Plan Conceptual Scheme Amendment Engineering Review</p> <p>Limited Scope Conception Scheme Conceptual Scheme Engineering Review</p>
Reason	Changed explanation for clarity and consistency.
Engineering Services (page 17)	
Add	<u>Road Closure / Road License Fees</u>
Reason	Added "Road License" for clarity.
Engineering Services (page 18)	
Add and Remove	<p><u>Annual road allowance License Fees:</u></p> <p>(GST exempt)</p>
Reason	Added "road allowance" for clarity. Remove GST Exempt as GST is applicable.
Remove	<p>Processing fee to licence a previously closed road allowance — \$500.00 (GST exempt)</p> <p>Application to close a road allowance for purchase / consolidation — \$2,000.00 — (GST exempt)</p> <p>Processing fee to purchase / consolidate a previously closed road allowance if closure bylaw was for consolidation purposes — \$300.00 (GST exempt)</p>
Reason	No longer applicable.
Engineering Services (page 19)	
Change	<p>Manuals</p> <p>Servicing Standards Sale of Reports</p>



Reason	Changed for clarity and consistency.
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Solid Waste and Recycling (page 20)

Change	<u>Waste Management</u> Green wood Untreated wood or lumber
Reason	Changed description for more clarity.
Change	<u>Curbside Waste Collection – Langdon</u> Black Cart 120L (Garbage). \$11.18 (GST exempt) (effective until Green Carts deployed) \$9.68 (GST exempt) (effective once Green Carts deployed)
Reason	Carts have been deployed.
Change	Black Cart 240L (Garbage). \$16.13 (GST exempt) (effective until Green Carts deployed) \$14.63 (GST exempt) (effective once Green Carts deployed)
Reason	Carts have been deployed.

Municipal Lands (page 21)

Change	<u>Removal of Reserve Designation</u> Application Fee \$2,000.00 (GST exempt) \$2,750.00
Reason	Increase due to appraisal vendor RFP results.
Change	<u>Sale of Former Reserve Land</u> Application Fee \$2,000.00 (GST exempt) \$2,750.00
Reason	Increase due to appraisal vendor RFP results.
Change	<u>Sale of Fee Simple Land</u> Application Fee \$2,000.00 (GST exempt) \$2,750.00
Reason	Increase due to appraisal vendor RFP results.

Cemetery Services (pages 24, 25, 26, and 27)

Add	<u>Cemetery Lot Fees-</u> Garden of Peace, Dalemead and Bottrel Cemeteries
Reason	Standardizing prices between GOP and the other two Country Cemeteries so all plot prices are the same including cremation plots.
Change	3% fee increase on most cemetery items. Some rates held at 2017 prices due to industry rate comparisons. 5% increase on perpetual care going up from 20% to 25%.



Reason	Price increases are based on the Cemetery Master Plan.
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Agricultural Services (page 29)

Add	Weed Free Hay – Twine Actual cost incurred by the Municipality
Reason	This is a new item. The cost for 2018 is \$51.75/Case, but listed as “Actual Costs incurred by the County” as the price is subject to change from the manufacturer. Should the County realize an increase prior to the next bylaw update the cost will be passed along to the customer.

Building Services (page 34)

Add	Residential Dwelling – Moved in:
Reason	Added the phrase “Moved in” for clarity.

Building Services (page 36)

Add	All other Subtrade Permits that are greater than minimum fee.
Reason	Added explanation for clarity and consistency.
Change	Permit Penalties: Additional Fees:
Reason	Changed explanation for clarity and consistency.

Building Services (page 37)

Add	Residential Multi-Family and Non-Residential including commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour (minor renovations)
Reason	Added details for clarity and consistency.

Building Services (page 39)

Add	Residential Multi-Family, Single Family Renovations, and Non-Residential: including commercial, industrial, institutional, agricultural, and accessory buildings with greater than 5 outlets (major renovations).
Reason	Added details for clarity and consistency.
Add	Residential Multi-Family and Non-Residential: including commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour.
Reason	Added details for clarity and consistency.



Planning Services (Page 41)	
Add	<u>Development Permit Application Fees, General</u> Request to waive the six month waiting period \$500.00 (GST exempt)
Reason	This is a new fee. The fee is to cover the cost of preparing an item for Council.
Add	Development Permits Application Fees, Residential
Reason	Development Permits Application Fees reference added.
Planning Services (Page 42)	
Add	<u>Development Permits Application Fees, Residential</u> Home-Based Business Type I Review \$60.00 (GST exempt)
Reason	Added to cover expense of review processing
Add	<u>Development Permits Application Fees, Residential</u> Home-Based Business Type II / Bed and Breakfast \$385.00 (GST exempt)
Reason	Combines fees of a similar nature
Add	Development Permits Application Fees, Agricultural
Reason	Development Permits Application Fees reference added.
Add	Development Permits Application Fees, Commercial, Institutional, and Industrial - New Construction
Reason	Development Permits Application Fees reference added.
Planning Services (page 43)	
Add	Business Tenancy Changes (not requiring a Development Permit) \$60.00 (GST exempt)
Reason	New item.
Planning Service (page 44)	
Add	Area Structure Plan / Concept Plan Application Fees \$1,500.00 (GST exempt) Master site development plan amendment fee
Reason	Currently the full MSDP fee is charged for an amendment to an MSDP. This fee provides a reduced fee for an amendment.
Planning Services (Page 46)	
Add	Request to re-evaluate a condition of subdivision prior to endorsement



ROCKY VIEW COUNTY
Cultivating Communities

Reason	Provides a smaller fee for reconsideration of subdivision conditions prior to endorsement.
Planning Services (Page 48)	
Remove	Volunteer Labour
Reason	The rate would be set through our hiring process.
Add	Document Retrieval (Non-FOIP request) \$25.00/property file/hr (\$25.00 minimum)
Reason	New fee for document retrieval. This process is currently undertaken by the FOIP office and charged accordingly.



BYLAW C-7751-2018

A Bylaw of Rocky View County to establish rates charged to the public for various municipal services

The Council of Rocky View County hereby enacts as follows:

PART I – TITLE

1. This bylaw shall be known as the “Master Rates Bylaw.”

PART II – EFFECT OF BYLAW

2. This bylaw establishes the rates as per Schedule ‘A’.
3. Master Rates Bylaw C-7630-2017 is hereby rescinded.
4. Should any provision in this bylaw be invalid, then such invalid provision shall be severed and the remaining bylaw shall be maintained.

PART III – TRANSITIONAL

5. Bylaw C-7751-2018 is passed when it receives third reading and is signed by the Reeve/Deputy Reeve and the CAO or Designate as per the *Municipal Government Act*.
6. Bylaw C-7751-2018 comes into force on March 1, 2018.

Division: All

READ A FIRST TIME IN COUNCIL this _____ day of _____, 2018

READ A SECOND TIME IN COUNCIL this _____ day of _____, 2018

UNANIMOUS PERMISSION FOR THIRD READING this _____ day of _____, 2018

READ A THIRD TIME IN COUNCIL this _____ day of _____, 2018

Reeve

CAO or Designate

Date Bylaw Signed

BRANCH 1 CORPORATE SERVICES			
Division 1 Legislative and Legal Services			
	ITEM	FEE	EXPLANATION
1	Information Requests		
(1)	Access to Information Request (FOIP)		Fees are charged as per the <i>Freedom of Information and Protection of Privacy Regulations</i> Alta Reg. 186/2008, as amended.
(2)	Copy of audio recording	\$25.00 administration fee + actual cost of preparation (GST exempt)	Fee for creating a copy of the audio recording of Council, the Subdivision and Development Appeal Board, the Enforcement Appeal Committee, or the Assessment Review Board.
2	Subdivision and Development Appeal Board		
(1)	Development permit decision - appeal by the owner.	\$350.00 (GST exempt)	Paid at time of filing Notice of Appeal.
(2)	Development permit decision - appeal by an affected party.	\$250.00 (GST exempt)	Paid at time of filing Notice of Appeal.
(3)	Stop Order - appeal by an affected party	\$500.00 (GST exempt)	Paid at time of filing Notice of Appeal. This fee is for an appeal of a Stop Order that was issued under s. 645 of the <i>Municipal Government Act</i> , RSA 2000, c M-26.
(4)	Subdivision decision - appeal by an affected party.	\$1,000.00 (GST exempt)	Paid at time of submitting subdivision application. This fee in all cases is a credit on endorsement fees except where the applicant or agent appeals the subdivision.
3	Enforcement Appeal Committee		
(1)	Compliance Order - appeal by an affected party	\$500.00 (GST exempt)	Paid at time of filing Notice of Appeal. This fee is for an appeal of a Compliance Order that was issued under s. 545 of the <i>Municipal Government Act</i> , RSA 2000, c M-26.

BRANCH 1 CORPORATE SERVICES			
Division 2 Financial Services			
	ITEM	FEE	EXPLANATION
4	Administrative Fees		
(1)	Re-issue of Letter of Credit	\$100.00	To recover administrative costs in producing this record.
(2)	Recovery Fee of Staff Resources	\$30.00 /hour	Staff time to review, reconcile, and other administrative tasks.
(3)	Accounts sent to collection	Up to 25% of amount sent to collection	Accounts are sent for collection (appointed collection agency) when customer has past due amounts and are unresponsive to notifications (phone calls and/or letters). The first written notice are sent at 60 days from invoice date. After three written attempts to contact with no response, accounts are sent to the contracted collection agency for further action.
5	Routine Disclosure		
(1)	Tax Certificates	\$30.00 /parcel (GST exempt)	Roll, legal description, acres, last tax levy, outstanding amount, outstanding utilities if applicable, if they are on Tippi the tipp amount, statement explaining tipp cancellation time frame and penalty dates.
(2)	Historical Tax Summary	\$50.00	
6	Miscellaneous		
(1)	Returned Cheques	\$25.00 (GST exempt) per returned item. (* Additional \$7.50 per account, where more than 1 account is affected by non payment)	Cheques could be NSF, Stop Payment, Stale dated, Post dated, Numbers and words do not match, Pre-authorized debit. *If paying more than one account with a single withdrawal and payment is not honoured an additional service charge of \$7.50 will be added to each affected account.
(2)	Late payment penalty sewage fees	3%/month	As per Rocky View County Bylaw No. C-7662-2017 the <i>Water/Wastewater Utilities Bylaw</i> .
(3)	Interest on Accounts Receivable	1.50% /month	Other than Property Tax Accounts. Interest is assessed 30 days after invoice date.

BRANCH 1 CORPORATE SERVICES			
Division 3 Information Services			
	ITEM	FEE	EXPLANATION
7	Hard Copy Sales		
(1)	Aerial Photographs:		
(a)		\$10.00	Laser print/pdf. Format.
(b)		\$30.00 /plot	Plots over 11" x 17".
(2)	Additional Prints:		
(a)		\$1.00	Per extra copy. 8 ½" x 11" to 11" x 17".
8	Municipal Map		
(1)	Small Municipal map	\$10.00	17" x 22" - no names.
(2)	Large Municipal map	\$20.00 + mailing cost	34" x 42".
9	Vector/Raster Data		
(1)	County-wide data	\$100.00 /layer	
(2)	Partial coverage data	\$50.00 /layer	
(3)	Data package:		
(a)		\$50.00	Per square mile, as per order form.
(b)		\$25.00	Each additional contiguous square mile. (sharing a common border; touching)
(4)	Orthophoto (also known as Airphoto):		
(a)		\$40.00	Geo-positioned re. .tiff, ECW or JPG 2000. Fee is per square mile.
(b)		\$20.00	Each additional contiguous square mile. (sharing a common border; touching)
(5)	Map booklet	\$50.00 /issue	pdf. Version.
10	Additional Services		
(1)	Staff time for custom requests	\$60.00 /hour	1/4 hour minimum charge.
(2)	Naming of a subdivision and/or road/street	\$350.00 (GST exempt)	
(3)	Road Re-naming Application	\$500.00 (GST exempt)	
(4)	House number change request	\$200.00 (GST exempt)	

BRANCH 1 CORPORATE SERVICES			
Division 4 Enforcement Services			
	ITEM	FEE	EXPLANATION
11	Dog Licenses		
(1)	Dog license:		
(a)		\$35.00 (GST exempt)	Intact dogs (not spayed or neutered).
(b)		\$15.00 (GST exempt)	Spayed or neutered.
(c)		\$25.00 (GST exempt)	Dogs between 3 & 6 months at time of license purchase.
(2)	Kennel, Hobby	\$125.00 (GST exempt)	As per Section 23.1 (d) of Bylaw C-4841-97 (Land Use Bylaw) as amended.
(3)	Replacement of lost license	\$10.00 (GST exempt)	To replace a lost dog tag
12	Trap Rentals		
(1)	Dog trap rental damage deposit	\$250.00 (GST exempt)	Damage deposit is refundable if equipment is returned in good order.
(2)	Cat trap rental damage deposit	\$100.00 (GST exempt)	Damage deposit is refundable if equipment is returned in good order.
13	Miscellaneous		
	Reclaiming fee	\$250.00 (GST exempt)	Fee to reclaim an animal impounded Rocky View County bylaw C-5758-2003 <i>Animal Control Bylaw</i> , s.18.
(1)	Permit to film	\$250.00 (GST exempt)	Non-refundable permit fee.
(2)	Community Peace Officer Pay Duty	\$65.00 per hour	Community Peace Officer pay duty fee for traffic control, etc.
(3)	Concert Application Fee	\$250.00 (GST exempt)	Non-refundable application fee.
(4)	Road Rally and/or Bicycle Race Permit	\$250.00 (GST exempt)	Non-refundable permit fee.

BRANCH 1 CORPORATE SERVICES			
Division 5 Fire Services			
	ITEM	FEE	EXPLANATION
14	Fire Protection Charges and Permit Fees		* Fire apparatus fee is \$400.00 per hour.
			* Full-time firefighters' rates as per the current collective agreement.
			* Volunteer firefighters' rates as per the current volunteer firefighter policy.
(1)	Consumer Fireworks Permit	No charge	
(2)	Commercial Fireworks Permit	\$50.00	
(3)	Demolishing and/or securing premises	Actual cost incurred by the Municipality	
(4)	Removing or clearing combustible debris from property	Actual cost incurred by the Municipality	
(5)	Three or more false alarms in a calendar year	Actual cost incurred by the Municipality	
(6)	Knowingly causing a false alarm	Actual cost incurred by the Municipality	
(7)	Fire investigation	Actual cost incurred by the Municipality	Cost of heavy equipment, contractors, site security and supplies used. A Fire investigation is to determine cause and origin after a fire event.
(8)	Fire Safety Inspection	No charge	Initial and follow-up. A Fire Inspection is done based on the Departments QMP (Complaint or Request) and focuses on Fire Safety on a property or in a building. (Exits, Fire Extinguishers, Fuel storage, General Fire Hazards).
(9)	Three or more Fire Safety Inspections in a calendar year	\$150.00 /inspection	
(10)	Fire inspection of premises involved in illegal activities	\$150.00 /inspection	
(11)	Fire suppression	Actual cost incurred by the Municipality	Fire suppression as a result of attending an incident involved in the illegal use of premises.
(12)	Recovery	Actual cost incurred by the Municipality	Recovery of damaged, lost and/or contaminated equipment (Rescue, Hazardous Material Response).
(13)	Fire/Rescue response outside RVC corporate limits in the absence of Mutual Aid Agreement	All apparatus will be billed on current Alberta Transport Utility Rates	

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 1 Roads Maintenance			
	ITEM	FEE	EXPLANATION
1	Dust Control		Policy 425 and Procedure 425B.
(1)	First 200 meter application	No charge	
(2)	Additional application / additional length	\$400.00 /200m	
2	Road Construction		Policy 400.
(1)	Compensation for crop damage	\$400.00 /acre	For all types of crops or loss of revenue.
(2)	Compensation for borrow pits	\$300.00 /acre	When borrow material is required for road construction
(3)	Compensation for back sloping area disturbed	\$300.00 /acre	When road ROW maintenance or road widening requires back sloping of road ditch to encroach onto private land
(4)	Labour compensation:		
(a)		\$800.00	Per mile of fence removed by landowner.
(b)		\$1,600.00	Per mile of fence replaced by landowner.
3	Snow Plowing		
(1)	Private driveways for medical access only	\$50.00 /event or \$120.00 /hour (whichever is greater)	Policy and Procedure 442.
(2)	Roads under a Development Agreement	\$500.00 /lane-km/month for 6 month period from Nov - Apr	Policy and Procedure 456.
4	Cattle Guards		Policy and Procedure 423.
(1)	Installation of new cattle guards	\$5,000.00	
(2)	Cleanout of existing cattle guards	\$1,250.00	
(3)	Repair of existing cattle guard		Billed at ARHCA rates in effect at the time of repair - per hour.
(4)	Removal of cattle guard	\$3,500.00	Includes remediation of road.
5	Cattle Passes		Policy and Procedure 423.
(1)	Installation, maintenance and removal	Assessed on a site-by-site basis	

6	Agricultural Field Access and Non-Standard Road Maintenance		Policy and Procedure 425.
(1)	Blading of agricultural field access roads and non-		Performed by road grader to smooth existing surface
(a)	standard roads:	No charge	First 2 events per year
(b)		\$150.00 /hour	Additional request per year - includes mobilization cost; minimum 1 hour charge per event.

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 2 Utility Services			
	ITEM	FEE	EXPLANATION
7	Water and Sewer Services		
(1)	Water/Sewer Account set up	\$30.00	Administrative fee per account - one time only at time of account set-up.
(2)	Water Meter and Installation		Purchase and installation of water meter supplied by the County
(a)		\$700.00	Per water meter up to 5/8 inch in size.
(b)		\$2,500.00	Per water meter over 5/8 inch in size.
(3)	Overstrength Wastewater Surcharge		Determined by sampling and testing of sewage received from a connection to a County sewage system and applied for 3 monthly billing periods including the month that wastewater from the connection was sampled and tested.
(a)		\$0.1460	Per each mg/l over 300 mg/l Biological Oxygen Demand (BOD)
(b)		\$0.1161	Per each mg/l over 300 mg/l Total Suspended Solids (TSS)
(c)		\$0.1971	Per each mg/l over 100 mg/l Fats, Oil and Grease (FOG)
8	East Rocky View Water Services		
(1)	Residential Water Fees	\$15.00 + \$3.915/m ³	Monthly fixed fee and consumptive charges per residential connection.
(2)	Non-residential Low Volume Water Fees	\$20.00 + \$3.915/m ³	Monthly fixed fee and consumptive charges per non-residential connection use of 0 to 49 cubic meters per month.
(3)	Non-residential Medium Volume Water Fees	\$50.00 + \$3.915/m ³	Monthly fixed fee and consumptive charges per non-residential connection use of 50 to 499 cubic meters per month.
(4)	Non-residential High Volume Water Fees	\$150.00 + \$3.915/m ³	Monthly fixed fee and consumptive charges per non-residential connection use of 500 and over cubic meters per month.
(5)	Water Use Overage Fee	7.83 /m ³	Per cubic meter of water delivered during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(6)	Residential Water Connection Fee		Per residential connection (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.
(a)		\$15,210.00	East Balzac Service Area
(b)		\$17,150.00	Conrich Service Area

(7)	Non-Residential Water Connection Fee		Per cubic meter per day-of allocated water service capacity (if not previously paid/recovered)-plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.
(a)		\$16,010.00	East Balzac Service Area
(b)		\$18,050.00	Conrich Service Area
(8)	Excess Water Service Capacity Fee		Per cubic meter per day over the customer's previously allocated water service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
(a)		\$16,010.00	East Balzac Service Area
(b)		\$18,050.00	Conrich Service Area
9	Bragg Creek Water Services		
(1)	Residential Water Fees	\$25.00 + \$2.064/m3	Monthly fixed fee and consumptive charges per residential connection.
(2)	Non-residential Water Fees	\$25.00 + \$2.064/m3	Monthly fixed fee and consumptive charges per non-residential connection.
(3)	Outside Local Improvement Service Area Water Connection Fee	\$29,395.00	Per cubic meter per day of allocated water service capacity (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.85 cubic meters per day allocation.
(4)	Inside Local Improvement Service Area Excess Water Service Capacity Fee	\$6,715.00	Per cubic meter per day over the customer's previously allocated water service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
10	Langdon Sewer Services		
(1)	Residential Sewage Fees	\$53.52	Monthly flat fee per residential connection.
(2)	Non-residential Sewage Fees	\$53.52	Monthly flat fee per non-residential connection.
(3)	Mixed Use (residential/commercial) with Restaurant Sewage Fees	\$144.51	Monthly flat fee per combined residential and commercial restaurant connection.
(4)	Mixed Use (residential/commercial) without Restaurant Sewage Fees	\$72.76	Monthly flat fee per combined residential and commercial (non-restaurant) connection.
(5)	Restaurant Sewage Fees	\$80.28	Monthly flat fee per standalone restaurant connection.
(6)	Sewage Use Overage Fee	\$3.80	Per cubic meter of wastewater received during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(7)	Residential Sewage Connection Fee	\$12,300.00	Per residential connection (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.

