

Council Meeting Agenda

February 27, 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. February 13, 2018 Council Meeting Page 4

B FINANCIAL REPORTS

1. All Divisions – File: 2025-350 – 2018 Draft Operating and Capital Base Budget

Staff Report Page 14

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 30, 2018 and February 6, 2018.

MORNING APPOINTMENTS 10:00 A.M.
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1. Division 9 – File: PL20160091 (06834003/4)
Bylaw C-7718-2018 – Area Structure Plan Amendment – Cochrane North Area Structure Plan

Note: This item should be considered in conjunction with items C-2 and C-3.

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2. Division 9 – File: PL20160092 (06834003/4)
Bylaw C-7719-2018 – Conceptual Scheme Item – Cochrane North Conceptual Scheme

Note: This item should be considered in conjunction with items C-1 and C-3.

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3. Division 9 – File: PL20160093 (06834003/4)
Bylaw C-7720-2018 – Redesignation Item – Ranch and Farm District and Ranch and Farm* District to Direct Control District

Note: This item should be considered in conjunction with items C-1 and C-2.

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Cultivating Communities

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AFTERNOON APPOINTMENTS 1:30 P.M.

4. Division 6 – File: PL20170118 (08422002)
Bylaw C-7750-2018 – Redesignation Item – Ranch and Farm District to
Business – Highway Frontage District

Note: This item should be considered in conjunction with item D-3.

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5. Division 4 – File: PL20170043 (03214009/03214001)
Bylaw C-7753-2018 – Conceptual Scheme Item – Settler's Green Conceptual
Scheme for mixed-use development in Langdon

Note: This item should be considered in conjunction with item C-6.

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6. Division 4 – File: PL20170097 (03214009/03214001)
Bylaw C-7754-2018 – Redesignation Item – Ranch and Farm District and
Agricultural Holdings District to Hamlet Residential Three District and Hamlet
Residential Four District (Amended)

Note: This item should be considered in conjunction with item C-5.

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D GENERAL BUSINESS

1. Division 4 – File: 6060-300 – Langdon Special Tax Grant

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2. All Divisions – File: 0160 – Establishment of the Policy Review Subcommittee

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3. Division 6 – File: PL20170117 (08422002) – Consideration of Master Site
Development Plan for Co-op Gas Bar/Convenience Store/Drive-Through
Restaurant

Note: This item should be considered in conjunction with item C-4.

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

E BYLAWS

- None

F UNFINISHED BUSINESS

- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS

- None

I NOTICES OF MOTION

- None

J SUBDIVISION APPLICATIONS

- None

K COMMITTEE OF THE WHOLE/IN CAMERA

1. RVC2018-06

THAT Council move in camera to consider the in camera report “Land Purchase in Langdon” pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

Section 24 – Advice from officials

Section 25 – Disclosure harmful to economic and other interests of a public body

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 February 13, 2018 commencing at 9:00 a.m.

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

Also Present:

- K. Robinson, Acting County Manager
- C. O'Hara, General Manager
- B. Riemann, General Manager
- A. Keibel, Manager, Legislative and Legal Services
- M. Wilson, Planning Supervisor, Planning Services
- X. Deng, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- P. Simon, Planner, Planning Services
- C. Satink, Deputy Municipal Clerk, Legislative and Legal Services
- T. Andreasen, Legislative Clerk, Legislative and Legal Services

Call to Order

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

1-18-02-13-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Gautreau that the following emergent item be added to the February 13, 2018 Council meeting agenda:

- In Camera Item K-3 – Personnel Matter (RVC2018-07)

Carried

MOVED by Councillor Henn that the February 13, 2018 Council Meeting agenda be approved as amended.

Carried

1-18-02-13-02

Confirmation of Minutes

MOVED by Councillor Hanson that the January 23, 2018 Council Meeting minutes be approved as presented.

Carried

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1-18-02-13-05 (D-1)

All Divisions – Response to Notice of Motion – Councillor Wright – Creation of a List of Electors

File: 0205

MOVED by Councillor Wright that a Rocky View County resident list of electors voter list be created and used in all subsequent Rocky View County elections with a commencement date of no later than Fall 2019.

Carried

In Favour:

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

Opposed:

Councillor Kamachi
Reeve Boehlke

The Chair called for a recess at 9:58 a.m. and called the meeting back to order at 10:10 a.m. with all previously mentioned members present.