(8)	Non-residential Sewage Connection Fee	\$14,385.00	Per cubic meter per day of allocated wastewater service capacity (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.
(9)	Excess Sewage Service Capacity Fee	\$14,385.00	Per cubic meter per day over the customer's previously allocated wastewater service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
11 East Rocky View Sewer Services			
(1)	Residential Sewage Fees		
(a)		\$30.00 + \$1.939 m3 of water consumption	Monthly fixed fee and consumptive charges per residential connection with metered water usage.
(b)		\$67.81	Monthly flat fee per residential connection without metered water usage.
(2)	Non-Residential Sewage Fees	\$45.00 + \$1.939 m3 of water consumption	Monthly fixed fee and consumptive charges per non-residential connection.
(3)	Bulk Residential Sewage Fees	\$30.00 + \$2.787/m3 of water consumption	Monthly fixed fee and consumptive charges for multiple residential units with one connection. Bulk Residential Sewage must be metered.
	Sewage Use Overage Fee	\$3.800	Per cubic meter of wastewater received during a month which exceeds the annual maximum allotted quantity calculated on a pro-rata basis.
(4)	Residential Sewage Connection Fee		Per residential connection (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment.
(a)		\$18,145.00	East Balzac Service Area.
(b)		\$18,145.00	Conrich Service Area.
(c)		\$30,640.00	Dalroy Service Area.
(5)	Non-Residential Sewage Connection Fee		Per cubic meter per day of allocated wastewater service capacity (if not previously paid/recovered) plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.95 cubic meters per day allocation.
(a)		\$21,225.00	East Balzac Service Area.
(b)		\$21,225.00	Conrich Service Area.
(c)		\$35,840.00	Dalroy Service Area.

(6)	Excess Sewage Service Capacity Fee		Per cubic meter per day over the customer's previously allocated wastewater service capacity plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
(a)		\$21,225.00	East Balzac Service Area.
(b)		\$21,225.00	Conrich Service Area.
(c)		\$35,840.00	Dalroy Service Area.
12	Elbow Valley / Pinebrook Sewer Services		
(1)	Sewage Fees	\$83.26	Monthly flat fee per connection.
(2)	Sewage Connection Fee	\$670.00	Per new service connection.
13	Elbow Valley West Sewer Services		
(1)	Communal Sewage Collection System Fees	\$4,870.00	Monthly flat fee billed to Condominium Corporation No. 017 4894
(2)	Sewage Connection Fee	\$670.00	Per new service connection.
14	Bragg Creek Sewer Services		
(1)	Residential Sewage Fees	\$25.00 + \$5.177 m3 of water consumption	Monthly fixed fee and consumptive charges per residential connection.
(2)	Non-residential Sewage Fees	\$25.00 + \$5.177 m3 of water consumption	Monthly fixed fee and consumptive charges per non-residential connection.
(3)	Outside Local Improvement Service Area Sewage Connection Fee	\$25,600.00	Per cubic meter per day of allocated wastewater service capacity (if not previously paid/recovered), plus applicable off-site infrastructure borrowing costs calculated to the date of connection fee payment. Minimum 0.85 cubic meters per day allocation.
(4)	Inside Local Improvement Service Area Excess Sewage Service Capacity Fee	\$11,163.00	Per cubic meter per day over the customer's previously allocated wastewater service capacity, plus applicable off-site infrastructure borrowing costs calculated to the date of excess service capacity fee payment.
15	Miscellaneous		
(1)	Connection to outside municipality service requests	\$500.00 (GST exempt)	Application fee per request.

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 3 Engineering Services - includes Road Operations			
	ITEM	FEE	EXPLANATION
16	Gravel Sales		
(1)	20 mm Crushed Gravel (Designation 4 - Class 20)	\$15.50 /cubic meter	Maximum 75 cubic meters per year for County residents.
(2)	Unprocessed Pit run gravel	\$8.00 /cubic meter	Maximum 75 cubic meters per year for County residents.
(3)	Reject material (sand)	\$7.00 /cubic meter	Maximum 75 cubic meters per year for County residents.
(4)	Unprocessed pit run gravel for use by Contractors on government projects within/outside the County:		
(a)		\$4.00 /tonne	For use by contractors on government projects within the County.
(b)		\$5.00 /tonne	For use by contractors on government projects outside the County.
(5)	Rip Rap Material	\$60.00 /tonne	Maximum 120 tonnes per year for County residents.
17	Road Signs and Traffic Counts		
(1)	Supply and Installation of Sign by County	\$300.00 /sign + installation costs	
(2)	Traffic Classifier Count	\$250.00 /24hr count	
(3)	Regular Traffic Count	\$125.00 /24hr count	
18	Road Approaches		
(1)	Application to construct a temporary road approach	\$1,000.00 /approach	Refundable upon removal of approach by applicant.
19	Miscellaneous		
(1)	Road allowance usage fees for non-County water/wastewater & stormwater utilities	\$300.00 /annum/km (GST exempt)	
(2)	Utility line assignments requiring Council approval	\$500.00 (GST exempt)	Application fee.
(3)	Connection to outside municipality service requests	\$500.00 (GST exempt)	Application fee.
20	Pre-Application Meeting	\$250.00 (GST exempt)	Based on 1 hour meeting.

21	Road Approach Inspection:		
(a)		No charge	1st inspection.
(b)		\$100.00 per approach	2nd inspection.
(c)		\$400.00 per approach	3rd inspection.
(d)		\$400.00 + (\$150.00 per each additional approach)	Each inspection after 3rd inspection.
22	Development Design Review - Subdivision		
(1)	Review and inspect:		
(a)		\$200.00 (GST exempt)	1 to 3 lots.
(b)		\$300.00 (GST exempt)	4 to 6 lots.
(c)		\$500.00 (GST exempt)	7 to 9 lots.
(d)		\$6000.00 (GST exempt)	10 or more lots.
(2)	Re-submission of previously approved subdivision application	\$1,000.00 (GST exempt)	Per application.
(3)	Refund of development design review fees		
(a)		Refund 85% of original fee	Prior to circulation.
(b)		No refund	After circulation.
23	Engineering Review		
(1)	Conceptual Scheme Engineering Review	\$5,000.00 (GST exempt)	1/4 section or greater - flat rate.
(2)	Conceptual Scheme Amendment Engineering Review	\$1,000.00 (GST exempt)	Less than 1/4 section - flat rate.
(3)	Limited Scope Conceptual Scheme Engineering Review	\$500.00 (GST exempt)	Flat rate.
(4)	Master Site Development Plan Review	\$800.00 (GST exempt)	Per 1/4 section.
(5)	Direct Control Bylaw Review	\$4,000.00 (GST exempt)	Flat rate.
(6)	Legal Fees	Actual cost incurred by the Municipality + 10% of cost	For changes to standard template legal documents.
24	Endorsement Fees		
(1)	Farmstead	\$400.00 (GST exempt)	Flat rate.
(2)	First 10 lots	\$750.00 (GST exempt)	Per lot.
(3)	Next 40 lots	\$600.00 (GST exempt)	Per lot.
(4)	Each additional lot	\$450.00 (GST exempt)	Per lot.
(5)	Boundary adjustments	\$400.00 (GST exempt)	Per lot or new title.

25	Land Use / Redesignation Engineering Application Fees		
(1)	Institutional / Business / Agricultural / Residential / Hamlet / Condominium: Residential:		
(a)		\$2,000.00 (GST exempt)	(1-6 lots) outside an Area Structure Plan or Concept Plan Area.
(b)		\$1,000.00 (GST exempt)	(1-6 lots) inside an Area Structure Plan or Concept Plan Area.
(c)		\$150.00 /lot (GST exempt)	Next 44 lots.
(b)		\$125.00 /lot (GST exempt)	Next 50 lots.
(c)		\$75.00 (GST exempt)	Each additional lot.
	Farmstead:	\$1,000.00 (GST exempt)	First parcel out.
(2)	Refund of Land Use / Redesignation Application Fees:		
(a)		Refund 85% of original fee	Prior to circulation.
(b)		No refund	After circulation.
26	Gravel Pits		
(1)	Engineering application fee	\$2,000.00 (GST exempt)	Per each 1/4 section or portion thereof.
27	Road Closure / Road License Fees		
(1)	Application to close a road allowance for consolidation purposes	\$2,000.00 (GST exempt)	Per contiguous segment of adjoining road.
(2)	Processing fee to Licence for agricultural use	\$500.00 (GST exempt)	
(3)	Annual road allowance License Fees:		Minimum 1 acre.
(a)		\$10.00 /acre	Grazing license.
(b)		\$20.00 / acre	Cultivation license.
(4)	Transfer of road allowance license	\$500.00 (GST exempt)	Per application - transfer from one licensee to another.
(5)	Application to reopen a previously closed road allowance	\$1,500.00 (GST exempt)	Per contiguous segment of road.
(6)	Appraisal Fee for Road Closure File	\$2,750 (GST exempt)	
(7)	Refund of Road Closure Fees:		
(a)		Refund 85% of original	Prior to circulation of file.
(b)		Refund 60% of original fee	During or after circulation of file.
(c)		No refund	After advertising of bylaw and/or scheduling of Public Hearing.

28	Other Fees		
(1)	Plan cancellation	\$1,500.00 (GST exempt)	
(2)	Discharge of caveat:		
(a)		\$25.00 (GST exempt)	Administration fee.
(3)	Area Structure Plan amendment review	\$1,500.00 (GST exempt)	Per 1/4 section (to a maximum \$6,000.00).
29	Inspection Fees		
(1)	First inspection	\$450.00	County completed.
(2)	Second and subsequent inspections	\$900.00 /inspection (GST exempt)	County completed.
(3)	Third party review	Actual cost incurred by the Municipality + additional 10% of cost	For reviews or inspections.
(4)	General inspection fee	\$200.00 /inspection (GST exempt)	General inspection could be something not associated with a Development Agreement.
30	Access Road Development / Road Right of Way Construction Agreements		
(1)	Full Municipal Standard Application fee	\$500.00 (GST exempt)	
(2)	Inspection Fees (Plans and Field)	\$200.00 (GST exempt)	Per 100 meters of length.
31	Manuals		
(1)	Sale of Reports	\$150.00	Per hard copy / CD or other digital media copy.
32	Development Permit Application Review		
(1)	Engineering Review of:		
(a)	Residential	\$200.00 (GST exempt)	Per application circulated to Engineering Services.
(b)	Commercial, Industrial, Institutional	Greater of: \$0.75/sq. meter of building area (no max.) OR \$0.10/sq. meter of lot area (up to a max. of \$5000.00) (GST exempt)	
(c)	Golf course	\$1,000.00 (GST exempt)	Per 9 holes.
(d)	Stripping and Grading	\$1,000.00 (GST exempt)	Fee plus \$100.00 per each additional parcel after first two parcels.
(2)	Preparation fee for Development Agreement as a condition of a Development Permit	\$500.00 (GST exempt)	

33	Fees for Cashing a Development Security or by Completing or Securing a Development Site		
(1)	Fee for cashing a security	\$250.00 (GST exempt)	
(2)	Fee for completing or securing a development site	5% of the Security (GST exempt)	
34	Fee for review and inspection of developer requested security reduction	\$5000.00 (GST exempt)	Reduction for Special Improvement Development Agreement if not at Construction Completion Certificate (CCC) or Final Acceptance Certificate (FAC).

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 4 Solid Waste and Recycling			
	ITEM	FEE	EXPLANATION
35	Waste Management		
(1)	Tag-a-Bag Program:		
(a)		\$3.00 /bag (GST exempt)	Single garbage bag.
(b)		\$65.00 (GST exempt)	Tag-a-Bag Tickets. Book of 25 tickets. For County residents only.
(2)	Household furniture	\$20.00 (GST exempt)	Per each item of furniture.
(3)	Bulk waste	\$45.00 (GST exempt)	Per half-ton pick-up truck load. County residents
(4)	Freon removal	Actual cost to County	Per compressor. i.e. Refrigerators.
(5)	Untreated wood or lumber	\$30.00 (GST exempt)	Per half-ton pick-up truck load.
36	Curbside Waste Collection - Langdon		
(1)	Black Cart 120L (Garbage)	\$9.68 (GST exempt)	Per household/month. Charged on household utility bill.
(2)	Black Cart 240L (Garbage)	\$14.63 (GST exempt)	Per household/month. Charged on household utility bill.
(3)	Blue Cart (Recycling)	\$8.82 (GST exempt)	Per household/month. Charged on household utility bill.
(4)	Green Cart (Organic Waste)	\$5.90 (GST exempt)	Per household/month. Charged on household utility bill.
(5)	Cart change	\$50.00 (GST exempt)	Switching from 120L cart to 240L cart. One-time fee, per request, on subscription.

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 5 Municipal Lands			
	ITEM	FEE	EXPLANATION
37	Removal of Reserve Designation		
(1)	Application fee	\$2,750.00 (GST exempt)	Per parcel or titled unit.
(2)	Cancellation:		
(a)		Refund 75% of original	Prior to circulation of file.
(b)		Refund 65% of original	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.
38	Sale of Former Reserve Land		Applicant responsible for costs associated with Appraisals, Legal
(1)	Application fee	\$2,750.00 (GST exempt)	Per parcel or titled unit.
(2)	Cancellation:		
(a)		Refund 75% of original fee	Prior to circulation of file.
(b)		Refund 65% of original fee	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.
39	Sale of Fee Simple Land		Applicant responsible for costs associated with Appraisals, Legal Fees, Surveying, and reasonable disbursement costs incurred by County
(1)	Application fee	\$2,750.00 (GST exempt)	Per parcel or titled unit.
(2)	Cancellation:		
(a)		Refund 75% of original fee	Prior to circulation of file.
(b)		Refund 65% of original fee	During or after circulation of file.
(c)		No refund	After advertising and notification of adjacent landowners.
(d)		No refund	After public hearing.

40	Boundary Adjustments of Environmental Reserves		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Lease fee for environmental reserves	\$10.00 /year (GST exempt)	
41	Lease of Fee Simple County Lands		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Annual charge	\$10.00 /parcel (GST exempt)	
42	License of Occupation for County Lands		
(1)	Application fee	\$250.00 (GST exempt)	
(2)	Annual charge	\$10.00 /parcel (GST exempt)	
43	Temporary Access Permits for County Lands		
(1)	Grazing Permit: Application and site inspection fee	\$250.00	Per agreement for lands sharing common border.
(2)	Temporary Access Agreement (TAA)	\$150.00	Per agreement, for lands sharing common border. (Exemption for non-profit organizations in fundraising activities).
44	Utility Right of Way/Easement Agreements		
(a)	Initial agreement	\$250.00 /agreement	
(b)	Amending agreement	\$100.00 /agreement	

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 6 Cemetery Services			
	ITEM	FEE	EXPLANATION
45	Cemetery Lot Fees - Garden of Peace, Dalemead and Bottrel Cemeteries		
(1)	Flat Marker Section	\$2,873.71	
(2)	Upright Marker:		
(a)		\$3,560.07	With cement base.
(b)		\$3,386.88	Without cement base.
(3)	Infant / Child Lot:		
(a)		\$935.00	Flat section. Up to 2 years of age or 4 ft casket.
(b)		\$1,205.00	Upright section. Up to 2 years of age or 4 ft casket.
(4)	Field of Honor:		
(a)		\$1,449.69	Upright Veteran / Plot. Proof of service required.
(b)		\$975.02	Cremation Lot. Holds 2 units only, 1/3 of a plot.
(5)	Social Services:		
(a)		50% of lot cost and perpetual care cost (GST exempt)	Adult Flat Marker Section
(b)		50% of lot cost and perpetual care cost (GST exempt)	Adult Upright Marker Section. Family must pay remaining 50% balance for upgrade. Upgrade is not GST exempt.
(c)		50% of lot cost and perpetual care cost (GST exempt)	Infant / Child Flat Marker Section.
(d)		50% of lot cost and perpetual care cost (GST exempt)	Infant / Child Upright Marker Section. Family must pay remaining 50% balance for upgrade. Upgrade is not GST exempt.
(6)	Cremation Lot:		
(a)		\$2,045.84	Flat Marker: 2' x 4' hold 2 urns in each lot.
(b)		\$2,694.11	Flat Marker: 4' x 4' - holds 4 urns.
(c)		\$2,694.11	Upright Marker: 2' x 4' - holds 2 urns.
(d)		\$3,175.20	Upright Marker: 4' x 4' - holds 4 urns.