1-18-02-13-03 (C-1)

Division 7 – Bylaw C-7747-2017 – Redesignation Item – Ranch and Farm District to Residential Two District – Range Road 20

File: PL20170189 (06613001)

MOVED by Councillor Henn that the public hearing for item C-1 be opened at 10:11 a.m.

Carried

Person(s) who presented: Shauna Savill, on behalf of the Applicant/Owner

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-1 be closed at 10:19 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7747-2017 be given first reading.

Carried

MOVED by Councillor Schule that Bylaw C-7747-2017 be given second reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7747-2017 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7747-2017 be given third and final reading.

Carried

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1-18-02-13-04 (C-2)

Division 4 – 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

File: PL20170070 (03321003/08)

MOVED by Councillor Schule that the public hearing for item C-2 be opened at 10:20 a.m.

Carried

Person(s) who presented: Steve Grande, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Suren Ramlochun, Landowner in the area

Person(s) who spoke in rebuttal: Steve Grande, Applicant

MOVED by Councillor Schule that the public hearing for item C-2 be closed at 11:04 a.m.

Carried

MOVED by Councillor Schule that Bylaw C-7749-2018 be given first reading.

Carried

In Favour:

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

Opposed:

Reeve Boehlke
Councillor Wright

MOVED by Councillor Schule that Administration be directed to refer Application PL20170070 to the City of Calgary/Rocky View County Intermunicipal Committee (IMC).

Carried

The Chair called for a recess at 11:16 a.m. and called the meeting back to order at 11:30 a.m. with all previously mentioned members present.

1-18-02-13-07 (J-1)

Division 8 – Subdivision Item – Residential One District – Bearspaw Way

File: PL20170177 (05630027)

MOVED by Councillor Wright that the requirement for a Concept Plan in Policy 8.1.21 of the Bearspaw Area Structure Plan be waived;

AND THAT Subdivision Application PL20170177 be approved with the conditions noted in Appendix 'A':

- 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:

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-
- 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) which 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; and
 - 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 ha) of road acquisition along the length of the panhandle of Lot 1 and 65m along the length of the panhandle for Lot 4, Block 8, Plan 0411662; and
 - 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,

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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 new Lot 2;
 - b) Documentation proving that water supply has been purchased for proposed Lot 2; and
 - 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) In accordance with 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) Each future lot Owner is required 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.

Carried

1-18-02-13-08 (J-2)

Division 4 – Subdivision Item – Farmstead District – Township Road 232

File: PL20170138 (03310004)

MOVED by Councillor Schule that the applicant, Paul Schneider, be allowed to speak to item J-2.

Carried

In Favour:

Councillor Kamachi
Councillor McKylor
Deputy Reeve Gautreau

Opposed:

Reeve Boehlke
Councillor Hanson

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Councillor Schule
Councillor Henn
Councillor Wright
Councillor Kissel

The applicant, Paul Schneider, proceeded to address Council on the subdivision application.

The Chair called for a recess at 11:56 a.m. and called the meeting back to order at 12:06 p.m. with all previously mentioned members present.

MOVED by Councillor Schule that condition 2 in Schedule 'A' be replaced with the following:

"The Owner shall construct a new paved approach on Township Road 232 in order to provide access to Lot 2 as per the revised Tentative Plan in accordance with the County servicing standards."

Carried

In Favour:

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

Opposed:

Councillor McKylor
Reeve Boehlke
Councillor Wright

MOVED by Councillor Schule that conditions 4 and 5 in Schedule 'A' be deferred until the Development Permit stage.

Lost

In Favour:

Deputy Reeve Gautreau
Councillor Schule

Opposed:

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

MOVED by Councillor Schule that Subdivision Application PL20170138 be approved with the conditions noted in Appendix 'A' as amended:

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

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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 construct a new paved approach on Township Road 232 in order to provide access to Lot 2 as per the revised Tentative Plan in accordance with the County servicing standards.
- 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; and
 - 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.

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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.

Carried

1-18-02-13-09 (K-1)

Division 9 – In Camera Item – Cochrane Lakes – Monterra Developments

File: RVC2018-03

1-18-02-13-10 (K-2)

All Divisions – In Camera Item – BREC Real Estate Purchase Agreement Status Update

File: RVC2018-05

MOVED by Councillor Hanson that Council move in camera at 12:13 p.m. to consider the in camera reports “Cochrane Lakes – Monterra Developments” and “BREC Real Estate Purchase Agreement Status Update” and a personnel matter 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
- Section 27 – Privileged information

Carried

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

Rocky View County: K. Robinson, Acting County Manager
B. Riemann, General Manager
C. O'Hara, General Manager
A. Keibel, Manager Legislative & Legal Services

Brownlee LLP: R. Thorkelsson

Council did not consider item K-2 during the in camera session.

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MOVED by Councillor Henn that Council move out of in camera at 1:39 p.m.

Carried

MOVED by Councillor Kissel that Administration initiate and coordinate communications with the interested parties of the Cochrane Lakes Development area to address concerns that have been raised and to ensure consistent messaging.

Carried

MOVED by Councillor Kissel that Administration be directed to respond to any inquiries from legal counsel for any of the interested parties of the Cochrane Lake Development area.

Carried

MOVED by Councillor Kissel that the in camera report, "Cochrane Lake – Monterra Developments", discussions and any related articles remain confidential as attachments are considered advice from Administration and contain privileged information. As a result, they are protected from disclosure under section 24 and 27 of the *Freedom of Information and Protection of Privacy Act*.

Carried

1-18-02-13-06 (E-1)

All Divisions – Bylaw C-7751-2018 – 2018 Master Rates Bylaw

File: 0170

MOVED by Councillor Schule that Administration be directed to bring Master Rates Bylaw C-7751-2018 back to Council after the 2018 budget has been passed and that the public be invited to provide comments on the proposed fee changes.

Carried

In Favour:

Councillor Kamachi
Deputy Reeve Gautreau
Councillor Schule
Councillor Henn
Councillor Wright
Councillor Kissel

Opposed:

Councillor McKylor
Councillor Hanson
Reeve Boehlke

1-18-02-13-10 (K-2)

All Divisions – In Camera Item – BREC Real Estate Purchase Agreement Status Update

File: RVC2018-05

1-18-02-13-11 (K-3)

All Divisions – In Camera Item – Personnel Matter

File: RVC2018-07

MOVED by Councillor Wright that Council move in camera at 2:00 p.m. to consider the in camera report "BREC Real Estate Purchase Agreement Status Update" and a personnel matter pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy
- Section 21 – Disclosure harmful to intergovernmental relations
- Section 24 – Advice from officials

Carried

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Council held the in camera session for item K-2 with the following people in attendance to provide a report and advice:

Rocky View County: K. Robinson, Acting County Manager
 B. Riemann, General Manager
 C. O'Hara, General Manager
 A. Keibel, Manager, Legislative & Legal Services
 C. Graham, Municipal Lands Administrator, Agriculture & Environment Services

Council held the in camera session for item K-3 with no members of Administration or the public in attendance.

MOVED by Councillor Schule that Council move out of in camera at 2:39 p.m.

Carried

MOVED by Councillor Henn that Administration be directed to execute the Real Estate Purchase Agreement for the sale of the ±12 acre portion of Fee Simple Land legally described as Plan 7191 JK; Parcel "A" to the Bow RiversEdge Campground Society;

AND THAT the in camera report, "BREC Real Estate Purchase Agreement Status Update", discussions and any related articles remain confidential and attachments are considered advice from Administration and could be harmful to intergovernmental relations. As a result, they are protected from disclosure under section 21 and 24 of the *Freedom of Information and Protection of Privacy Act*.

Carried

MOVED by Councillor Kissel that the report and in camera discussion on RVC2018-07 be held in confidence pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

- Section 17 – Disclosure harmful to personal privacy
- Section 19 – Confidential evaluations

AND that the Reeve and Deputy Reeve be authorized to proceed on the personnel matter based on the mandate received in camera in Confidential Report RVC2018-07.

Carried

Adjournment

MOVED by Councillor Hanson that the February 13, 2018 Council Meeting be adjourned at 2:43 p.m.

Carried

REEVE

CAO or Designate

FINANCIAL SERVICES

TO: Council
DATE: February 27, 2018 **DIVISION:** All
FILE: 2025-350
SUBJECT: 2018 Draft Operating and Capital Base Budget

¹ADMINISTRATION RECOMMENDATION:

THAT the 2018 Draft Operating and Capital Base Budget be approved as per Attachment 'A'.

EXECUTIVE SUMMARY:

Under sections 242(1) and 245 of the *Municipal Government Act*, Council must adopt an operating and capital budget for each calendar year. Using various inputs, Administration has prepared the 2018 Draft Operating and Capital Base Budget (see Attachment 'A').