46	Columbarium		
(1)	Niche spaces	\$3,712.37	A niche is a 15x15 space that can hold up to two urns in each niche. Everlasting Life Columbarium holds only One urn/niche, all other Columbariums will hold two urns/niche.
47	Interment Fees and Service		
(1)	Interment Fee:		
(a)		\$908.46	Adult single depth grave
(b)		\$1,311.59	Adult double depth grave (1st burial)
(c)		\$908.46	Adult double depth grave (2nd burial)
(d)		\$500.00	Infant / Child casket. Up to 2 years of age or 4 ft casket.
(2)	Niche open / close	\$227.12	
(3)	Urn: ground Interment	\$397.45	
(4)	Scattering of ashes:		
(a)		\$635.04	Including plaque.
(b)		\$86.52	No plaque; record storage only.
48	Disinterment Fee		
(1)	Casket	\$3,150.00	
(2)	Infant / Urn	\$945.00	
(3)	Disinter / Reinter of casket in same grave	\$3,680.00	
49	Marker / Vases / Family Columbarium's / Liner Fees		
(1)	Flat marker prices	Starting at \$1,174.28 - \$7,568.35	Price varies based on size and design details
(2)	Upright marker prices	Starting at \$3,000.00 - \$12,600.00	
(3)	Monument permit:		
(a)		\$320.72	Upright single.
(b)		\$506.74	Upright double.
(4)	Flat marker permit	\$1.06/sq. inch	
(5)	Columbarium plaques	Starting at \$735.54	Wreath plate / Niche marker
(6)	Family Columbarium's	Starting at \$3,625.36 - \$10,000.00	If a family wants their own private Columbariums they can buy them for two urns or up to 15 urns.
(7)	Cement Liners / Vaults	Starting at \$1,984.50 - \$10,000.00	

50	Bottrel and Dalmead Cemetery		
(1)	Cemetery flat lots	\$2,873.71	
(2)	Cemetery upright lots	\$3,386.88	Without cement base.
(3)	Cremation lots:		
(a)		\$2,045.84	Flat 2' x 4'. Holds 2 urns.
(b)		\$2,694.11	Flat 4' x 4'. Holds 4 urns.
(c)		\$2,694.11	Upright - holds 2 urns. Without cement base.
(d)		\$3,175.20	Upright - holds 4 urns. Without cement base.
(4)	Interments:		
(a)		\$1,639.49	Adult / Child single depth.
(b)		\$837.49	In-ground urn service.
(5)	Travel	\$198.73	The County will charge additional travel costs to complete services at Bottrel and Dalemead cemeteries as we have to haul our equipment out to the sites.
51	Other Services		
(1)	Overtime:		Overtime over and above interment fee.
(a)		\$919.82	Saturdays only rate: casket.
(b)		\$374.74	Saturdays only rate: ashes / urn / infant / child.
(c)		\$158.98	Weekday. Charged per 1/2 hr for services not completed by 3:00pm.
(d)		Varies	Statutory holidays. Double the existing overtime rates shown above.
(2)	Seasonal services	\$158.98	Snow removal / Event.
(3)	Winter digs:		October - April.
(a)		\$248.06	Adult casket.
(b)		\$115.76	Child casket.
(c)		\$82.69	Urn.
(4)	Tent rental:		
(a)		\$176.40	Small tent.
(b)		\$231.53	Large tent.
(5)	Administrative fee	\$227.12	This fee would be charged on Title changes, certificate changes or Buy-backs, etc
(6)	Urgent accommodation for unplanned services	\$550.00	

52	Commemorative Memorial Program		
(1)	Benches	Starting at: \$2116.80 - \$4,365.90	Subject to availability.
(2)	Site preparation, transportation, mounting pad, and installation of benches	\$3000.00 /site	Based on level ground location.
(3)	Trees	Starting at: \$643.00 - \$908.06	Includes perpetual care only. Plaque fees are not included. - Limited Prairie Hardy choice.
(4)	Shrubs	Starting at: \$434.70	Includes perpetual care only. Plaque fees are not included. - Limited choice.
(5)	Hardy Prairie Rose Bush for Scatter Garden	\$63.00	Includes perpetual care only. Plaque fees are not included. - Limited Prairie Varieties

BRANCH 3 INFRASTRUCTURE AND OPERATIONS SERVICES			
Division 7 Agriculture Services			
	ITEM	FEE	EXPLANATION
53	Rentals		
(1)	Tree planter:		
(a)		\$50.00 per day	Rental.
(b)		\$150.00	Damage deposit.
(2)	Agricultural pest trap:		
(a)		\$25.00	Rental. Per week after 2 weeks.
(b)		\$125.00 (GST exempt)	Damage deposit.
(3)	Pasture sprayer:		
(a)		\$250.00	First day of rental.
(b)		\$100.00 (GST exempt)	Each additional day of rental.
(c)		\$1,000.00 per day (GST exempt)	Damage deposit. MC or VISA preferred. Damage deposit is refundable if equipment is returned in good order.
(4)	Water well measuring tape:		
(a)		\$25.00	Rental. Per week after 2 weeks.
(b)		\$125.00 (GST exempt)	Damage deposit. Damage deposit is refundable if equipment is returned in good order.
(5)	Back pack sprayer:		
(a)		\$25.00	Rental.
(b)		\$125.00 (GST exempt)	Damage deposit. Damage deposit is refundable if equipment is returned in good order.
54	Miscellaneous		
(1)	Gopher traps and bait	Actual cost incurred by the Municipality	For pocket gopher and Richardson's Ground Squirrel control.
(2)	Grass seed	Actual cost incurred by the Municipality	For roadside & reclamation projects (base mix).
(3)	Landowner weed control agreement signs	\$15.00	
(4)	Weed spraying	Actual cost incurred by the Municipality + \$50.00 administration fee	Weed Notice follow-through.
(5)	Deposits for soil sampler and hay sampler	\$125.00	

(6)	Blue Book (guide to crop protection)	\$12.00	Information book for crop protection products that are available for agricultural producers.
(7)	Weed identification in Alberta	\$3.00	Used to identify Noxious and Prohibited Noxious Weeds
(8)	Weeds of the Prairies	\$30.00	Used to Identify a wide variety of plants that are found in Alberta.
(9)	Green acreages guide	\$30.00	Resource for acreage owners that helps develop and implement environmental stewardship practices on their property.
(10)	Bat boxes	\$30.00	Bat boxes offer a safe place for bats to live and the bats can assist with controlling mosquito populations.
55	Weed Free Hay - Twine	Actual cost incurred by the Municipality	For producers that have had their hay inspected and certified as "Weed Free". This uniquely coloured twine is used to identify the product as weed free.

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 1 Assessment Services			
	ITEM	FEE	EXPLANATION
1	Assessment Complaint Fee		
(1)	Assessment for Class 1 - Residential property:		In respect of property, means property that is not classed by the assessor as farm land, machinery and equipment or non-residential.
(a)		\$50.00 (GST exempt)	In respect of 3 dwellings or fewer.
(b)		\$650.00 (GST exempt)	In respect of more than 3 dwellings.
(2)	Assessment for Class 2 - Non-Residential property:		In respect of property, means linear property, components of manufacturing or processing facilities that are used for the cogeneration of power or other property on which industry, commerce or another use that takes place or is permitted to take place under a land use bylaw passed by a council, but does not include farm land or land that is used or intended to be used for permanent living accommodation.
(a)		\$250.00 (GST exempt)	\$1.00 to \$500,000.00.
(b)		\$400.00 (GST exempt)	\$500,001.00 to \$1,000,000.00.
(c)		\$550.00 (GST exempt)	\$1,000,001.00 to \$4,000,000.00.
(d)		\$650.00 (GST exempt)	\$4,000,001.00 and above.
(3)	Assessment for Class 3 - Farm land	\$50.00 (GST exempt)	Farm land is land used in the raising, production and sale of agricultural products.

(4)	Assessment for Class 4 - Machinery & equipment:	Materials, devices, fittings, installations, appliances, apparatus and tanks other than tanks used exclusively for storage, including supporting foundations and footings and any other thing prescribed by the Minister that forms an integral part of an operational unit intended for or used in manufacturing, processing, the production or transmission by pipeline of natural resources or products, or by-products of that production, but not including pipeline that fits within the definition of linear property, the excavation or production of coal or oil sands as defined in the Oil Sands Conversation Act. A telecommunication system or an electric power sysytem other than a micro-generation generating unit as defined in the Micro-Generation Regulation. Whether or not the materials, devices, fittings, installations appliances, apparatus, tanks, foundations, footings, or other things are affixed to land in such a manner that they would be transferred without special mention by a transfer or sale of the land.	
(a)		\$250.00 (GST exempt)	\$1.00 to \$500,000.00.
(b)		\$400.00 (GST exempt)	\$500,001.00 to \$1,000,000.00.
(c)		\$550.00 (GST exempt)	\$1,000,001.00 to \$4,000,000.00.
(d)		\$650.00 (GST exempt)	\$4,000,001.00 and above.
2	Miscellaneous		
(1)	Request for assessment information:		
(a)		\$50.00/hr + supplies, material, and costs incurred	Request made under the Municipal Government Act. Request for assessment information occurs when a property owner, realtor, appraiser, financial institution, Canada Revenue agency, Rocky View County, another municipality or other interested party requires information not readily available to the general public. Requests are ongoing throughout the year with more demand after the mailing of the Assessment Notice or Tax Notice. Supplies would be the physical or mental action or time required to research and correlate the information requested. Materials would be the results of those actions verbally, electronically or hard copies of the information requested. Costs occurred are generally manpower hours required to obtain the necessary information or the cost to purchase the information from another source and the cost for the material needed to physically provide the information such as paper, ink, binding, copies etc.

(b)		\$5.00 for first page + \$1.00 per each page of electronic doc. (GST exempt)	Request made by Property Agents and/or Consultants.
(2)	Initial generation of Annual Combined Assessment and Taxable Property Accounts	\$20.00	Minimum charge (to be applied to Property Tax Accounts for which the total amount of the annual tax levy is less than \$20.00).
(3)	Assessment Certificates	\$25.00 per parcel	This will provide physical and legal information about the property such as the ownership, size and physical characteristics, land use, location, municipal address and legal description.

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 2 Building Services			
	ITEM	FEE	EXPLANATION
3	Building Permits		Residential - Single family/two family/attached dwellings - under 600 sq meters (6458 sq ft) (New construction, addition & renovation).
(1)	Bungalow and two storey:		
(a)		\$0.58/sq.ft. (GST exempt)	Main floor.
(b)		\$0.58/sq.ft. (GST exempt)	Second & additional floors.
(c)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(d)		\$0.30/sq.ft. (GST exempt)	Basement - developed area.
(e)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(f)		\$0.40/sq.ft. (GST exempt)	Renovations (total area being altered).
(g)		\$110.00 each (GST exempt)	Fireplace or wood burning unit.
(2)	Bi-level and Walkout:		
(a)		\$0.58/sq.ft. (GST exempt)	Main floor.
(b)		\$0.58/sq.ft. (GST exempt)	Second & additional floors.
(c)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(d)		\$0.30/sq.ft. (GST exempt)	Basement. Developed or undeveloped.
(e)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(f)		\$0.40/sq.ft. (GST exempt)	Renovations (total area being altered).

(g)		\$110.00 each (GST exempt)	Fireplace or wood burning unit.
(3)	Residential Dwelling- Moved in:		Moved-In (includes manufactured homes).
(a)		\$0.40/sq.ft. (GST exempt)	Main floor.
(b)		\$0.30/sq.ft. (GST exempt)	Basement developed area.
(c)		\$0.30/sq.ft. (GST exempt)	Deck or canopy (covered area).
(d)		\$0.58/sq.ft. (GST exempt)	Addition.
(e)		\$0.40/sq.ft. (GST exempt)	Attached garage.
(f)		\$110.00 each (GST exempt)	Fire place (new) or wood burning unit.
(4)		Dwelling Mobile	\$160.00 each (GST exempt)
(5)	Accessory Dwelling Units:		
(a)		\$0.40/sq.ft. (GST exempt)	Existing residence or accessory building, renovation on any level (no area increase).
(b)		\$0.58/sq.ft. (GST exempt)	Second floor addition to a residence or accessory building.
(c)		\$0.58/sq.ft. (GST exempt)	Addition to a residence, accessory building or construction of a garden suite (increase in footprint area).
(d)		\$160.00 (GST exempt)	Preliminary Inspection fee (for existing accessory dwelling units).
(6)	Ancillary Buildings to a Residential Use	\$0.30/sq.ft. (GST exempt)	
(7)	Farm Buildings:		
(a)		\$60.00 (GST exempt)	Farm Building Location Permit.
(b)		\$5.00 /thousand for construction cost (GST exempt)	Riding Arena.
4	Institutional, Commercial, Industrial Construction and Residential 600 Sq/M or greater and Multi-Family Residential		
(1)	Institutional, Commercial and Industrial Construction	\$10.00 /thousand for construction cost (GST exempt)	
(2)	Residential 600 sq. meters (6458 sq. ft.) or greater and Multi-Family Residential:		
(a)		\$8.00 (GST exempt)	Cost per thousand for construction cost, up to & including \$2,000,000.00.
(b)		\$4.00 (GST exempt)	Cost per thousand for construction cost over \$2,000,000.00.

5 Other Building Permits and Miscellaneous Fees			
(1)	Minimum fee on any building permit	\$160.00 (GST exempt)	Fee excludes hot tubs and solar panels. Refer to minimum Minor Residential Improvements for hot tub and solar panel building permit fee.
(2)	Minor Residential Improvements	\$50.00 (GST exempt)	Verification of compliance in lieu of inspection. Hot tub (cover - verification of compliance) - electrical permit still required. Solar panels (installation - verification of compliance) - electrical permit still required.
(3)	Demolition Permit	\$80.00 (GST exempt)	
(4)	Relocation Permit - Inspection fee	\$160.00/150km or portion thereof (GST exempt)	
(5)	Foundation Permit	\$100.00 (GST exempt)	
(6)	Renewal of Building Permit	37% of original fee	
(7)	Plans Re-Examination Fee	10% of original fee	
(8)	Void of Stamp of Permit Advisory	\$30.00 (GST exempt)	
(9)	Change of contractor	\$50.00 (GST exempt)	
(10)	Safety Inspection	\$500.00 (GST exempt)	Inspection of potential un-safe condition
(11)	Tents	\$0.10/sq.ft (GST exempt)	Minimum \$125.00 per tent. Exemption for non-profit organizations in fundraising activities.
(12)	Stages	\$4.00/sq.ft. (GST exempt)	Fee is per 4x4 staging section or portion thereof greater than 1200mm above adjacent surface or staging less than 1200mm above adjacent surface with an overhead structure that is used or intended to be used in conjunction with a stage. Minimum \$125.00 per stage.
(13)	Bleachers	\$125.00 Minimum (GST exempt)	Minimum \$125.00 per 45 ft. long 10 rows seating 300 people or portion thereof.
(14)	Pre-Application meeting	\$160.00 (GST exempt)	Fee based on 1 hour meeting.
(15)	Electrical Permits renewal	\$160.00 (GST exempt)	
(16)	Plumbing Permits renewal	\$160.00 (GST exempt)	
(17)	Gas Permits renewal	\$160.00 (GST exempt)	
(18)	Changes to Subtrade Permits after issuance	\$50.00 (GST exempt)	
6 Refunds			
(1)	Building Permit		
(a)		Refund 75% of original fee (GST exempt)	Request received before plans examination.
(b)		Refund 50% of original fee (GST exempt)	Request received after plans examination.
(2)	Subtrade Permits minimum fee	No refunds	

(3)	All other Subtrade Permits that are greater than minimum fee.		
	(a)	Refund 50% of original fee (GST exempt)	Up to 90 days from application date.
	(b)	No refunds	After 90 days from application date.
7	Permit- Additional fees		If the fees in the following section are not paid within a reasonable period of time by the applicant for the permit in question, the fees can be applied to a future permit application on the same property or different properties for the same owner, contractor or agent.
(1)	Starting construction without a permit:		Applies when it is confirmed construction began without a permit.
(a)	Electrical, plumbing, gas, and a private sewage, sewer connection, farm location	200% of the fee prescribed herein (GST exempt)	
(b)	Principle or accessory building	200% of the fee prescribed herein or \$400.00 (whichever is more) (GST exempt)	New, addition, or renovation.
(2)	Extra Inspection:		Building, electrical, plumbing, gas, and private sewage permits.
(a)	Inspector unable to access building		Inspector having been called to inspect.
(i)		\$150.00 (GST exempt)	First occurrence.
(ii)		\$250.00 (GST exempt)	Second and each subsequent occurrence on a property.
(b)	Project not ready for inspection		Project not ready for inspection when inspector is there, including covering work that requires inspection; or inspection called for, but previously identified deficiency has not been corrected.
(i)		\$150.00 (GST exempt)	First occurrence.
(ii)		\$250.00 (GST exempt)	Second and each subsequent occurrence on a property.
(c)	Additional inspection on a residential building that has complex construction and requires additional inspections to provide adequate compliance monitoring.	\$150.00 (GST exempt)	Each inspection.
(3)	Failure to recall an inspection when required by a Safety Codes Officer	\$250.00 (GST exempt)	Per occurrence.
(4)	Occupying a building prior to final inspection permitted construction		
(a)		\$500.00 (GST exempt)	First occurrence.
(b)		\$1,000.00 (GST exempt)	Second and each subsequent offence for the same owner, contractor or agent in the same calendar year.
(5)	Continuing to work after a stop work order notice is posted		
(a)		\$500.00 (GST exempt)	First occurrence.
(b)		\$1,000.00 (GST exempt)	Second and each subsequent offence for the same owner, contractor or agent in the same calendar year.

8			Electrical Permits
(1)	Residential - Single family/two family:		New constructions and additions.
(a)		\$160.00 (GST exempt)	Less than 1500 sq. ft.
(b)		\$185.00 (GST exempt)	1501 to 2500 sq. ft.
(c)		\$235.00 (GST exempt)	2501 to 5000 sq. ft.
(d)		\$285.00 (GST exempt)	5001 to 7500 sq. ft.
(e)		Use commercial fee schedule	Over 7500 sq. ft. Based on total developed are including attached garage.
(f)		\$160.00 (GST exempt)	Upgrades, accessory buildings, less than 500 sq. ft.
(g)		\$160.00 (GST exempt)	Temporary Service.
(h)		\$160.00 (GST exempt)	Connection Inspection Prior to Rough-in Inspection.
(i)		\$125.00	Homeowner fee – Electrical Permit.
(2)	Residential Multi-Family and Non-Residential including commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour (minor renovations)		Commercial Fee schedule - Residential Multi-Family and Non-residential includes commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on a total value of materials and labour (minor renovations).
(a)		\$160.00 (GST exempt)	\$0 to \$1,000.00.
(b)		\$165.00 (GST exempt)	\$1,001.00 to \$2,000.00.
(c)		\$170.00 (GST exempt)	\$2,001.00 to \$3,000.00.
(d)		\$175.00 (GST exempt)	\$3,001.00 to \$4,000.00.
(e)		\$180.00 (GST exempt)	\$4,001.00 to \$5,000.00.
(f)		\$190.00 (GST exempt)	\$5,001.00 to \$6,000.00.
(g)		\$200.00 (GST exempt)	\$6,001.00 to \$7,000.00.
(h)		\$220.00 (GST exempt)	\$7,001.00 to \$8,000.00.
(i)		\$230.00 (GST exempt)	\$8,001.00 to \$9,000.00.
(j)		\$240.00 (GST exempt)	\$9,001.00 to \$10,000.00.
(k)		\$250.00 (GST exempt)	\$10,001.00 to \$11,000.00.
(l)		\$260.00 (GST exempt)	\$11,001.00 to \$12,000.00.
(m)		\$270.00 (GST exempt)	\$12,001.00 to \$13,000.00.
(n)		\$280.00 (GST exempt)	\$13,001.00 to \$14,000.00.
(o)		\$290.00 (GST exempt)	\$14,001.00 to \$15,000.00.
(p)		\$300.00 (GST exempt)	\$15,001.00 to \$16,000.00.
(q)		\$310.00 (GST exempt)	\$16,001.00 to \$18,000.00.
(r)		\$330.00 (GST exempt)	\$18,001.00 to \$20,000.00.
(s)		\$340.00 (GST exempt)	\$20,001.00 to \$25,000.00.
(t)		\$370.00 (GST exempt)	\$25,001.00 to \$30,000.00.
(u)		\$400.00 (GST exempt)	\$30,001.00 to \$35,000.00.
(v)		\$430.00 (GST exempt)	\$35,001.00 to \$40,000.00.
(w)		\$470.00 (GST exempt)	\$40,001.00 to \$50,000.00.