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

BACKGROUND:

Administration started the 2018 Draft Operating and Capital Budget process in June of 2017. A variety of information is used to compile yearly budgets, including public input, policies, strategic documents, workshops, etc. An analysis of current and desired future service levels are balanced with the efficient and effective use of resources. In addition, all departments are asked annually to submit a three year operating budget.

The 2018 draft budget utilizes resources that will maintain current service levels for Rocky View County residents. A 1.9% assessment growth factor has been added to the draft operating base budget which will leave an excess amount of \$175,300. This excess amount will be used to support projects and initiatives in the 2018 year.

Administration believes that the 2018 recommended budget achieves a reasonable balance between fiscal restraint and the desire to maintain or improve the levels and quality of services provided to residents. On December 12, 2017, Council adopted an interim operating and capital budget for the periods of January/February 2018. Council and Administration will continue to review the operating and capital budget which will be finalized in April of 2018 in conjunction with the 2018 tax rate bylaws.

BUDGET IMPLICATION(S):

Council approval of the draft 2018 Operating and Capital Base Budget would provide the resources necessary to maintain current service levels in Rocky View County.

OPTIONS:

- Option #1: THAT the 2018 Draft Operating and Capital Base Budget be approved as per Attachment 'A'.
- Option #2: THAT alternative direction be provided.

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



Respectfully submitted,

“Kent Robinson”

Acting County Manager

ATTACHMENTS:

Attachment ‘A’ – 2018 Draft Operating and Capital Base Budget



COUNCIL ORIENTATION DRAFT 2018 BASE BUDGET



ROCKY VIEW COUNTY
Cultivating Communities

MISSION

To effectively provide municipal services
that cultivate and support our distinct communities.



ROCKY VIEW COUNTY

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Utility Services	100

OVERVIEW

Rocky View County Administration has worked diligently to form a 2018 budget that reflects the current economic conditions facing Rocky Viewers, while ensuring that important public services are maintained at an appropriate standard.

Some municipalities create artificially high budgets to allow for the optics of then cutting them. This is not the practice at Rocky View County. Administration works towards maximum efficiency and effectiveness, and presents the resulting budget to County Council as Administration's best effort in achieving Council directions on services and service standards.

This budget continues Rocky View County's long-standing tradition of having among the lowest residential property tax rates in Alberta, and non-residential property tax rates that are highly competitive.

Public Input

In developing this budget, Rocky View County Administration considered feedback from the public. Public submissions are sought every year, and every two years the County implements a more formal program – the award-winning *Your County, Your Money, Your Voice* process.

Public input helps County Council and Administration understand what programs and services Rocky Viewers think should be offered, and where the County can make changes to existing services. The input is used in combination with existing plans and policies, the experience and judgement of councillors, and rules set out under the Municipal Government Act and other legislation to make the best possible decisions for Rocky View County.

Administrative Costs

It is traditional for municipalities to report administrative costs as separate budget items. But heat, light, computers, Council, and other administrative costs are incurred only because they are needed to provide effective and efficient services to County residents. Reporting these administrative costs separately can give a distorted picture of the true cost of the services provided.

Rocky View County is showing leadership among Canadian municipalities in assigning administrative costs to the County services that they support. This gives a more accurate picture of the true investment the County makes in the services and service standards that residents experience.

The budgets for administrative departments are shown in this document to ensure transparency, but those budgets are then re-assigned to service departments as an "Administrative Cost Allocation."

Rounding

Budget figures in this document are rounded to the nearest \$100.

BUDGETING PROCESS

Council Operating & Capital Base Budget Review

1

Goals

- Overview of budget review process
- Confirm base budget assumptions
- Review operating and capital budgets

Timing

- Council information sessions in November, 2017

Operating & Capital Base Budget Approval

2

Goals

- Approval of the operating and capital base budgets

Timing

- Council approval in December, 2017

Unfunded Project Review & Prioritization

3

Goals

- Review and prioritize current and future unfunded capital and operating projects

Timing

- New for the 2018 budget, unfunded initiatives are considered concurrently with the base budget.

2018 Budget Finalization

4

Goals

- Review 2018 budget, if required
- Approval 2018 Tax Rate Bylaws

Timing

- Council meeting for approval (April, 2018)

2019 Public Engagement

5

Goals

- Publish a budget package
- Provide opportunity for public input on 2019-and-beyond budgets and services

Timing

- Spring and summer, 2018

BASE OPERATING BUDGET

2018 Base Operating Budget			
	2017	2018	Change
EXPENSES			
Council	840,600	841,300	700
County Manager & General Managers	2,551,900	2,449,700	(102,200)
Corporate Services	45,955,600	47,461,400	1,505,800
Protective Services	14,384,900	14,827,700	442,800
Community & Development Services	12,999,200	12,190,800	(808,400)
Infrastructure & Operations Services	54,307,600	50,257,500	(4,050,100)
Total Expenses	\$131,039,800	\$128,028,400	(\$3,011,400)
REVENUES			
Council	-	-	-
County Manager & General Managers	235,900	-	(235,900)
Corporate Services	33,094,100	35,007,200	1,913,100
Protective Services	1,330,600	1,319,300	(11,300)
Community & Development Services	6,084,500	5,020,500	(1,064,000)
Infrastructure & Operations Services	24,640,000	19,873,200	(4,766,800)
Total Non-Tax Revenue	\$65,385,100	\$61,220,200	(\$4,164,900)
NET COSTS			
Council	840,600	841,300	700
County Manager & General Managers	2,316,000	2,449,700	133,700
Corporate Services	12,861,500	12,454,200	(407,300)
Protective Services	13,054,300	13,508,400	454,100
Community & Development Services	6,914,700	7,170,300	255,600
Infrastructure & Operations Services	29,667,600	30,384,300	716,700
Total Net Operations Costs	\$65,654,700	\$66,808,200	\$1,153,500
PROPERTY TAXES & EMERGENCY SERVICES LEVY			
Total	\$65,654,700	\$66,983,500	\$1,328,800
AVAILABLE FOR NEW INITIATIVES/UNFUNDED PROJECTS	-	\$175,300	\$175,300

Important Note: Rocky View County is required to collect additional education and seniors lodging taxes on behalf of the Province of Alberta. This amount was \$45,393,700 in 2017, and is expected to be similar in 2018. These Provincial taxes do not appear in this budget orientation document, since they are not a part of the County's operations and are not under the County's control. The amounts will appear in Rocky View County's official budget and financial statements to ensure transparency.

CAPITAL PROJECTS BUDGET

2018 Base Capital Projects Budget		
	Multi-Year Projects Carried Over	2018
INFORMATION SERVICES		
Core Switch New Building	-	178,000
Storage Area Network Expansion	-	452,000
Replacement of End of Life IT Equipment	-	212,000
Total	-	\$842,000
FIRE SERVICES		
Fire equipment (Portable Radios & SCBA)	-	111,000
Total	-	\$111,000
CORPORATE PROPERTIES		
Electric Pallet Stacker	-	12,000
Total	-	\$12,000
ENGINEERING SERVICES (ROADS)		
Langdon Joint Use Site	5,000,000	-
Bragg Creek Flood Mitigation	30,000,000	-
Langdon Centre Street (paving & sidewalks)	-	2,000,000
RR 290 – Hwy 56 to TWP 270 (subgrade reconstruction)	-	2,000,000
TWP 250 – Hwy 22 to RR 40 (widening & asphalt overlay)	-	2,800,000
Total	\$35,000,000	\$6,800,000
CAPITAL FACILITIES		
New County Hall	14,000,000	-
Total	\$14,000,000	-
FLEET SERVICES		
Fleet Vehicle Replacement	-	1,488,000
Total	-	\$1,488,000
AGRICULTURE & ENVIRONMENT SERVICES		
Bin & Equipment Replacement	-	35,000
Plastic Recycling Equipment	-	40,000
Total	-	\$75,000
CAPITAL PROJECTS TOTAL	\$49,000,000	\$9,328,000