(x)		\$540.00 (GST exempt)	\$50,001.00 to \$60,000.00.
(y)		\$600.00 (GST exempt)	\$60,001.00 to \$80,000.00.
(z)		\$700.00 (GST exempt)	\$80,001.00 to \$100,000.00.
(aa)		\$850.00 (GST exempt)	\$100,001.00 to \$120,000.00.
(bb)		\$950.00 (GST exempt)	\$120,001.00 to \$140,000.00.
(cc)		\$1,050.00 (GST exempt)	\$140,001.00 to \$160,000.00.
(dd)		\$1,200.00 (GST exempt)	\$160,001.00 to \$180,000.00.
(ee)		\$1,300.00 (GST exempt)	\$180,001.00 to \$200,000.00.
(ff)		\$1,300.00 (GST exempt)	Over \$200,000.00. Fee plus \$5.00 per \$1,000.00 of value over \$200,000.00.
(gg)		\$160.00 (GST exempt)	Temporary Service less than 101 amp.
(hh)		Use Commercial fee schedule	Temporary Service 101 amp or greater.
(ii)		\$125.00	Homeowner fee – Electrical Permit.
9	Plumbing Permits		
(1)	Residential - Single family/two family:		New constructions and additions.
(a)		\$230.00 (GST exempt)	Less than 1500 sq. ft.
(b)		\$260.00 (GST exempt)	1501 to 2500 sq. ft.
(c)		\$290.00 (GST exempt)	2501 to 5000 sq. ft.
(d)		\$410.00 (GST exempt)	5001 to 7500 sq. ft. Area based on total developed area.
(e)		\$410.00 (GST exempt)	Over 7500 sq. ft. Area based on total developed area. Fee is minimum - Use Commercial Fee Schedule.
(f)		\$160.00 (GST exempt)	If to be connected to piped Sewer System. Fee is per sewer service connection.
(g)		\$160.00 (GST exempt)	Minor renovations, upgrades, accessory buildings - 5 fixtures or less. *For more than 5 outlets see Commercial Fee Schedule.
(h)		\$160.00 (GST exempt)	Service connections.
(i)		\$150.00 /inspection (GST exempt)	Inspection of drainage lines. Drainage lines below basement slab before Rough-In Inspection.
(j)		\$125.00	Homeowner fee - plumbing permit.
(2)	Residential Multi-Family, Single Family Renovations, and Non-Residential: including commercial, industrial, institutional, agricultural, and accessory buildings with greater than 5 outlets (major renovations).		Commercial Fee schedule - Residential Multi-Family, Single Family Renovations and Non-residential includes commercial, industrial, institutional, agricultural, and accessory buildings with greater than 5 outlets (major renovations).
(a)		\$110.00 (GST exempt)	Base price. Fee plus outlet fees as outlined below.
(b)		\$11.50 (GST exempt)	1 to 4 outlets. Fee is per outlet, plus base price - minimum \$150.00.
(c)		\$11.50 (GST exempt)	5 to 20 outlets. Fee is per outlet, plus base price.
(d)		\$9.50 (GST exempt)	21 to 100 outlets. Per additional outlet, plus base price.
(e)		\$6.25 (GST exempt)	Greater than 100 outlets. Per addition outlet, plus base price.

(f)		\$130.00 (GST exempt)	If to be connected to piped Sewer System. Fee is per each sewer lateral in addition to rates as outlined above.
(g)		\$125.00	Homeowner fee - plumbing permit.
10	Gas Permits		
(1)	Residential - Single family/two family:		New constructions and additions. Fees based on total developed area including attached garage that contains and gas appliance.
(a)		\$160.00 (GST exempt)	Less than 1500 sq. ft.
(b)		\$170.00 (GST exempt)	1501 to 2500 sq. ft.
(c)		\$185.00 (GST exempt)	2501 to 5000 sq. ft.
(d)		\$235.00 (GST exempt)	5001 to 7500 sq. ft.
(e)		\$235.00	Over 7500 sq. ft. Fee is minimum - Use Commercial Fee Schedule.
(f)		\$160.00 (GST exempt)	Renovations, upgrades, accessory buildings - Less than 500 sq. ft. *For Greater than 500 sq. ft. see Commercial Fee Schedule.
(g)		\$160.00 (GST exempt)	Service connections.
(h)		\$160.00 (GST exempt)	Replacement of appliance. Maximum of two appliances if inspected at the same time and location.
(i)		\$160.00 (GST exempt)	Unit heater, fireplace.
(j)		\$160.00 (GST exempt)	Tank set - temporary. Fee is per \$1,000.00 of total system installation/contract cost.
(k)		\$9.00 (GST exempt)	Geothermal Heating. Commercial and residential projects.
(l)		\$165.00 (GST exempt)	Hydronic Heating. Commercial and residential projects.
(m)		\$125.00	Homeowner Fee - Gas Permit.
(2)	Residential Multi-Family and Non-Residential: including commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour.		Commercial Fee schedule -Residential Multi-Family and Non-residential includes commercial, industrial, institutional, agricultural, and accessory buildings 500 sq. ft. and greater. Based on total value of materials and labour.
(a)		\$160.00 (GST exempt)	New construction - 0 to 100,000 BTU input.
(b)		\$170.00 (GST exempt)	New construction - 100,001 to 200,000 BTU input.
(c)		\$180.00 (GST exempt)	New construction - 200,001 to 400,000 BTU input.
(d)		\$240.00 (GST exempt)	New construction - 400,001 to 1,000,000 BTU input.
(e)		\$340.00 (GST exempt)	New construction - 1,000,001 to 2,000,000 BTU input.
(f)		\$340.00 (GST exempt)	New construction - Over 2,000,000 BTU input. Plus \$45.00 per additional million BTU or portion thereof.
(g)		\$160.00 (GST exempt)	Replacement of appliance - 0 to 100,000 BTU input.
(h)		\$170.00 (GST exempt)	Replacement of appliance - 100,001 to 400,000 BTU input.
(i)		\$180.00 (GST exempt)	Replacement of appliance - 400,001 to 5,000,000 BTU input.
(j)		\$340.00 (GST exempt)	Replacement of appliance - Over 5,000,000 BTU input.
(k)		\$160.00 (GST exempt)	Tank set - temporary.
(l)		\$125.00	Homeowner Fee - Gas Permit.

11	Private Sewage Permits		
(1)	Residential, single family/two family	\$275.00 /dwelling unit (GST exempt)	
(2)	Multi-family and non-residential	\$275.00 (GST exempt)	Plus \$110.00 for each 10 cubic meters or portion thereof, of sewage per day based on expected average flows.
(3)	Request for variance for a private sewage installation	\$275.00 /request (GST exempt)	
12	Applications for Alternative Solutions (Alberta Building Code Variances)		
(1)	Single family / two family and accessory buildings	\$330.00 /application (GST exempt)	
(2)	Multi-family residential, commercial, industrial and institutional	\$2,200.00 /application (GST exempt)	

BRANCH 2 COMMUNITY AND DEVELOPMENT SERVICES			
Division 3 Planning Services			
	ITEM	FEE	EXPLANATION
13	Development Permit Application Fees, General		
(1)	Accessory Buildings, Accessory Uses	\$265.00 (GST exempt)	As defined under the Land Use Bylaw.
(2)	Topsoil Statutory Declaration submission	\$100.00 (GST exempt)	
(3)	Stripping, grading and excavation	\$1,000.00 (GST exempt)	For subdivisions of 2 or more parcels. Fee plus \$100.00 for each additional parcel after first 2 parcels.
(4)	Landfills	\$1,000.00 (GST exempt)	Fee plus \$100.00 for each additional parcel after first 2 parcels.
(5)	Signs	\$265.00 (GST exempt)	Includes all signs.
(6)	Single Lot - Regrading:		Including placing of fill and excavation of ponds.
(a)		\$250.00 (GST exempt)	1 acre or less.
(b)		\$400.00 (GST exempt)	1 acre - 2 acres.
(c)		\$800.00 (GST exempt)	Over 2 acres.
(7)	Change to an Application:		
(a)		25% of original application fee	Prior to circulation.
(b)		50% of original application fee	Prior to decision.
(8)	Renewals	\$200.00 (GST exempt)	Excluding gravel pits.
(9)	Extensions	50% of application fee	\$185.00 minimum fee.
(10)	Review	\$315.00 (GST exempt)	Review of proposed building or use for compliance with Land Use Bylaw where a Development Permit is not required (e.g. at Building Permit stage).
(11)	Request to waive the six month waiting period	\$500.00 (GST exempt)	Request to Council to waive six month waiting period for re-application of a Development Permit. The fee is to cover the cost of preparing an item for Council.
14	Development Permits Application Fees, Residential		
(1)	Dwelling:		
(a)		\$315.00 (GST exempt)	Detached, single. Including relaxation other than height.
(b)		\$315.00 (GST exempt)	Accessory.
(c)		\$315.00 (GST exempt)	Detached, two or more. Fee plus \$160.00 per unit. Includes relaxation other than height.

(d)		\$340.00 (GST exempt)	Attached, two or more. Fee plus \$160.00 per unit. Includes relaxation other than height.
(e)		\$265.00 (GST exempt)	Mobile homes. Includes relaxation other than height.
(f)		\$340.00 (GST exempt)	Row housing. Fee plus \$160.00 per unit. Includes relaxation other than height.
(g)		\$500.00 (GST exempt)	Dwelling. Relaxation including height.
(2)	Hobby kennel	\$285.00 (GST exempt)	
(3)	Home-Based Business Type I Review	\$60.00 (GST exempt)	
(4)	Home-Based Business Type II / Bed and Breakfast	\$385.00 (GST exempt)	
(5)	Show home	\$315.00 (GST exempt)	
15 Development Permits Application Fees, Agricultural			
(1)	Keeping of livestock:		
(a)		\$265.00 (GST exempt)	Less than 20 animal units. Expansion or new.
(b)		\$440.00 (GST exempt)	20 to 500 animal units. Expansion or new. These fees do not apply to keeping of livestock that are within the Mandate of the Natural Resources Board.
(2)	Horticultural Development:		
(a)		\$265.00 (GST exempt)	Involving outside production of crops (market, garden/s, tree farm, and other similar uses). Fee plus \$5.00 per hectare over 10 hectares up to a maximum of \$2,500.00.
(b)		\$330.00 (GST exempt)	Involving inside production of crops (greenhouses, nurseries, mushroom growing, and other similar uses). Fee plus \$0.25/sq. m. over 600 sq. m. up to a maximum of \$2,500.00.
(3)	Private indoor riding arenas	\$385.00 (GST exempt)	
(4)	Equestrian centre I	\$475.00 (GST exempt)	As per the Land Use Bylaw
(5)	Equestrian centre II	\$525.00 (GST exempt)	As per the Land Use Bylaw
(6)	Fish farms	\$340.00 (GST exempt)	
16 Development Permits Application Fees, Commercial, Institutional, and Industrial - New Construction			
(1)	New construction fee		
(a)		\$550.00 (GST exempt)	600 sq. m. (6,458 sq. ft.) or less.
(b)		\$1,025.00 (GST exempt)	Over 601 sq. m. (6,469 sq. ft.) to 1,499 sq. m. (16,136 sq. ft.).
(c)		\$2,025.00 (GST exempt)	1,500 sq. m. (16,146 sq. ft.) and over. Fee plus \$0.35/sq. m. over 1500 sq. m.
(2)	Change of Use in an Existing Building or Portion of a Building	\$330.00 (GST exempt)	
(3)	First Occupancy of a Building or Portion of a Building	\$330.00 each (GST exempt)	
(4)	Business Tenancy Changes (not requiring a Development Permit)	\$60.00 (GST exempt)	This is a review process to accommodate a change of tenancy occupant that does not constitute an actual change of use.

(5)	Change of Use of Land	\$440.00 + \$25.00 /hectare (GST exempt)	
(6)	Golf Course	\$1,575.00 /9 holes (GST exempt)	
(7)	Kennel	\$525.00 (GST exempt)	
17	Development Permit, Gravel Pits		Fee based on area to be distributed during phase applied for.
(a)		\$4,200.00 (GST exempt)	First 10 acres. Minimum fee.
(b)		\$205.00 (GST exempt)	Per acre thereafter.
18	Request to re-evaluate a condition of development permit approval	25% of current full application fee (GST exempt)	
19	Inspection fees Development Certificate of Compliance		
(1)	First Inspection	No cost	
(2)	Re-inspection		
(a)		\$150.00 (GST exempt)	First re-inspection.
(b)		\$250.00 each (GST exempt)	Second and any subsequent re-inspection.
20	Refund of Development Permit Fees		
(a)		Refund of 75% of original fee (GST exempt)	Request received before circulation.
(b)		Refund of 50% of original fee (GST exempt)	Request received after circulation - before decision.
21	Development Without a Permit Issued		
(1)	Confirmed that development has commenced without a Development Permit having been issued	200% of the fee prescribed herein (GST exempt)	This fee is required because the assessment of the application is more complicated owing to the disturbance of the site and the difficulty associated with clearly establishing original site conditions.
(2)	Written confirmation of land use designation of a parcel	\$85.00 (GST exempt)	This is a signed letter from the County confirming the designation of a parcel of land.
(3)	Stamp of Compliance		Confirming that a site is in conformity with the Land Use Bylaw.
(a)		\$150.00 (GST exempt)	Residential.
(b)		\$250.00 (GST exempt)	Commercial.

22	Applications	Codominium units and bareland condominium units are considered to be "lots" for the purpose of administering these fees. Boundary adjustment fees for applications and for all enforcement purposes, shall be assessed on a per lot basis, based upon the number of original lots involved in the application to which boundaries are being or have been adjusted.	
(1)	Area Structure Plan / Concept Plan Application Fees		
(a)		\$4,500.00 (GST exempt)	Concept plan review. Minimum fee per application (up to 1/4 section of land, and pro-rated on a per acre basis above 1/4 section). \$26.00 (GST exempt) additional fee per acre over 160 acres. \$75,000.00 (GST exempt) Maximum Development Services fee (regardless of affected area).
(b)		\$2,500.00 (GST exempt)	Master site development plan.
(c)		\$1,500.00 (GST, exempt)	Master site development plan amendment fee.
(d)		\$2,500.00 (GST exempt)	Conceptual scheme amendment fee.
(e)		\$5,000.00 (GST exempt)	Area structure plan minor amendment fee as defined in the County Plan..
(f)		Actual cost incurred by the Municipality plus expenses	Area structure plan review or major amendment as defined in the County Plan..
(g)		\$250.00 (GST exempt)	Pre-application meeting to discuss a potential application. Fee based on 1 hour meeting.
(2)	Redesignation Application Fees - Direct Control (DC) Bylaws		All uses excluding gravel pits. For the purposes of determining appropriate fees, Municipal and/or Environmental Reserve Lots and Public Utility Lots are not included in the calculations.
(a)		\$3,780.00 (GST exempt)	Where no subdivision is provided for in the DC Bylaw. Minimum fee per application (up to 40 acres). \$110.00 (GST exempt) additional fee per acre pro-rated above 40 acres.
(b)		\$3,780.00 (GST exempt)	Where subdivision is provided for in the DC Bylaw. Fee for first 6 potential new lots. \$280.00 each (GST exempt) For the next 44 lots. \$180.00 each (GST exempt) For the next 50 lots. \$80.00 each (GST exempt) For each additional lot.
(c)		\$75,000.00 (GST exempt)	Maximum Development Services fee (regardless of affected area and regarless of potential new lots).
(d)		\$1,075.00 (GST exempt)	Amendment. Site specific - affecting a single parcel. \$2,050.00 (GST exempt) if affecting multiple parcels.

(e)		\$20,000.00 (GST exempt)	Power stations. Deposit for public hearings and cost recovery for staff resources related to AEUB Hearings and for County legal fees associated with the file if not covered by the intervener costs (note that the unused portion of the deposit will be refunded. Further, if the costs of the hearing exceed \$20,000.00, then the applicant will be liable for the balance).
(3)	Redesignation Application Fees		For the purposes of determining appropriate fess, Reserve & Utility lots are not included in the calculations.
(a)		\$1,125.00 (GST exempt)	Farmstead. Redesignation and Subdivision.
(b)		\$1,000.00 (GST exempt)	Redesignation - For residential or agricultural first parcel out.
(c)		\$2,250.00 (GST exempt)	Redesignation - Institutional / Business / Agricultural / Residential / Hamlet / Condominium. Provides for 1-6 new lots. Outside an Area Structure Plan or Concept Plan area. Restructured fee for developments without benefit of an ASP or CS plan area.
(d)		\$1,100.00 (GST exempt)	Redesignation - Institutional / Business / Agricultural / Residential / Hamlet / Condominium. Provides for 1-6 new lots. Inside an Area Structure Plan or Concept Plan area.
(e)		\$305.00 (GST exempt)	Redesignation - additional fee for Lots 7-49 (per lot).
(f)		\$205.00 (GST exempt)	Redesignation - additional fee for Lots 50-99 (per lot).
(g)		\$80.00 (GST exempt)	Redesignation - additional fee for Lots 100 and up (per lot).
(h)		\$75,000.00 (GST exempt)	Maximum Development Services fee regardless of potential new lots.
(i)		\$1,050.00 (GST exempt)	Application to Council for Bylaw text amendments. All uses.
(j)		\$275.00 per amendment (GST exempt)	Amending a Redesignation or Subdivision Application once submitted.
(k)		\$3,675.00 per each 1/4 section/portion thereof (GST exempt)	Gravel Pits. Nota Bene. The Master Site Development Plan fee is also applicable to Gravel Pit Applications and is in addition to the fee listed here, except in instances where a Master Site Development Plan has already been approved for the area of the proposed pit.
(l)	Request to re-evaluate a condition of subdivision prior to endorsement	25% of current full application fee (GST exempt)	Provides a smaller fee for reconsideration of subdivision conditions prior to endorsement. This is similar to the development permit allowance for condition revision consideration.

23	Refund of Redesignation Application fees		
(a)		Refund 85% of original fee (GST exempt)	Prior to circulation of file.
(b)		Refund 50% of original fee (GST exempt)	During or after circulation of file.
(c)		No refund	After advertising of the Bylaw in the newspaper and notification of adjacent landowners.
24	Recess of a Public Hearing at request of the Applicant		
(a)		\$550.00 (GST exempt)	For development of 1 - 4 lots.
(b)		\$65.00 (GST exempt)	Additional rate per lot. More than 4 lots.
(c)		\$1,580.00 (GST exempt)	For Gravel Pit.
(d)		Two times the fees noted above	Recess Sine Die.
25	Subdivision by Instrument or Plan		
(1)	Farmstead separation, where zoning complies	\$800.00 (GST exempt)	Subdivision.
(2)	Boundary adjustment	\$250.00 /lot or new title (GST exempt)	
(3)	Building Condominium	\$40.00 /unit (GST exempt)	
(4)	All other Subdivision Applications	The fees listed below are combined for the purposes of establishing the application fee.	
(a)		\$1,125.00 (GST exempt)	First 2 lots, plus the fee below
(b)		\$525.00 (GST exempt)	Per lot, for third & fourth lots plus the fee below.
(c)		\$260.00 (GST exempt)	Per lot for next 46 lots plus the fee below.
(d)		\$100.00 (GST exempt)	Per lot for next 50 lots plus the fee below.
(e)		\$50.00 (GST exempt)	Per lot for each additional lot over 100 lots.
(5)	Phased approvals	\$525.00 (GST exempt)	Per Phase.
(6)	Appraisal fee	Actual cost incurred by the Municipality - per title (GST exempt)	Appraisal fee is payable if Municipal Reserves are outstanding.
(7)	Re-submission of previously approved subdivision application	\$2,250.00 per application (GST exempt)	Original application fee or the fee listed here whichever is the lesser. Nota Bene. - The Subdivision Appeal Fee is still applicable and the "Appraisal Fee" may also be applicable.
26	Refund of Subdivision Application Fee		
(a)		Refund 85% of original fee (GST exempt)	If requested prior to circulation.
(b)		Refund 50% of original fee (GST exempt)	If requested before staff report is completed.
(c)		No refund	If requested after completion of staff report.

27	Subdivision Approval Extension or Re-activation		
(a)	Requests	\$310.00 (GST exempt)	First request.
(b)		\$465.00 (GST exempt)	Second request.
(c)		\$620.00 (GST exempt)	Third request.
(d)		\$1,050.00 (GST exempt)	Fourth & each subsequent request.
(e)		100% refund	Denied time extension request. Refund of time extension application fees.
28	Subdivision Endorsement Fees		
(1)	Endorsement fee		Per lot for all applications except boundary adjustments (excluding reserve and utility parcels).
(a)		\$285.00 (GST exempt)	Per lot for the first 10 lots.
(b)		\$180.00 (GST exempt)	Per lot for the next 40 lots.
(c)		\$50.00 (GST exempt)	Per lot for each additional lot over 40.
(2)	Boundary adjustment endorsement fee	\$110.00 (GST exempt)	Per lot or title.
29	Sales, Service and Miscellaneous Fees		
(1)	Sale of Plans:		
(a)		\$90.00	Land Use Bylaw with maps. 1 binder.
(b)		\$90.00	Direct Control (DC) Bylaws only. 1 binder.
(c)		\$150.00	Land Use Bylaw with maps and DC Bylaws. 2 binders.
(d)		\$70.00	Municipal Development Plan.
(e)		\$15.00	Intermunicipal Plans. Each separate copy.
(f)		\$20.00	Area Structure Plan or Area Redevelopment Plan. Available free online.
(g)		\$10.00	Conceptual Scheme. Available free online.
(h)		\$15.00	Studies/Background reports. Eg. Context Study, Land Inventory, etc.
(i)		\$15.00 (GST exempt)	Land Title Document(s). Per title/instrument.
(j)		No charge	Commercial, Office and Industrial Design Guidelines.
(2)	Historical Planning Research (Old legislation)		See schedule of rates under FOIP.
(3)	Plan Cancellation:		
(a)		\$1,000.00 (GST exempt)	Application Fee.
(b)		\$200.00 each + \$25.00 administration fee (GST exempt)	Discharge for Caveats.