SERVICE DELIVERY DETAILS

COST OF SERVICES

2018 Operating Base Budget -- Cost of Service					
Service	Details on Page	2018 Budgeted Net Cost	APPROX. AMOUNT SUPPORTED BY		
			Non-Residential Taxes	Residential Taxes	Per Capita Residential Taxes*
PROTECTION SERVICES					
Enforcement Services	20	2,435,300	1,290,700	1,144,600	28.90
Fire Services	27	14,917,400	7,906,200	7,011,200	177.02
Emergency Management	30	135,800	72,000	63,800	1.61
COMMUNITY & DEVELOPMENT					
Assessment Services	45	1,701,900	902,000	799,900	20.20
Building Services	48	1,075,300	569,900	505,400	12.76
Economic Development	51	396,800	210,300	186,500	4.71
Planning Services	55	2,302,500	1,220,300	1,082,200	27.32
Recreation & Community Support Serv.	59	3,970,200	2,104,200	1,866,000	47.11
Family & Community Support	59	454,100	240,700	213,400	5.39
INFRASTRUCTURE & OPERATIONS					
Agricultural Services	64	1,273,000	674,700	598,300	15.11
Cemetery Services	69	1,294,100	685,900	608,200	15.36
Municipal Lands	73	982,700	520,800	461,900	11.66
Solid Waste & Recycling	77	2,458,800	1,303,200	1,155,600	29.18
Engineering Services	85	1,658,600	879,100	779,500	19.68
Engineering Projects	85	5,656,000	2,997,700	2,658,300	67.12
Road Operations	85	2,706,300	1,434,300	1,272,000	32.12
Fleet Services	93	1,396,600	740,200	656,400	16.57
Road Maintenance Services	96	18,782,600	9,954,800	8,827,800	222.88
Utility Services	100	2,210,200	1,171,400	1,038,800	26.23
DEBT					
Additional Long Term Debt Payment		1,000,000	530,000	470,000	11.87
TOTALS		\$66,808,200	\$35,408,400	\$31,399,800	\$792.80

* Based on Rocky View County's population of 39,407 from Statistics Canada's 2016 census.

COUNTY COUNCIL

Encompasses all legislative activities of the Reeve and Council for Rocky View County. Council represents the residents of Rocky View County and sets policy, objectives, and priorities for the County and Administration.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Council	Deliberate and set policy, service levels, and plans for the betterment of Rocky View County and its residents.	Representing the residents of Rocky View County and managing the collective services need through the approval of plans, policies, and budgets.	General tax support.	None.	As per the <i>Municipal Government Act</i> .

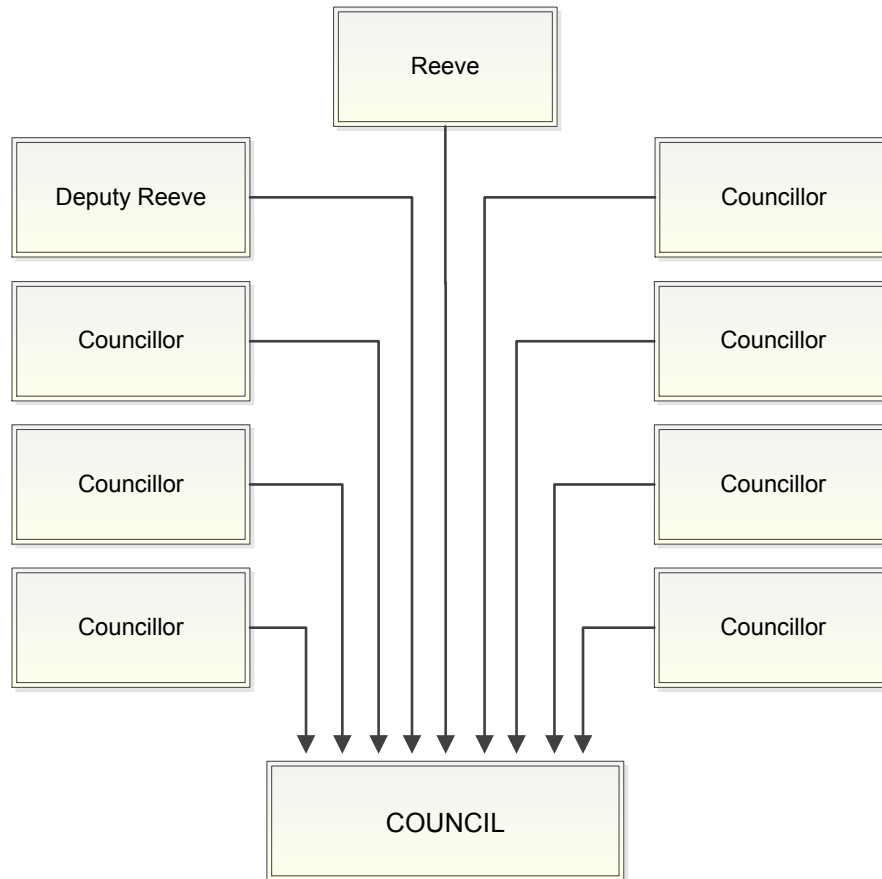
Note: The cost of this department forms part of the Administrative Cost Allocation.

COUNTY COUNCIL BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	721,300	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	115,000	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	-
Long Term Debt	-		
Internal Charges	-		
Other	-		
Materials, Goods & Supplies	5,000		
Reserve Transfers	-		
Sub Total	841,300		
Administrative Cost Allocation	(841,300)		
Total Budgeted Expenses	-		
Net Cost of Service		Allocated to Service Departments	

Contract & General Services Detail	
Travel & subsistence	70,000
Council initiatives	30,000
Services (cell phones, hall rentals)	15,000
Total	\$115,000

COUNTY COUNCIL ORGANIZATION CHART



COUNTY MANAGER & GENERAL MANAGERS

Oversees Administration in pursuing the County's strategic direction, mission, vision, and goals, and in carrying out Council's policy directions. This department includes the County Manager's Office and Intergovernmental Affairs.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
County Manager (Chief Administrative Officer)	Responsible directly to Council for the execution of its decisions, and for the work of all departments.	To pursue the County's strategic direction, mission, vision, and goals, and in carrying out Council's policy directions.	General tax support.	None.	As per MGA and CAO Bylaw (Delegation Order)
General Managers	Responsible to the County Manager for the strategic leadership of operational departments, and related advice and support.	To pursue the County's strategic direction, mission, vision, and goals, and in carrying out Council's policy directions.	General tax support.	None.	As per MGA and CAO Bylaw (Delegation Order)
Governmental Affairs	Liaise with other jurisdictions and levels of government.	Inter-jurisdictional co-operation and understanding is an important aspect to effective municipal program and service delivery for the County and residents.	General tax support.	None.	To co-ordinate and enhance understanding of County interests and priorities; and, ensure effective communication on inter-jurisdictional matters.
Strategic planning	To develop, manage, and report on the Rocky View County Corporate Strategy, as well as corresponding operational plans.	Ensures that Administration has a shared direction and goals in its operations, increasing stability and success in the long term.	General tax support.	None.	Prepare strategic plan every 4 years; facilitate annual operational planning; report on operational and strategic initiatives annually.

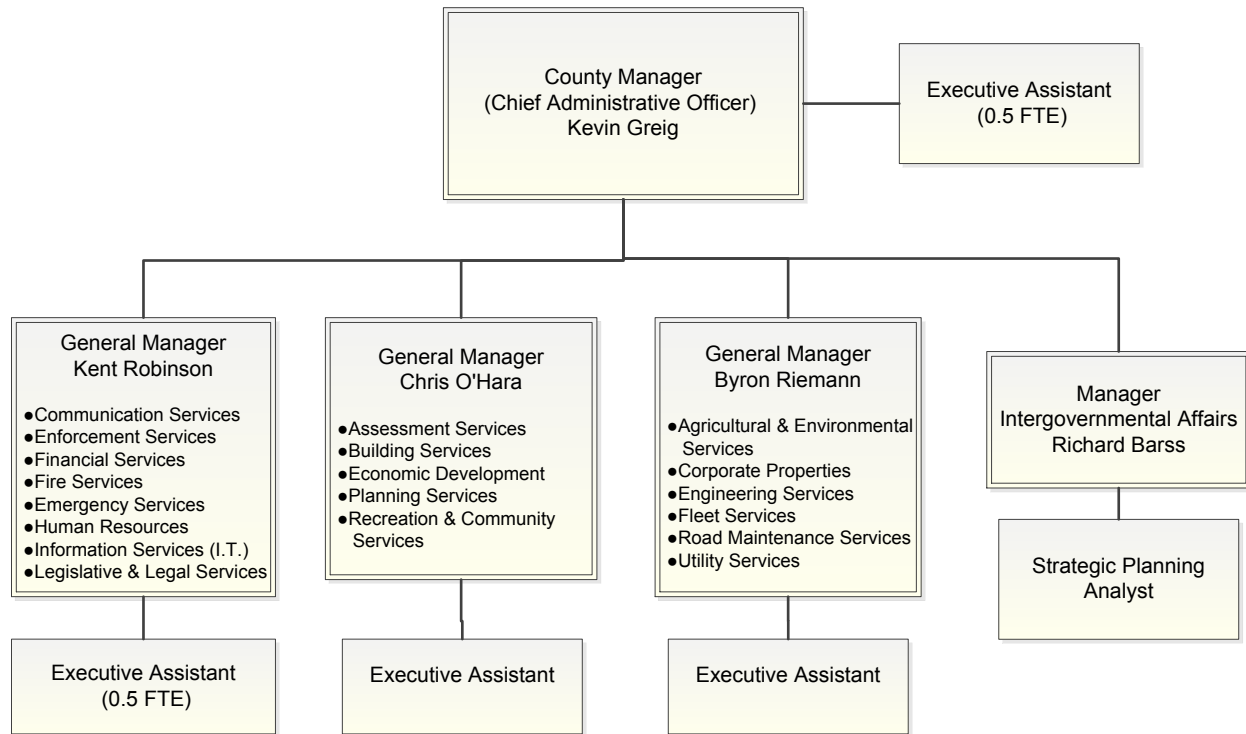
Note: The cost of this department forms part of the Administrative Cost Allocation.