(4)	General Administrative:		
(a)		Actual cost to Municipality + expenses	Third party outsourcing fee.
(b)		Actual cost to Municipality (GST exempt)	Fiscal Impact Assessment. County model.
(5)	Voluntary Recreation Contribution:		
(a)		\$800.00 per unit	Residential
(b)		\$800.00 per acre	Non-Residential
30	Document Retrieval (Non-FOIP request)		
(1)		\$25.00/property file/hr	\$25.00 minimum.



PLANNING SERVICES

TO: Subdivision Authority
DATE: February 13, 2018 **DIVISION:** 8
FILE: 05630027 **APPLICATION:** PL20170177
SUBJECT: Subdivision Item – Residential One District – Bearspaw Way

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT the requirement for a Concept Plan in Policy 8.1.21 of the Bearspaw Area Structure Plan be waived.
- Motion #2 THAT Subdivision Application PL20170177 be approved with the conditions noted in Appendix A.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 0.93 hectare (± 2.29 acre) parcel (Lot 1) with ± 2.82 hectare (± 6.98 acre) remainder (Lot 2) (see Appendix 'C').

As per the *Municipal Government Act* (MGA 623) and Subdivision Authority Bylaw (C-7456-2015, Council is the Subdivision Authority for this application. Subdivisions are the result of dividing a parcel of land into two or more parcels. Technical requirements such as road access, water and sewer, and stormwater are key considerations in subdivision applications.

The subject land is located approximately one mile north of Highway 1A, just west of 12 Mile Coulee Road, and immediately east of Bearspaw Way (see Appendix 'C'). The dwelling is serviced by an existing water well and a private sewage treatment system, and can be accessed through the existing approach off 12 Mile Coulee Road. The remainder parcel (Lot 2) would be serviced by piped water from Rocky View Water Co-op and a private sewage treatment system.

Policy 8.1.21 of the Bearspaw Area Structure Plan requires the provision of a Conceptual Scheme when lot sizes of less than four acres are proposed, regardless of whether redesignation or subdivision is required. In this case, given the limited potential for further development, it is considered that a conceptual scheme is unnecessary. The shadow plan provided by the Applicant demonstrates the developability of the site and is considered adequate subject to Council's decision.

As per the conditions of subdivision approval, the Applicant would be required to construct a new, paved, mutual approach off Bearspaw Way to access Lots 1 and 2. In accordance with County Policy 449, the Applicant would be required to install a Packaged Sewage Treatment System (PSTS) on each newly created lot, along with the registration of a Deferred Servicing Agreement on title. The Applicant would also be required to provide confirmation of connection to the Rocky View Water Co-op, an updated stormwater management plan, and payment of the Transportation Off-Site Levy.

Administration reviewed the application in accordance with the Bearspaw Area Structure Plan and County Servicing Standards and determined that:

- The technical studies and shadow plan submitted demonstrate the subdivision potential on the remainder parcel, and meet the subdivision requirements of the Bearspaw Area Structure Plan;

¹ **Administration Resources**

Xin Deng, Planning Services

Gurbir Nijjar, Engineering Services



- The subject land holds the appropriate land use; and
- The technical aspects can be addressed through the subdivision conditions.

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

PROPOSAL: To create a ± 0.93 hectare (± 2.29 acre) parcel (Lot 1) with ± 2.82 hectare (± 6.98 acre) remainder (Lot 2).	GENERAL LOCATION: Located approximately 1 mile north of Highway 1A, just west of 12 Mile Coulee Road, and immediately east of Bearspaw Way.
LEGAL DESCRIPTION: Lot 5, Block 8, Plan 0411662 within NE-30-25-02-W05M	GROSS AREA: ± 3.75 hectares (± 9.27 acres)
APPLICANT: Margaret & Dennis Daniels OWNER: Margaret & Dennis Daniels	RESERVE STATUS: Municipal Reserves were previously paid by cash-in-lieu on Plan 0411662.
LAND USE DESIGNATION: Residential One District	LEVIES INFORMATION: Transportation Off-Site Levy is applicable on Lot 1 and Lot 2.
DATE SUBDIVISION APPLICATION DEEMED COMPLETE: December 4, 2017 (Received November 15, 2017)	APPEAL BOARD: Subdivision and Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Level 1 Variation Assessment (Sedulous Engineering Inc., June 2017); • Level 3 PSTS Assessment Report (Sedulous Engineering Inc., June 2017); • Site Specific Stormwater Management Plan (Sedulous Engineering Inc., June 2017). 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • Bearspaw Area Structure Plan (Bylaw C-4129-93); • Land Use Bylaw (Bylaw C-4841-97).

PUBLIC SUBMISSIONS:

The application was circulated to 115 landowners in the area. At the time of report preparation, no letters were received in response.

AGENCY SUBMISSIONS:

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

HISTORY:

April 15, 2003 Subdivision Authority approved subdivision application 2002-RV-346 to create four ± 2.00 acre parcels with a ± 8.74 acre remainder. The remainder parcel is the subject land in this application.

TECHNICAL CONSIDERATIONS:

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



a) The site's topography

The subject land contains knob and kettle terrain, which is characteristic of the Bearspaw community. There are no topographical constraints to the proposed subdivision. Therefore, there are no further requirements.

Conditions: None

b) The site's soil characteristics

The land contains Class 5 soil with severe limitations for crop operation due to adverse topographic conditions and excessive wetness / poor drainage.

Conditions: None

c) Stormwater collection and disposal

The Applicant submitted a Site Specific Stormwater Management Plan, which was prepared to support the creation of four parcels. The Plan demonstrates the subdivision potential for the creation of three new parcels on the remainder parcel, and indicates that the stormwater would be manageable if the remainder parcel were further subdivided. As the proposal is to create one new parcel, the Applicant would be required to provide an updated Site Specific Stormwater Management Plan, in support of a future subdivision application.

If the updated plan requires on-site improvements, the Applicant would be required to enter into a Site Improvement Services Agreement with the County to ensure that all future owners of the parcels are aware and held responsible for the proper implementation, management, and control of the required stormwater management infrastructure of the parcel.

Conditions: 2 (see Appendix 'A')

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

The proposed Lot 1 would be accessed via the existing approach along 12 Mile Coulee Road. The existing driveway crosses through private lands, and the frontage of both parcels along Bearspaw Way is relatively narrow; therefore, as a condition of subdivision approval, the Applicant would be required to build a mutual, paved approach along Bearspaw Way to provide access to Lots 1 and 2.

The Applicant provided a shadow plan to demonstrate the subdivision potential on the remainder parcel (Lot 2) (see Appendix 'C'). To facilitate the construction of a future internal subdivision road, as shown in the shadow plan, the Applicant would be required to enter into a Road Acquisition Agreement for the purchase of a portion of both the proposed panhandle on Lot 1 and the panhandle of the adjacent property to the north, which is owned by the same owner.

Transportation Off-site Levy is applicable on both Lot 1 and Lot 2.

Conditions: 3, 4 and 8 (see Appendix 'A')

f) Water supply, sewage, and solid waste disposal

The existing residential site would be contained within proposed Lot 1. The dwelling is serviced by Rocky View Water Co-op and a private sewage treatment system. The Level 1 PSTS Variation Assessment indicates that the existing septic field system is functioning.



The Applicant submitted a letter from Rocky View Water Co-op, which indicated that there are existing water mains adjacent to the property, and that they have the capacity to service the proposed subdivision. As a condition of subdivision approval, the Applicant would be required to provide confirmation from the Rocky View Water Co-op that the Applicant has entered into the associated agreements, and that all fees are paid.

In accordance with County Policy 449, the Applicant would be required to connect to a Decentralized or Regional Wastewater Treatment System, as the proposed subdivision would exceed the limit of 60 parcels within a 600 meter radius. Connection to a Decentralized or Regional Wastewater Treatment System is not feasible; therefore, a Packaged Sewage Treatment System should be used for the remainder parcel (Lot 2). The Applicant submitted a Level 3 Private Sewage Treatment System (PSTS) report for the remainder parcel, which concluded that the soil would be suitable for a private treatment system. As a condition of subdivision approval, the Applicant would be required to enter into a Site Improvements Services Agreement with the County for the installation of a Packaged Sewage Treatment Plant on Lot 2.

A Deferred Services Agreement would be required to be registered on both proposed Lots 1 and 2, requiring the owner to tie into a municipal piped wastewater and stormwater when they become available.

Conditions: 5, 6 and 7 (see Appendix 'A')

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

The subject land is in a predominantly Country Residential area. Within the immediate Bearspaw Community, there are condominium developments and parcels that range from approximately 2 acres in size to greater than 10 acres. This area of the Bearspaw Community has a high occurrence of residential fragmentation.

Conditions: None

h) Other matters

Municipal Reserves were previously paid by cash-in-lieu on Plan 0411662. There would be no further requirement.

Conditions: None

POLICY CONSIDERATIONS:

Bearspaw Area Structure Plan

The subject land is located within the policy area of the Bearspaw Area Structure Plan (ASP). Policy 8.1.19 of the ASP provides some considerations that should be used to evaluate a subdivision application, including the natural condition of the lands, serviceability of the proposed parcel, the suitability of the parcel to accommodate a residential building, the compatibility with adjacent lands, the intensification potential of the subdivision, and conformity to the ASP. The proposal is in compliance with this policy, as:

- There are no geotechnical concerns regarding the subject land;
- The proposed new lot would be serviced by piped water and a private sewage treatment system;
- Both lots are suitable to accommodate a building site;
- The proposed parcel size and site design are consistent with the pattern of subdivision in the area; and
- The proposed panhandle would provide potential for construction of an internal subdivision road, which would facilitate future subdivision in the area.



Policy 8.1.21 of the ASP requires a Concept Plan for proposals with lots less than 4 acres, which is the case with this application.

The Applicant provided a shadow plan to demonstrate the subdivision potential on the remainder parcel (Lot 2) (see Appendix 'C'). To facilitate the construction of a future internal subdivision road, as shown in the shadow plan, the Applicant would enter into a Road Acquisition Agreement for the purchase of a portion of both the proposed panhandle on Lot 1, and the panhandle on the adjacent property to the north. The agreement would ensure that, if a future internal road were to be built, the owner of the remainder parcel would have enough land for the road access to Bearspaw Way. If the future owner has no plan to subdivide the land, the agreement could remain in place until such time that an internal road is required. Because the shape of the future internal road on the remainder parcel (Lot 2) might change, there would be no need to reserve lands within Lot 2 for future road construction.

A Stormwater Management Plan was prepared to support the future subdivision on the remainder parcel. The plan indicates that the stormwater would be manageable if the remainder parcel were to further subdivide. A Level 3 PSTS assessment was also prepared to support the further subdivision on the remainder, which concludes that the soil is suitable for a private treatment system.

The Applicant has demonstrated the suitability of the site for the current application and has considered how the remainder and adjacent lands could develop in the future. Technical studies have been provided that support the future subdivision plans. The shadow plan and technical studies achieve the objectives of a Concept Plan; therefore, Administration recommends that Council waive the requirement for a Concept Plan for this application. Should Council deem that a Concept Plan is required, Option # 2 is provided for consideration.

Land Use Bylaw

The subject land holds the appropriate land use designation. The proposed lots meet the technical requirements of the Residential Two District within the Land Use Bylaw.

CONCLUSION:

Since the technical studies and the shadow plan meet the intent of a Concept Plan, Administration recommends that the requirement for a Concept Plan be waived. The proposal would then meet the subdivision requirements of both the Bearspaw ASP and the County Servicing Standards. The technical aspects can be addressed through the subdivision conditions. Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- | | | |
|------------|--|---|
| Option #1: | Motion #1 | THAT the requirement for a Concept Plan in Policy 8.1.21 of the Bearspaw Area Structure Plan be waived. |
| | Motion #2 | THAT Subdivision Application PL20170177 be approved with the conditions noted in Appendix A. |
| Option #2: | THAT Administration be directed to bring application PL20170177 back to Council only after the Applicant has submitted a Concept Plan. | |
| Option #3: | THAT Subdivision Application PL20170177 be refused as per the reasons noted. | |



ROCKY VIEW COUNTY
Cultivating Communities

Respectfully submitted,

“Chris O’Hara”

General Manager

XD/rp

Concurrence,

“Kent Robinson”

Acting County Manager

APPENDICES:

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ± 0.93 hectare (± 2.29 acre) parcel (Lot 1) with ± 2.82 hectare (± 6.98 acre) remainder (Lot 2) within Lot 5, Block 8, Plan 0411662, NE 30-25-02-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
 - a. The application is consistent with the statutory policy;
 - b. The subject lands hold the appropriate land use designation; and
 - c. 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:

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.

Stormwater

- 2) The Applicant/Owner is to provide an updated Site-Specific Stormwater Management Plan (SWMP) that meets the Bearspaw-Glenbow Master Drainage Plan and the County Servicing Standards. Implementation of the Site-Specific Stormwater Management Plan shall include:
 - a) Implementation of all necessary infrastructure required to support the proposed subdivision (to be constructed under the Site Improvements Services Agreement);
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Provision of necessary approvals and compensation provided to Alberta Environment and Parks for wetland loss and mitigation.

Transportation

- 3) The Applicant/Owner shall construct a new mutual paved approach on Bearspaw Way in order to provide access to Lots 1 and 2 in accordance with the requirements of the County Servicing standards.
- 4) The Applicant/Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 1 and the adjacent parcel to the north (Lot 4, Block 8, Plan 0411662, 23 Bearspaw Way), to serve as notice that those lands are intended for future development as a County road. The Agreement shall include:



- a) The provision of ± 65 m (± 0.15 hectares) of road acquisition along the length of the panhandle of proposed Lot 1, and 65 m (± 0.15 hectares) of road acquisition along the length of the panhandle for Lot 4, Block 8, Plan 0411662;
- b) The purchase of land by the County for \$1.

Site Servicing

- 5) The Applicant/Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op, an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:
 - a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 2;
 - b) Documentation proving that water supply has been purchased for proposed Lot 2;
 - c) 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.
- 6) The Applicant/Owner is to enter into a Development Agreement (Site Improvements/Services Agreement) with the County for proposed Lot 2, which shall include the following:
 - a) Ensure all improvements are made in accordance with the Level 3 PSTS Assessment, prepared by Sedulous Engineering, June 23, 2017, for the installation of a Packaged Sewage Treatment Plan that meets Bureau de Normalisation du Quebec (BNQ) standards for treatment.
- 7) The Applicant/Owner is to enter into a Deferred Services Agreement with the County, to be registered on title for each of proposed Lot 1 and Lot 2, indicating:
 - a) Requirements for each future lot owner to connect to County piped wastewater and stormwater systems at their cost when such services become available; and
 - b) Requirements for decommissioning and reclamation once County servicing becomes available.

Payments and Levies

- 8) The Applicant/Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, prior to endorsement of the subdivision. The County shall calculate the total amount owing from the total gross acreage of Lot 1 and Lot 2 as shown on the Plan of Survey.
- 9) The Applicant/Owner shall pay the County subdivision endorsement fee for creating one new lot, in accordance with the Master Rates Bylaw.

Taxes

- 10) 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, 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.

APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No response.
Calgary Catholic School District	No objection to the above-noted circulation (PL20170177) located east of Cochrane. As per the circulation, Municipal Reserves have been previously dedicated.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	Not required for circulation.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	No response.
Alberta Health Services	<p>Any existing or proposed private sewage disposal systems should 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 assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003.</p>
<i>Public Utility</i>	
ATCO Gas	No response.
ATCO Pipelines	No objection.
AltaLink Management	AltaLink does not oppose this subdivision but the access should be legally registered on title. Please have the Landowner contact AltaLink to resolve this issue.



AGENCY	COMMENTS
FortisAlberta	No requirement.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
City of Calgary	No comment.
<i>Rocky View County - Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	No response.
Bearspaw –Glendale Recreation Board	No comments.
<i>Internal Departments</i>	
Municipal Lands	No concerns.
Development Authority	No response.
Enforcement & Compliance	No concerns.
GeoGraphics	No response.
Building Services	No response.
Fire Services	No comment.
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; As a condition of subdivision, the applicant will be required to dedicate all necessary easements and rights-of-way for utility line assignments; <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> ES have no requirements at this time. <p><u>Transportation:</u></p> <ul style="list-style-type: none"> There is an existing approach from 12 Mile Coulee Road to the remainder parcel. As the existing driveway crosses



AGENCY	COMMENTS
	<p>through private lands and the frontage of both parcels along Bearspaw Way is relatively narrow, as a condition of subdivision, the applicant will be required to construct a new paved mutual approach from Bearspaw Way to the proposed and remainder parcels in accordance with the requirements of the County Servicing Standards. Albeit the existing residence is accessible from 12 Mile Coulee Road, the mutual approach will provide long term access to the proposed parcel if access from 12 Mile Coulee Road is revoked or closed;</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant is required to enter into a Road Acquisition Agreement with the County for the future acquisition of the panhandle of Lot 1 and the adjacent parcel to the north (Lot 4, Block 8, Plan 0411662. 23 Bearspaw Way) for future road allowance, should Lot 2 be further subdivided or developed; • As a condition of subdivision, the applicant is required to pay the Transportation Off-site Levy in accordance with Bylaw C-7356-2014 for the gross subdivision area as both the proposed and remainder parcels are less than 9.88 acres in size. The estimated levy payment owed at time of subdivision endorsement is \$42,595.65. <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> • As part of the application, the applicant submitted a Level I Variation Assessment for the existing septic system on the remainder parcel prepared by Sedulous Engineering Inc. dated June 23, 2017. The assessment indicates that the existing septic system is in functioning normally with no difficulties or issues. ES has no further concerns; • In accordance with County Policy 449, as the proposed subdivision will result in the creation of a parcel less than four (4) acres in size and the development density exceeds 60 proposed, conditionally approved or existing lots within a 600m radius of the center of the proposed development (74 parcels exist within a 600m radius), the County will not permit the use of standard PSTS but will require connection to a Decentralized or Regional Wastewater Treatment System. As neither of these two options is feasible, a Packaged Sewage Treatment System must be used for each newly created lot along with the registration of a Deferred Servicing Agreement on title for the future requirement of connection to a decentralized or regional system once available; • As part of the application, the applicant submitted a Level III PSTS Assessment prepared by a Sedulous Engineering dated June 23, 2017. The assessment took provided an analysis of the onsite soils and all other considerations required by the Model Process and indicates that the proposed parcel is suitable to support a PSTS. In accordance

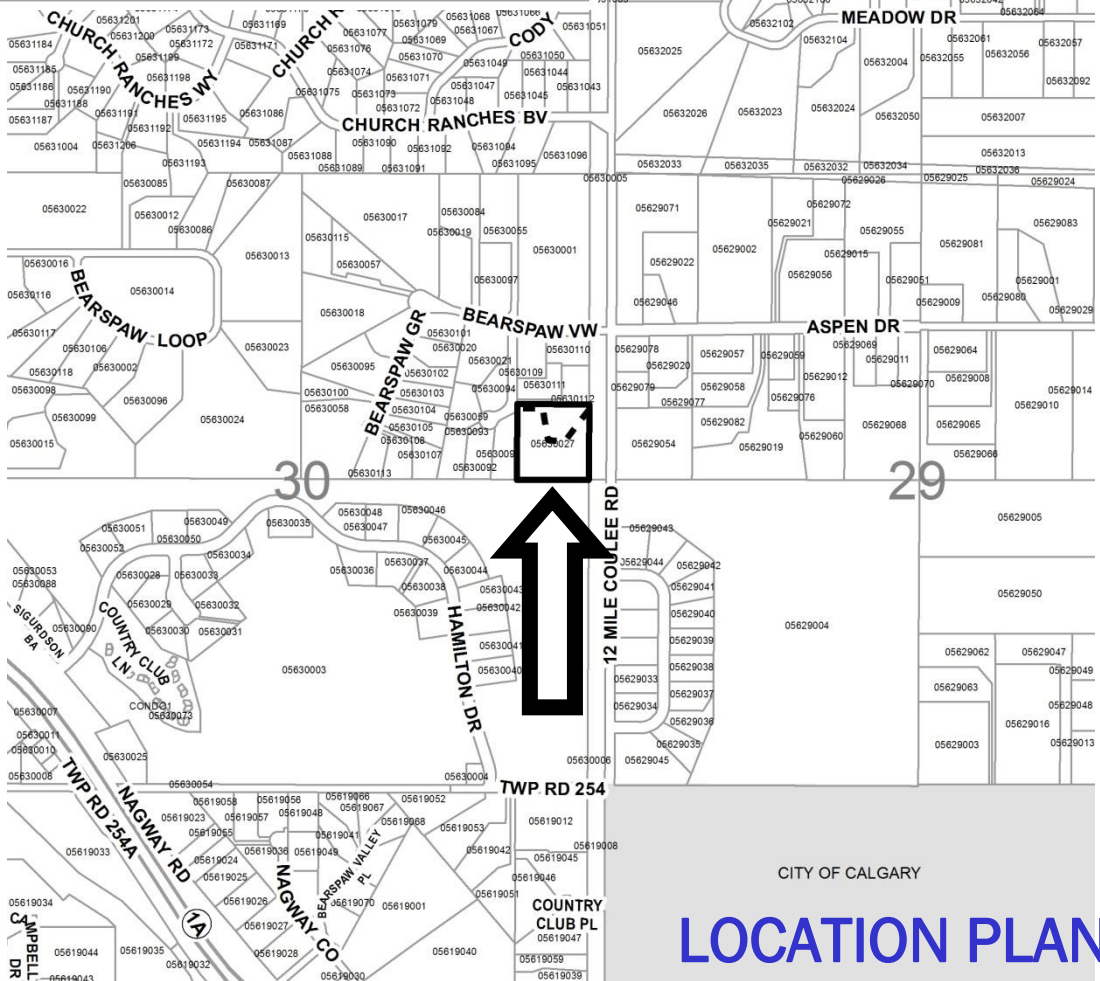
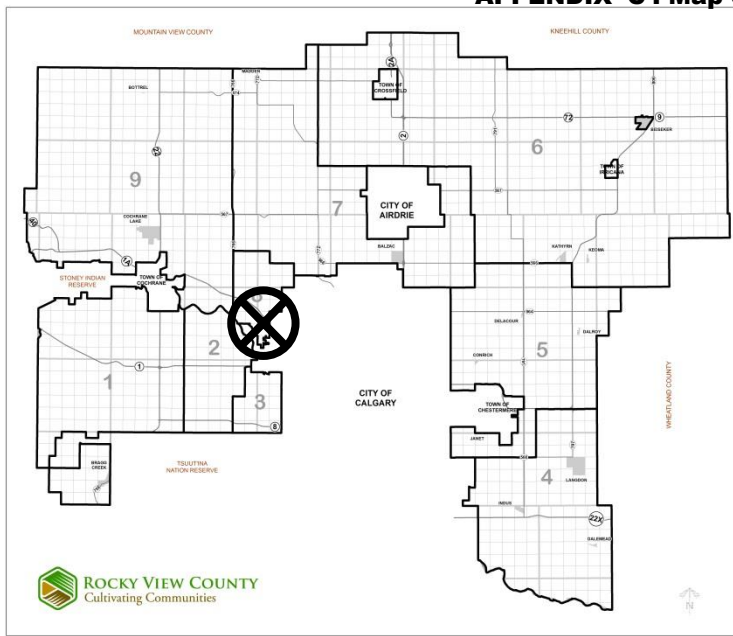


AGENCY	COMMENTS
	<p>with County Policy 449, for residential developments relying on a PSTS for lot sizes ranging from 1.98 – 3.95 acres in size, the County requires the use of a Packaged Sewage Treatment Plant meeting BNQ or NSF 40 standards. It is to be noted that the PSTS Assessment was prepared in support of a four lot subdivision however, as the proposal is for a single additional parcel (lower density), the findings of the report remain valid;</p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant is required to enter into a Site Improvements Services Agreement with the County for the installation of a Packaged Sewage Treatment Plant meeting BNQ or NSF 40 standards and for future lot owners to implement the recommendations of the Level III PSTS Assessment prepared by a Sedulous Engineering dated June 23, 2017; As a condition of subdivision, the applicant is required to enter into a Deferred Services Agreement with the County requiring the future tie-in of the proposed parcel to piped wastewater and storm services. <p><u>Water Supply And Waterworks:</u></p> <ul style="list-style-type: none"> As a condition of subdivision, the applicant is required to provide confirmation of tie-in to the Rocky View Water Co-op Ltd. water distribution system for proposed parcel as per the approved Tentative Plan. The applicant will be required to provide: <ul style="list-style-type: none"> Confirmation from the Rocky View Water Co-op that adequate water supply is available for the proposed subdivision; Documentation showing that the necessary water supply has been purchased for all proposed lots; Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specification (Servicing Agreement). The existing residence on the remainder parcel appears to be serviced by the Rocky View Water Co-op. <p><u>Stormwater Management:</u></p> <ul style="list-style-type: none"> As part of the application, the applicant provided a Site Specific Stormwater Management Plan, prepared by Sedulous Engineering Inc. dated June 2017. As the report was prepared in support of an alternate development concept with four (4) parcels and the proposal is to create a single new parcel, the report will need to be revised to match the current lot concept. As a condition of subdivision, the applicant is required to provide an updated Stormwater Management Plan for the proposed subdivision which and shall:



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ Identify all necessary infrastructure required to support the proposed subdivision (to be constructed under the Development Agreement); ○ Identify any necessary easements and/or utility rights-of-way; ○ Identify any necessary approvals from AEP for wetland loss and mitigation; and ○ meet the requirements of the County Servicing Standards and Bearspaw-Glenbow Master Drainage Plan. <ul style="list-style-type: none"> • If the findings of the plan require onsite improvements, the applicant will be required to enter into a Site Improvements Services Agreement with the County to ensure the all future owners of the parcel are aware and held responsible for the proper implementation, management and control of the required stormwater management infrastructure of the parcel. <p><u>Environmental:</u></p> <ul style="list-style-type: none"> • The County Wetland Impact Model and Alberta Wetland Inventory does not identify any active wetlands within the subject lands.
Infrastructure and Operations – Road Maintenance	Applicant should be aware that existing approach crosses private (Altalink) property, and that preferred access for the second lot would be from Bearspaw Way.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations – Utility Services	No concerns.
Infrastructure and Operations – Road Operations	No concerns.

Circulation Period: December 5 – December 28, 2017

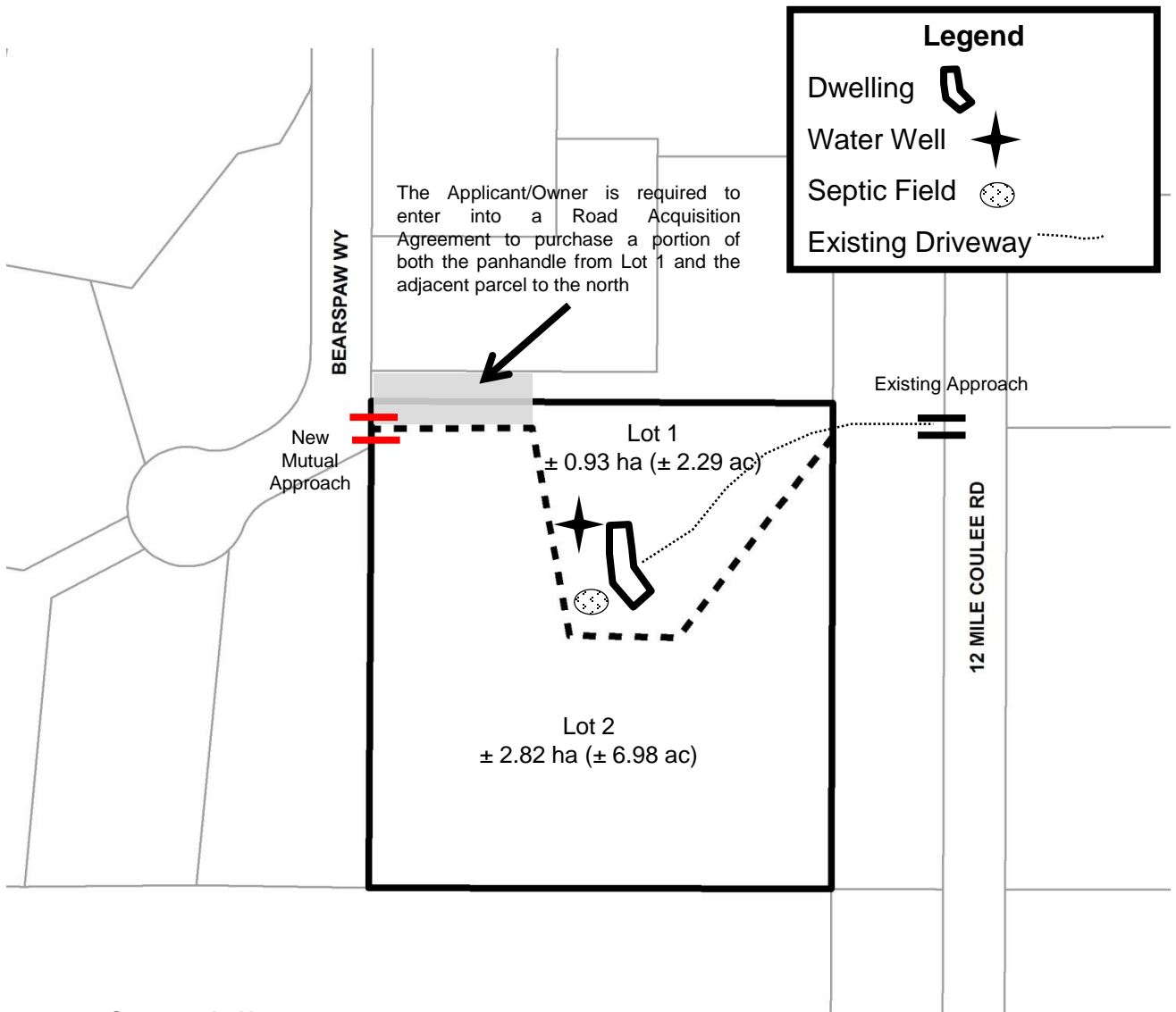


LOCATION PLAN

Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M



Subdivision Proposal: To create a ± 0.93 hectare (± 2.29 acre) parcel (Lot 1) with a ± 2.82 hectare (± 6.98 acre) remainder (Lot 2).



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



Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M

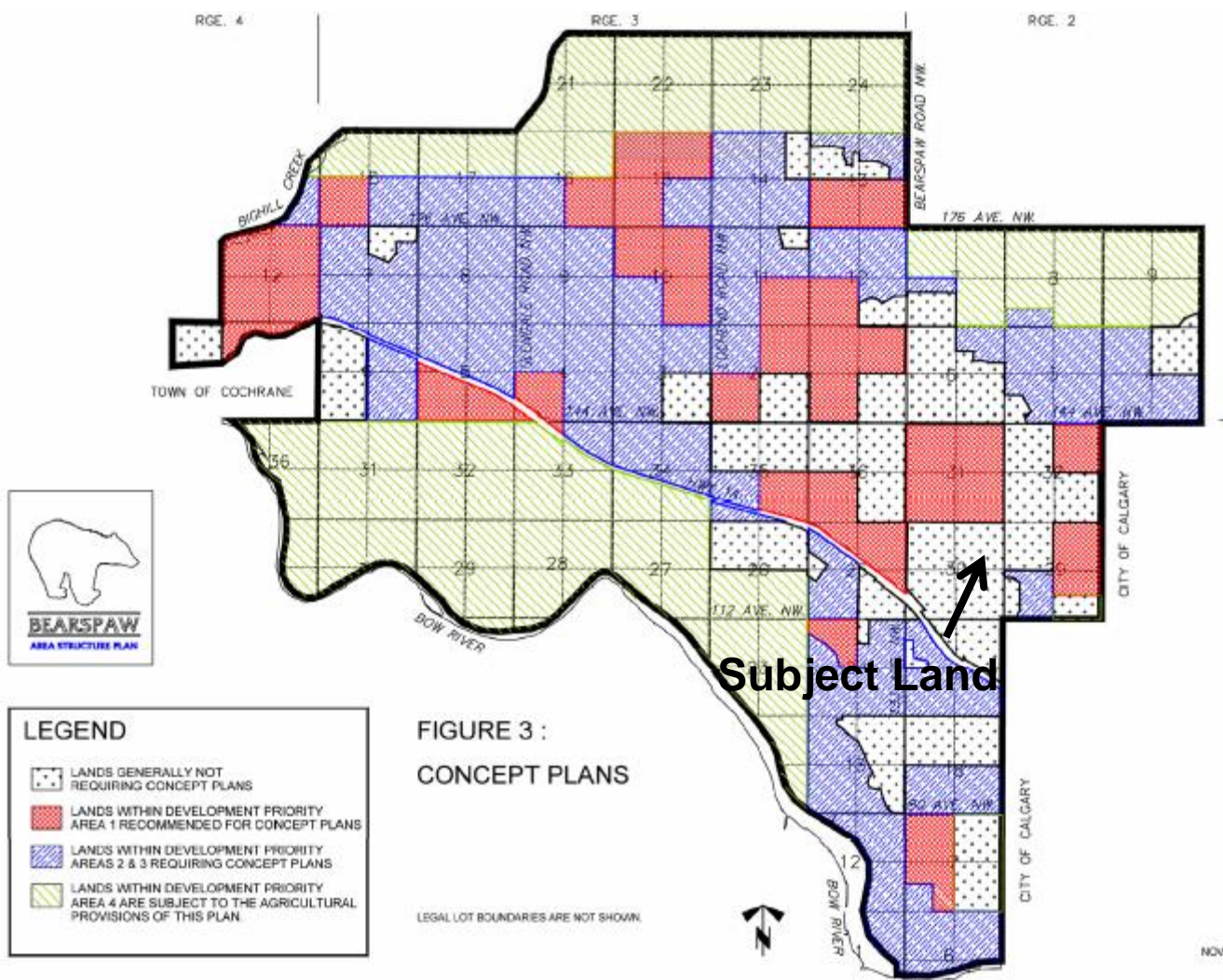
Date: Nov 28, 2017

Division # 8

File: PL20170177 - 05630027

AGENDA

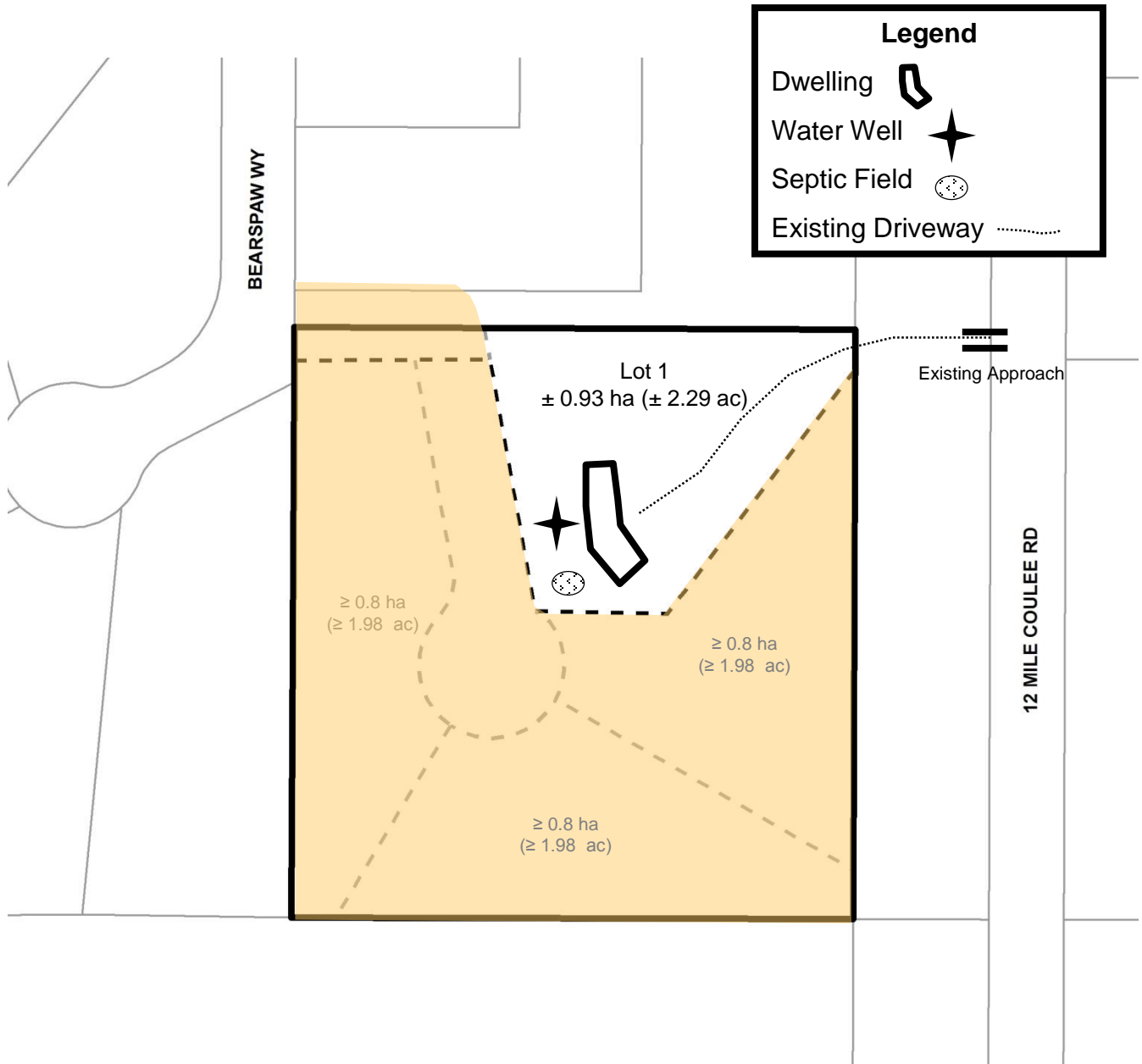
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Bearspaw Area Structure Plan

Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M

Shadow Plan: The purpose is to demonstrate the subdivision potential on the remainder parcel (Lot 2), which includes an internal subdivision road and three new parcels.



Shadow Plan for the Remainder (Lot 2)



Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M



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

AIR PHOTO

Spring 2016



Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M

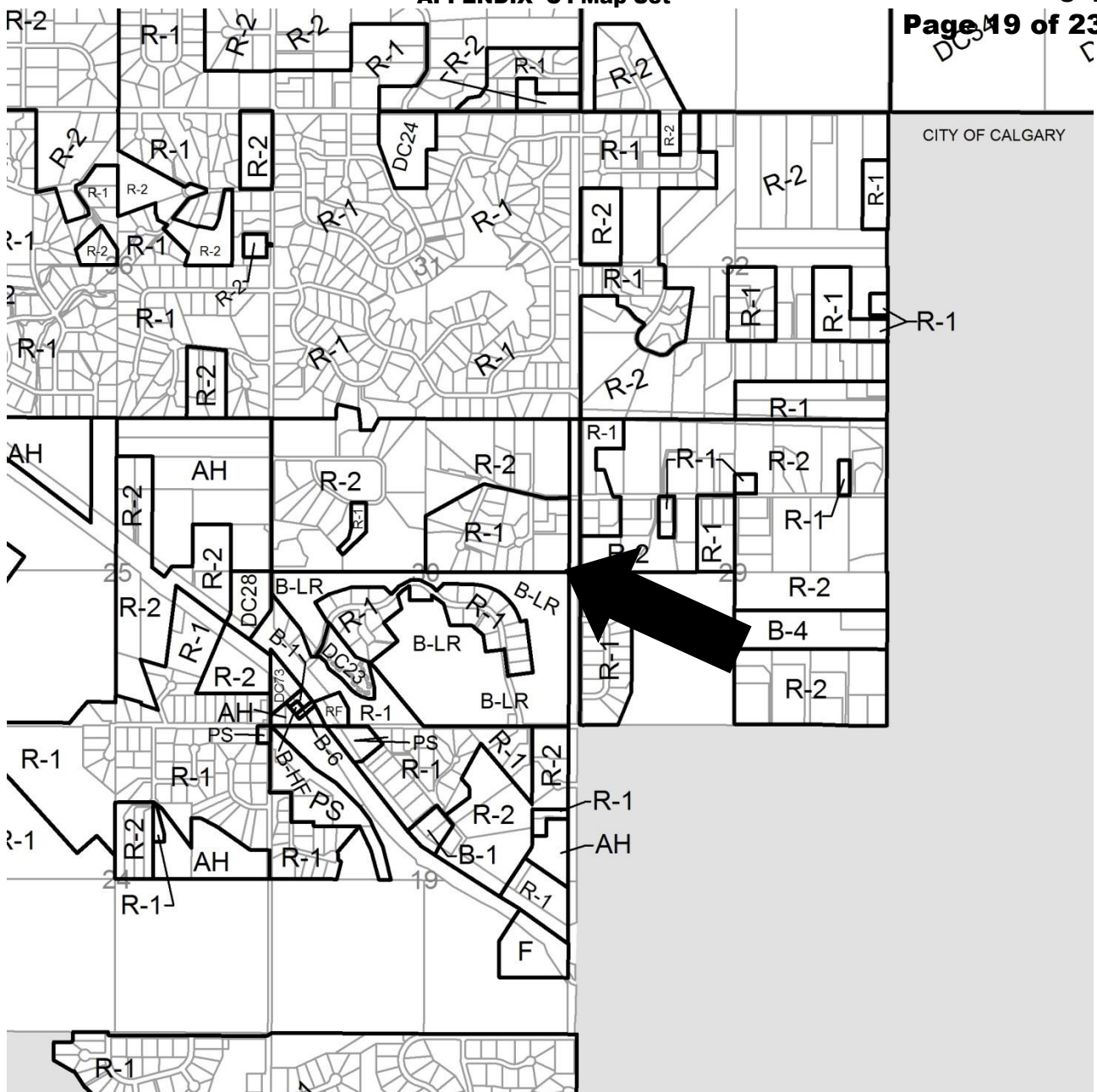
Date: Nov 28, 2017

Division # 8

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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

Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M



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

TOPOGRAPHY

Contour Interval 2 M



Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M

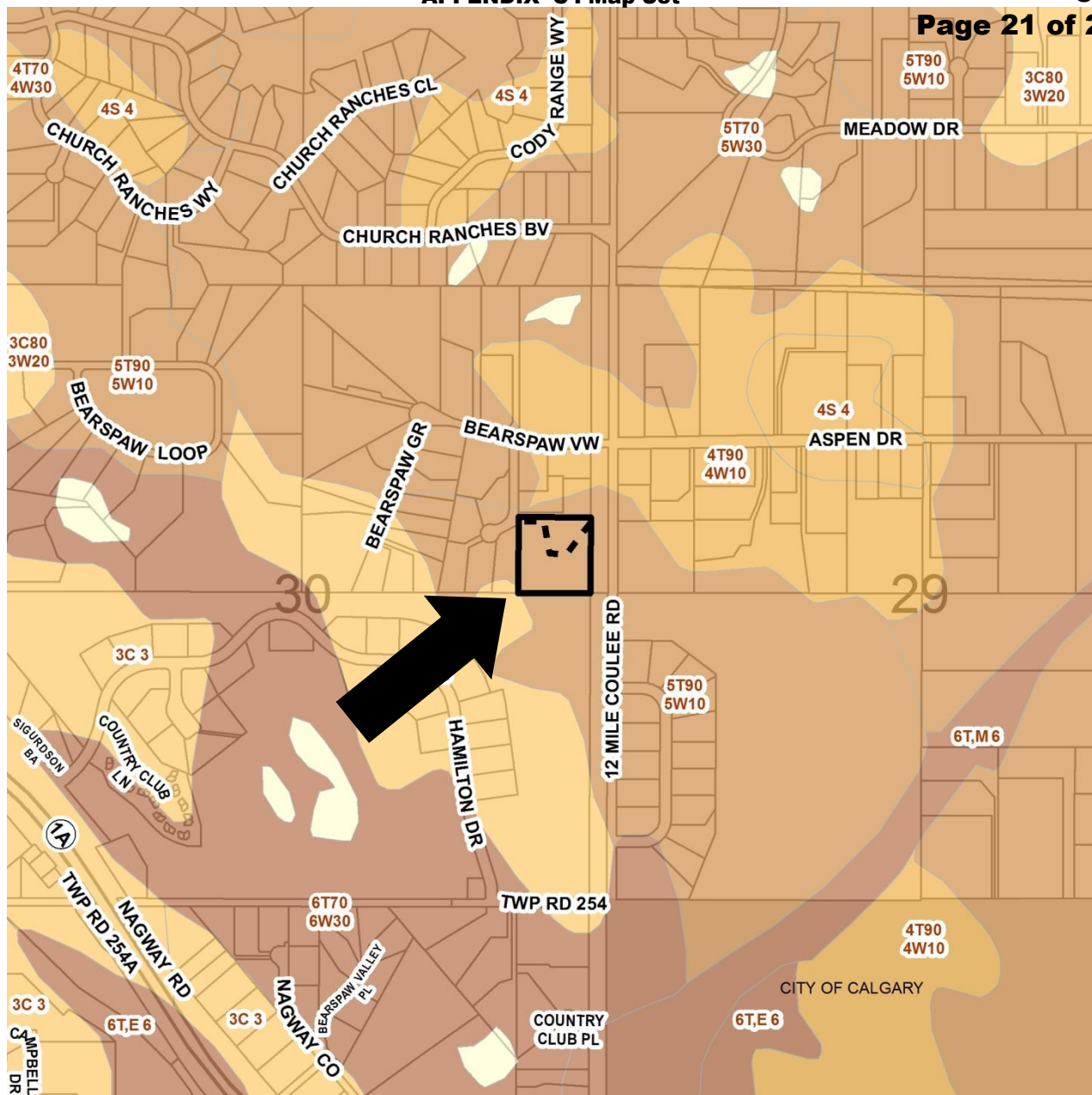
Date: Nov 28, 2017

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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

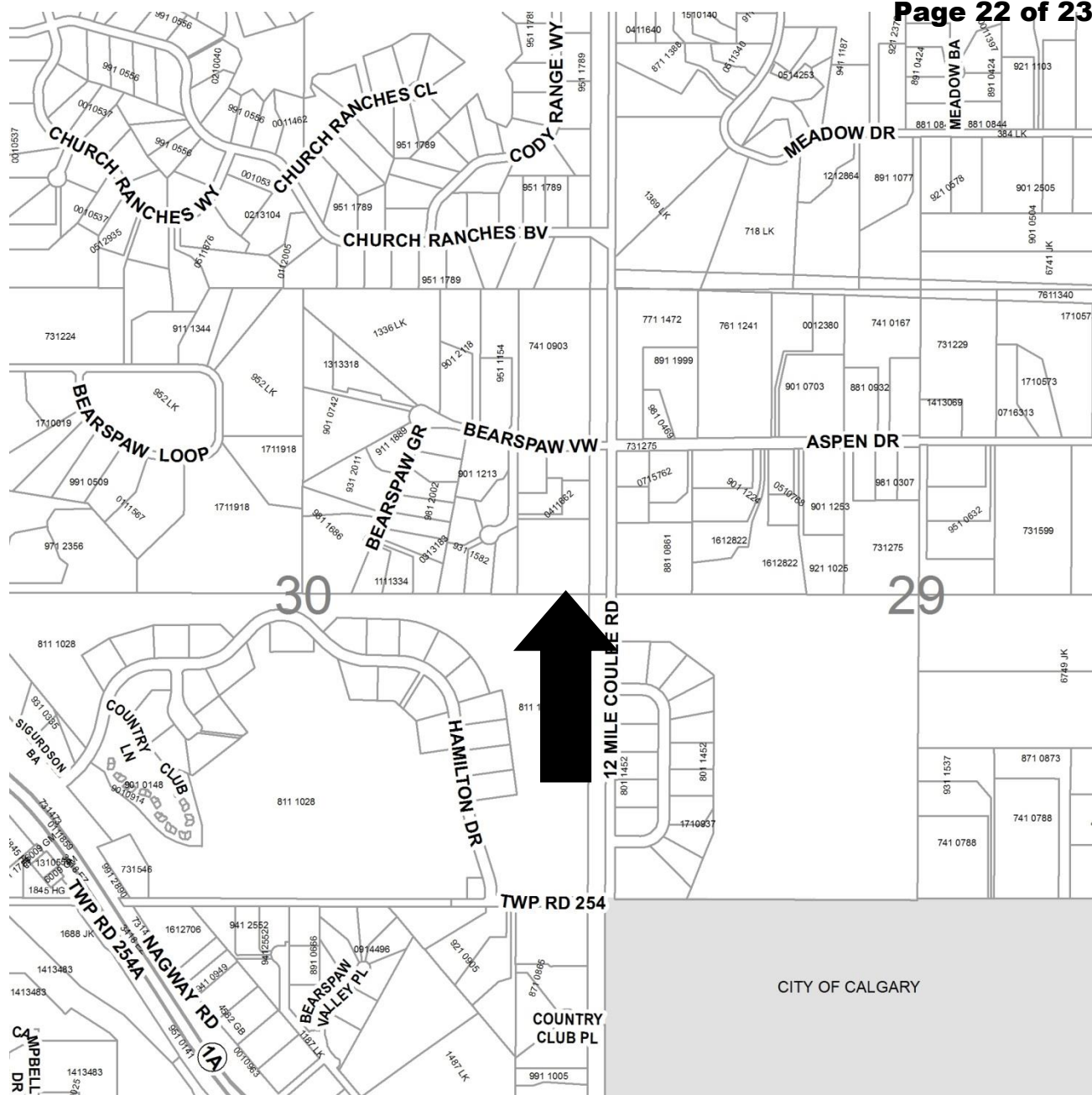
Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M

Date: Nov 28, 2017

Division # 8

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**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

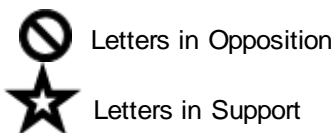
Lot 5, Block 8, Plan 0411662, NE-30-25-02-W05M

Date: Nov 28, 2017

Division # 8

File: PL20170177 - 05630627

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10

Subject Lands

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PLANNING SERVICES

TO: Subdivision Authority
DATE: February 13, 2018 **DIVISION:** 4
FILE: 03310004 **APPLICATION:** PL20170138
SUBJECT: Subdivision Item – Farmstead District – Township Road 232

¹ADMINISTRATION RECOMMENDATION:

THAT Subdivision Application PL20170138 be approved with the conditions noted in Appendix 'A'.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 1.62 hectare (± 4.00 acre) parcel (Lot 1) with a ± 4.32 hectare (± 10.67 acre) remainder (Lot 2).

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 subject land contains two land use districts: Business-Industrial Campus District and Farmstead District. The Farmstead parcel would become Lot 1, and would contain the existing residential site. The remainder lands are designated as Business-Industrial Campus District. As a condition of subdivision approval, Lots 1 and 2 would be required to share an access in order to reduce the number of new access points created on Township Road 232.

Administration reviewed the application and determined that:

- The lands hold the appropriate land use designation (Farmstead District and Business – Industrial Campus District) for the intended subdivision and parcel sizes; and
- The technical aspects can be addressed through the conditions of subdivision.

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

PROPOSAL: To create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 4.32 hectare (± 10.67 acre) remainder.	GENERAL LOCATION: Located approximately 3/4 of a mile (1.20 km) east of Range Road 283, on the south side of Township Road 232.
LEGAL DESCRIPTION: Lot 2, Block 1, Plan 1310578, NE-10-23-28-W04M	GROSS AREA: ± 5.94 hectares (± 14.67 acres)
APPLICANT: Paul Schneider OWNER: John A.Beck, Sheila Buckley	RESERVE STATUS: Municipal Reserves are outstanding and comprise 10% of the parent parcel.
LAND USE DESIGNATION: Farmstead District and Business – Industrial Campus District	LEVIES INFORMATION: Transportation Offsite Levy is exempt on Farmstead District.

¹ Administration Resources

Meghan Norman, Planning Services
 Angela Yurkowski, Engineering Services

DATE SUBDIVISION APPLICATION DEEMED COMPLETE: August 8, 2017	APPEAL BOARD: Subdivision and Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> Level 1 Variation Assessment (Paul Schneider, August 8, 2017) 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (C-7280-2013) Rocky View/Calgary IDP (C-7197-2012) Land Use Bylaw (C-4841-97)

PUBLIC SUBMISSIONS:

The application was circulated to 42 landowners. At the time of report preparation, no letters were received in response.

AGENCY SUBMISSIONS:

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

HISTORY:

- September 9, 2015** Council approved subdivision application PL20140009 to create a ± 0.987 hectare (± 2.4 acre) parcel (Business – Industrial Campus) with a ± 5.9 hectare (± 14.67 acre) remainder (Business – Industrial Campus District & Farmstead District).
- September 6, 2011** Council approved subdivision application 2011-RV-044 to create a ± 0.987 hectare (± 2.4 acre) parcel (Business – Industrial Campus) with a ± 7.09 hectare (± 17.52 acre) remainder (Business – Industrial Campus District & Farmstead District).
- January 29, 2008** Council approved application 2007-RV-345 to redesignate a 16 acre portion of the 20.02 acre subject land from Farmstead District to Business – Industrial Campus District. The 4.02 acre Farmstead remainder had not been subdivided from the parent parcel. Therefore, the 20.02 acre subject land contained two land use districts: Business – Industrial Campus District (16 acres) and Farmstead District (4.02 acres).
- December 3, 2002** Council approved application 2002-RV-237 to redesignate a portion of the subject land from Ranch and Farm District to Farmstead District in order to facilitate the creation of a ± 8.9 hectare (± 22 acre) parcel with a ± 55.85 hectare (± 138 acre) remainder.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The topography of the site is fairly flat with no geotechnical constraints.

The County's Wetland Inventory shows that altered wetlands exist on both proposed Lots 1 and 2 of the subject property. At the future development permit stage, the Applicant may be required to submit a Wetland Impact Assessment in accordance with County Servicing



Standards, depending on the extent of development proposed and the proximity to the wetlands.

Conditions: None

b) The site's soil characteristics

The land contains Class 1 soil with no significant limitations except for excessive wetness/poor drainage.

Conditions: None

c) Stormwater collection and disposal

The Applicant/Owner would be required to submit a Site-Specific Stormwater Management Plan in accordance with County Servicing Standards. The stormwater management plan must comply with all regional studies for the area. Additionally, the Applicant would be required to enter into a Development Agreement/Site Improvements Servicing Agreement for the recommendations made as part of the plan.

Conditions: 4, 5

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

As there are wetlands on the property, a site-specific stormwater management plan would be required as a condition of subdivision, and the Applicant/Owner would be responsible to obtain the required approvals from Alberta Environment and Parks (AEP).

Conditions: 4

e) Accessibility to a road

Presently, the parcel obtains access from an approach off Township Road 232. Since Township Road 232 is a Network B road, and additional accesses from this road should be limited in accordance with Policy 410 (Road Access Control), conditions of subdivision approval would require that proposed Lots 1 and 2 share the approach, and that the approach be upgraded to an industrial/commercial standard.

A Transportation Impact Assessment would be requested as a condition of subdivision in order to determine the impacts of the proposed development on the surrounding road network. At the time the land use was changed to Business – Industrial Campus District, a Transportation Impact Assessment was not submitted, and therefore it cannot be confirmed how much traffic the proposed subdivision could generate. A Development Agreement may be required for off-site upgrades to the road network based on the findings of the Transportation Impact Assessment.

Transportation Offsite Levy (TOL) is exempt for Farmstead parcels; however, as a condition of subdivision, lands designated for industrial/commercial uses would be required to provide payment of TOL for the gross acreage of the lands.

Conditions: 2, 3, 6

f) Water supply, sewage, and solid waste disposal

The current quarter section contains fewer than six lots. The existing well is located within the proposed Farmstead parcel. A level 1 PSTS variation assessment has been submitted. There are no issues regarding the current sewage treatment system for the Farmstead parcel.

The County requires sewage holding tanks and water cisterns for industrial and commercial uses. At the future Development Permit stage, the Applicant/Owner would be required to provide detailed servicing drawings for the proposed Lot 2, showing the location of sewage tanks, water cisterns, and truck-out connections.



Conditions: None

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

The subject land is located in a predominantly agricultural area comprised of unsubdivided quarter sections, first parcel out subdivisions, and some small Agricultural Holdings and Residential Two parcels. A few industrial and business land uses are located about 1 mile to the west. The city of Calgary is approximately 1.5 miles away from the subject lands.

Conditions: None

h) Other matters

Municipal Reserves

Municipal Reserves are outstanding. Administration recommends that the MR owing be paid by cash-in-lieu on Lot 1 and deferred on the remainder (Lot 2).

- Lot 1: 4.00 acres X 10% = 0.40 acres owing to be provide by cash in lieu (approximate calculation \$27,500.00, final amount to be determined by plan of survey), in accordance with the Appraisal Report prepared by Alpine Appraisals, file 2017-60kw, dated September, 2017 in the amount of \$68,750.00 per acre.

Conditions: 8

POLICY CONSIDERATIONS:

The subject land is located in an area where there is no area structure plan guiding development. The application to redesignate a portion of the subject land from Farmstead District to Business – Industrial Campus District was approved, even though non-agricultural development is discouraged in this agricultural area and the business land use was considered premature. The land was subsequently subdivided in 2011 and in 2015 to create two 2.5 acre Business – Industrial Campus District parcels.

This area is not identified as a future growth area within the County Plan, but is located in the future industrial area within the Intermunicipal Development Plan(IDP) with The City of Calgary (C-7197-2012).

Policy 8.1.4 of the IDP requires that Rocky View County evaluate applications within the identified City of Calgary Growth Areas against the IDP, the Rocky View County Municipal Development Plan, and the Rocky View County Land Use Bylaw. This subdivision application was circulated to the City of Calgary, and they have no objection to the proposal.

The Applicant proposes to subdivide 4.0 acres from the subject land. The proposal holds the appropriate land use designation for the intended subdivision and parcel sizes.

CONCLUSION:

The application meets the requirements of the Farmstead District within the Land Use Bylaw. The technical aspects of the application are addressed through the subdivision conditions.

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20170138 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20170138 be refused as per the reasons noted.



ROCKY VIEW COUNTY
Cultivating Communities

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

MN/rp

APPENDICES:

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

APPENDIX A: APPROVAL CONDITIONS

ADMINISTRATION RECOMMENDATION: Administration recommends approval in accordance with **Option #1.**

- A. That the application to create a ± 1.62 hectare (± 4.00 acre) parcel with a ± 4.32 hectare (± 10.67 acre) remainder on Lot 2, Block 1, Plan 1310578, NE-10-23-28-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 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:

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 upgrade the existing road approach to a mutual paved industrial standard as shown on the Approved Tentative Plan, in order to provide access to Lots 1 and 2, and shall:
 - a) Provide an access right of way plan; and
 - b) Prepare and register respective easements on each title, where required.
- 3) The Owner is to provide a Traffic Impact Assessment in accordance with the County Servicing Standards:
 - a) If the recommendations of the Traffic Impact Assessment indicate improvements are required, the Owner shall enter into a Development Agreement with the County.

Developability

- 4) The Owner is to provide and implement a Site Specific Stormwater Management Plan, which meets the requirements outlined in the Shepard Regional Drainage Plan. Implementation of the Stormwater Management Plan shall include:



- a) A Development Agreement (Site Improvements / Services Agreement), to be entered into with the County, addressing the design and construction of the required improvements, should the recommendations of the Stormwater Management Plan indicate that improvements are required;
 - b) Registration of any required easements and / or utility rights-of-way;
 - c) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation;
 - d) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
- 5) Should the recommendations of the Stormwater Management Plan indicate that improvements are required, the Applicant/Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

Levies and Payments

- 6) 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 from the total gross acreage of Lot 2 as show on the Plan of Survey.
- 7) The Owner shall pay the County Subdivision Endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

Municipal Reserves

- 8) The provision of Reserve in the amount of 10 percent 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 Alpine Appraisals, file 2017-60kw, dated September 5, 2017, pursuant to Section 666(3) of the *Municipal Government Act*.
 - a) The Applicant/Owner is to discharge the existing Deferred Reserve Caveat Registration Number 131 048 356.
 - b) The 10% Municipal Reserve dedication outstanding for Lot 2 (the remainder lot) is to be deferred via Caveat to Lot 2, pursuant to Section 669(2) of the *Municipal Government Act*.

Taxes

- 9) 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, 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.

APPENDIX 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comment.
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Energy Resources Conservation Board	No comment.
Alberta Health Services	<ol style="list-style-type: none"> 1. AHS recommends that any water wells on the subject lands 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: <i>"A person shall not locate a water well that supplies water that is intended or used for human consumption within</i> <ol style="list-style-type: none"> 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 existing or proposed private sewage disposal systems should 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 assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner. 3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,

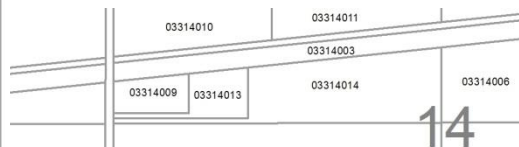
AGENCY	COMMENTS
	<p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, 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>
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comment.
FortisAlberta	No easement required.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
<i>Other External Agencies</i>	
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 has no objections with this application to create a 1.62 hectare (4.00 acre) parcel with a 4.32 hectare (10.67 acre) remainder. Further comment is below.</p> <p>On February 5, 2016 The City of Calgary Administration provided comments regarding application PL20150112 for the redesignation from F to B-IC on a portion of this subject site. Our comments provided support from Administration regarding the redesignation. Nevertheless, it was also stated future subdivision would not be supported as we generally cannot support subdivision within the City of Calgary Growth Areas. In evaluating this application, The City of Calgary Administration determined that this proposed subdivision in the Identified City of Calgary Industrial Growth Area is considered tolerable at this</p>

AGENCY	COMMENTS
	point in time.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comment.
Bow North Recreation Board	The Bow North Recreation Board recommends Cash in Lieu.
<i>Internal Departments</i>	
Municipal Lands	No comment.
Development Authority	No comment.
GeoGraphics	No comment.
Building Services	No comment.
Enforcement Services	No comment on application.
Fire Services	No comments at this time.
Infrastructure and Operations – Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> • ES has no requirements at this time; • At future development permit stages, the Applicant may be required to submit a Geotechnical report prepared by a licensed professional for the development proposed on the remainder parcel. The report shall evaluate the soil characteristics, existing groundwater conditions and provide a recommendation on soil suitability for the proposed industrial uses. <p>Transportation:</p> <ul style="list-style-type: none"> • The applicant is proposing that the existing approach to the proposed Lot 1 remain and a new approach is constructed to the B-IC site. Because TWP Rd 232 is identified as Network B road in the long range transportation plan, ES recommends that the existing approach be upgraded to an industrial/commercial standard with access provisions protected by an access easement and right of way plan to allow both the existing home and the B-IC site to gain access from the approach; • ES had recommended that a TIA be submitted prior to Council, as ES currently does not have sufficient information to determine whether there could be potential impacts of this development on the surrounding road network, nor can we

AGENCY	COMMENTS
	<p>confirm how much traffic the proposed subdivision could generate. At the time that the lands were re-designated to B-IC, no TIA was submitted in support of the land use change.</p> <ul style="list-style-type: none"> ○ A TIA has not been received by ES and the applicant has indicated this will not be provided. ES therefore recommends a condition be placed requiring that a TIA be submitted prior to endorsement of the subdivision. A Development Agreement may be required for off-site upgrades to the road network based on the findings of the TIA. • As a condition of subdivision, 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. In accordance with the current TOL bylaw, the subdivision of a Farmstead is exempt from the payment of TOL, however lands designated for Industrial/Commercial are required to provide payment of TOL for the gross acreage of the lands; • Road dedication has previously been taken on the subject lands as part of previous subdivision application (TWP RD 232 is identified as a Network B road in the Long Range Transportation Plan requiring 30m ROW in future). <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> • The applicant has submitted Level 1 Variation assessment, which provides details on the existing PSTS system and confirms that adequate setbacks are met and the system is in good operating condition; • 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 on the remainder parcel. <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> • 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 for the remainder parcel. <p>Storm Water Management:</p> <ul style="list-style-type: none"> • As a condition of subdivision, the applicant will be required to submit a site specific storm water management plan in accordance with the County Servicing Standards. The storm water management plan must comply with all regional studies for the area. Additionally, the applicant will be required to

AGENCY	COMMENTS
	<p>enter into a Development Agreement/Site Improvements Servicing Agreement for the recommendations made as part of the SSIP.</p> <p>Other</p> <ul style="list-style-type: none"> • The County Wetland inventory shows that altered wetlands exist on this property. At the future development permit stage, the Applicant may be required to submit a Wetland 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 – Maintenance	No issues.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations – Road Operations	Applicant to confirm how they intend to access remainder parcel. If new approach required Applicant to contact County Road Operations regarding new approach application.
Agriculture and Environmental Services - Solid Waste and Recycling	No comments.

Circulation Period: August 22, 2017 to September 13, 2017



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Subdivision Proposal: To create a ± 1.62 hectare (± 4.00 acre) parcel with ± 4.32 hectare (± 10.67 acre) remainder. **Page 14 of 20**

TWP RD 232

**Business –
Industrial
Campus**
Lot 2
remainder
 ± 4.32 ha
(± 10.67 ac)

Farmstead
Lot 1
 ± 1.62 ha
(± 4.00 ac)

Legend

Dwelling



Water well



Septic Field



Mutual Approach



Access Easement

**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.

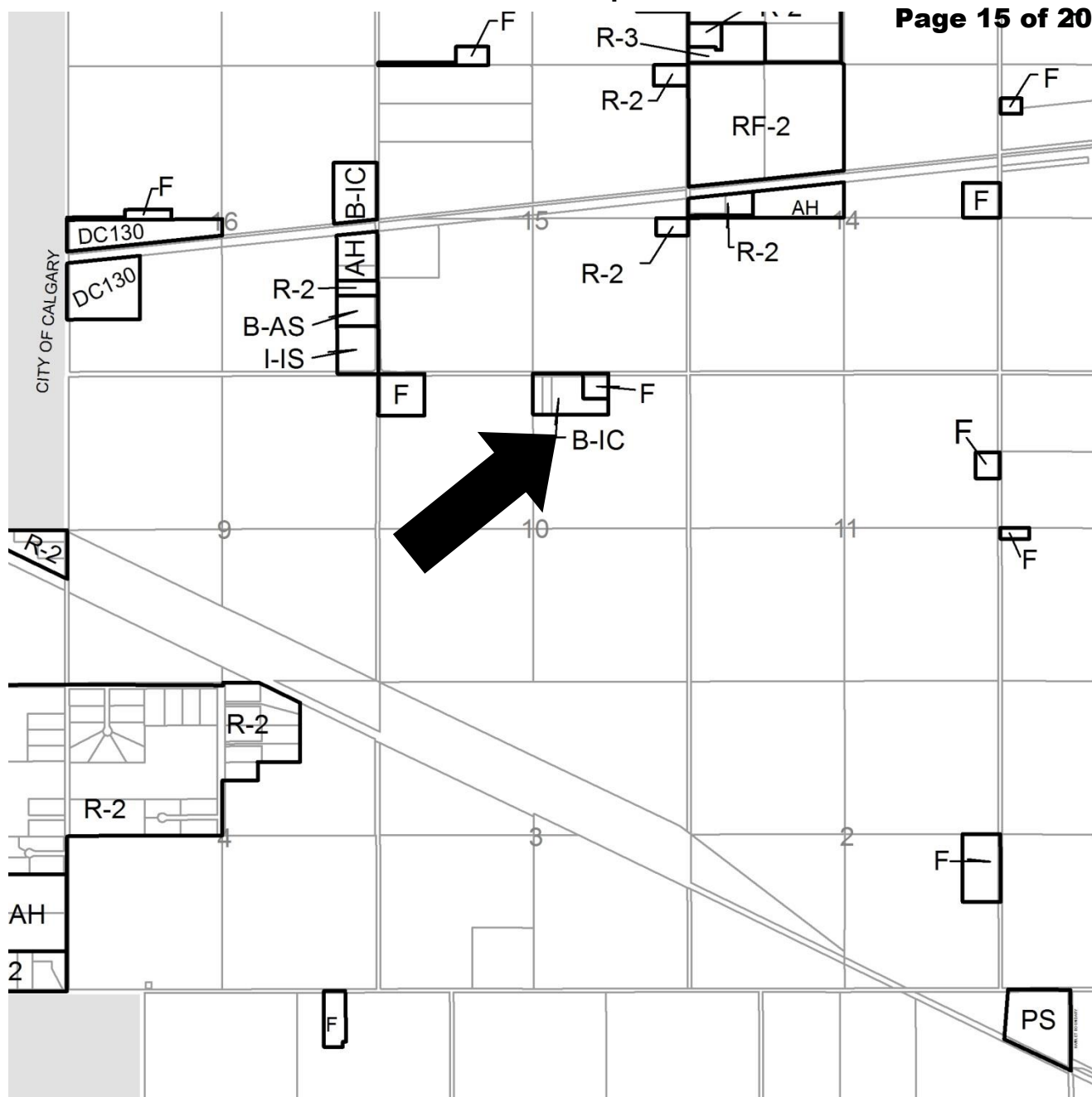
TENTATIVE PLAN

NE-10-23-28-W04M
Lot:2 Block:1 Plan:1310578

Date: Aug 21, 2017

Division # 4

File: 03310004**AGENDA****Page 223 of 229**



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-10-23-28-W04M
Lot:2 Block:1 Plan:1310578

Date: Aug 21, 2017Division # 4File: 03310004**AGENDA****Page 224 of 229**



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-10-23-28-W04M
Lot:2 Block:1 Plan:1310578

Date: Aug 21, 2017

Division # 4

File: 03310004

AGENDA

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TWP RD 232

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

AIR PHOTO*Spring 2016*

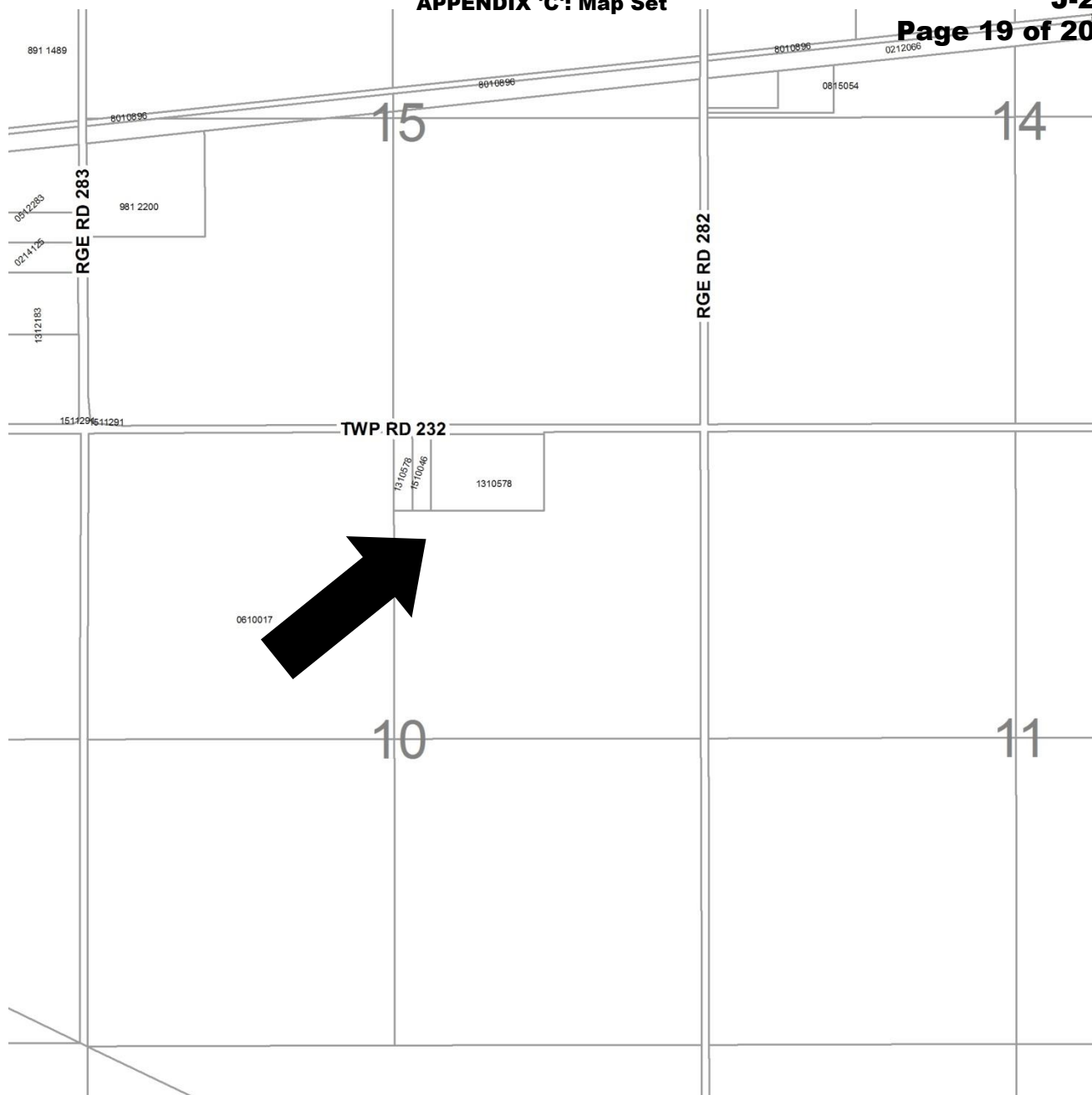
NE-10-23-28-W04M
Lot:2 Block:1 Plan:1310578

Date: Aug 21, 2017

Division # 4

File: 03310004**AGENDA****Page 226 of 229**



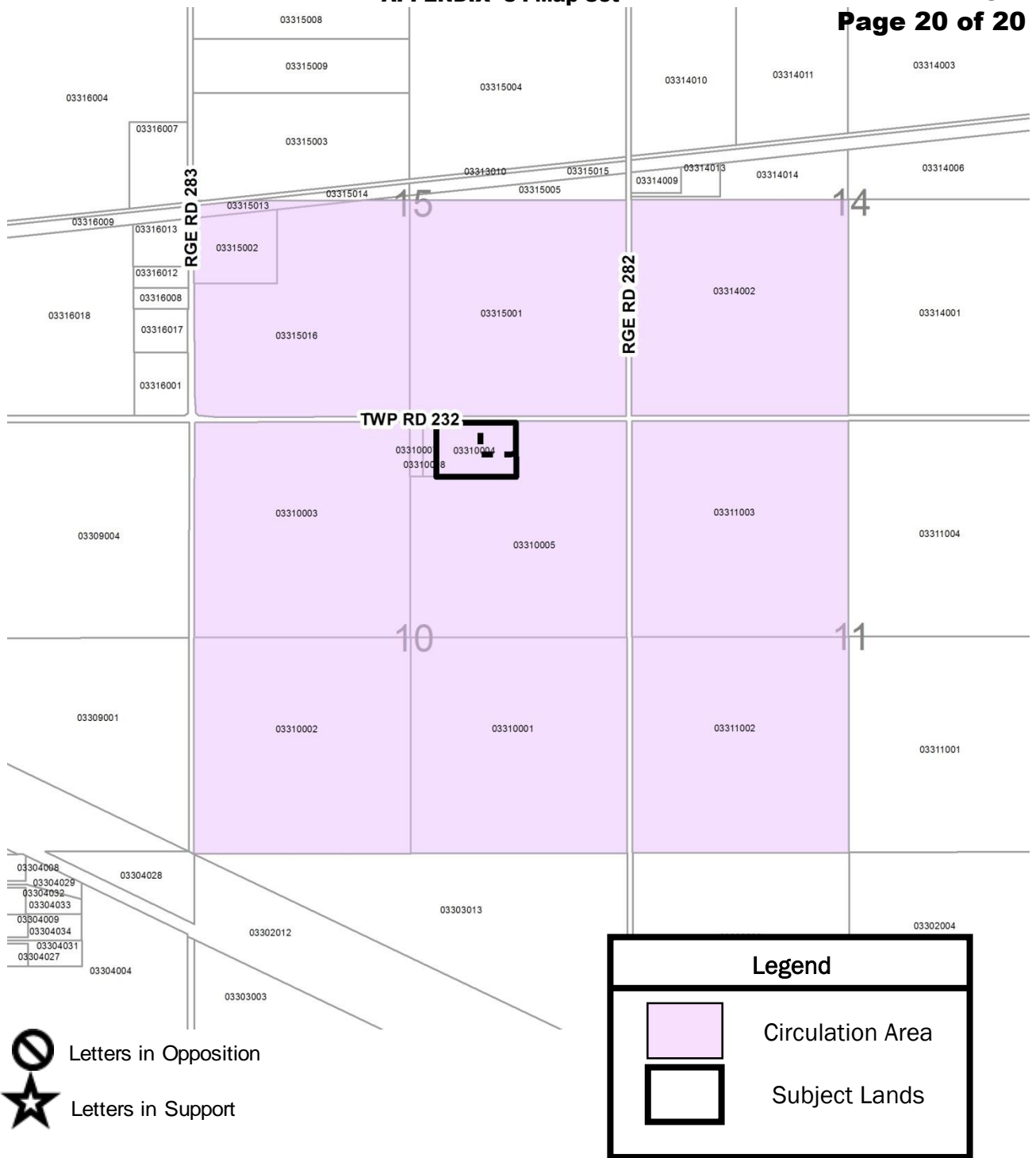
**Legend – Plan numbers**

- 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-10-23-28-W04M
Lot:2 Block:1 Plan:1310578

Date: Aug 21, 2017Division # 4File: 03310004**AGENDA****Page 228 of 229**



LANDOWNER CIRCULATION AREA

NE-10-23-28-W04M
Lot:2 Block:1 Plan:1310578

Date: Aug 21, 2017

Division # 4

File: 03310004

AGENDA

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