COUNTY MANAGER & GENERAL MANAGERS BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,504,100	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	920,200	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	-
Long Term Debt	-		
Internal Charges	3,500		
Other	-		
Materials, Goods & Supplies	21,900		
Reserve Transfers	-		
Sub Total	2,449,700		
Administrative Cost Allocation	(2,449,700)		
Total Budgeted Expenses	-		
Net Cost of Service		Allocated to Service Departments	

Contract & General Services Detail	
Planning & engineering contracts (paving & gravel projects)	500,000
Services (facilitation, advocacy planning, services)	177,700
County Manager corporate restructuring	200,000
Travel & subsistence	29,300
Publications & subscriptions	3,800
Memberships	7,400
Advertising	2,000
Total	\$920,200

COUNTY MANAGER & GENERAL MANAGERS ORGANIZATION CHART



COMMUNICATION SERVICES

Provide leadership and innovation in ensuring residents and stakeholders receive the information they want and need about the County. Support internal and external communication efforts by engaging audiences to understand their needs, and developing communication initiatives that are timely, accurate, and understandable.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Direct communication with Rocky Viewers	Producing and distributing communication pieces for broad and targeted audiences. Includes brochures, SAFE & SOUND messages, news-letters, general advertising, digital products, and more.	To ensure residents are aware of the County's programs, services, and actions, in order to build understanding, inform residents of benefits and services available to them, and ensure the County has a direct voice in communicating with Rocky Viewers.	General tax support.	None.	Service standards are set for each individual project undertaken through a planning and evaluation process. Targets, goals, or desired outcomes are developed based on the objectives of each initiative.
Indirect communication with Rocky Viewers	Work with the media and other intermediaries to deliver messages to residents and business owners. Includes media releases, assisting reporters, reviewing articles, pitching stories, and responding to media inquiries.	Attempt to achieve balanced reporting in a media environment that is increasingly focused on controversy.	General tax support.	None.	Media and third-party communications are monitored and assessed on an ongoing basis.
Legislative requirement advertising	Place advertising in the local newspaper concerning Council and other meetings.	Required under the <i>Municipal Government Act</i> and other provincial legislation.	General tax support.	None.	Advertising is placed within the defined parameters of the relevant act, which includes wording, timing, number of placements, etc.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Develop and maintain the County website and other online communication vehicles	Constant development of rockyview.ca – adding, removing, and reorganizing information to meet the needs of Rocky Viewers. Communicating through social media.	Provide County residents and businesses with an easily-accessed source of information on almost every aspect of operations and governance. Help meet legislative requirements on the availability of information. Provide a platform for online service offerings.	General tax support.	None.	Online communications are managed in a manner that firstly respects the needs and preferences of Rocky Viewers and secondarily reflects the “information out” needs of the County. Constant review of all content is undertaken through data analysis to adjust content and access.
Internal assistance	Assist other staff with internal and external communications.	Ensure important County presentations and communication pieces are clear, concise, and professional.	General tax support.	None.	Service standards are set for each individual project. Targets, goals, or desired outcomes are developed based on the objectives of each initiative.
Public consultation	Develop and implement select public engagement models that encourage input while respecting the authority and autonomy of Council.	Political and administrative decision-making is enhanced through citizen engagement.	General tax support.	None.	Communication Services’ involvement in public engagement is currently limited to the Your County, Your Money, Your Voice program; held every two years

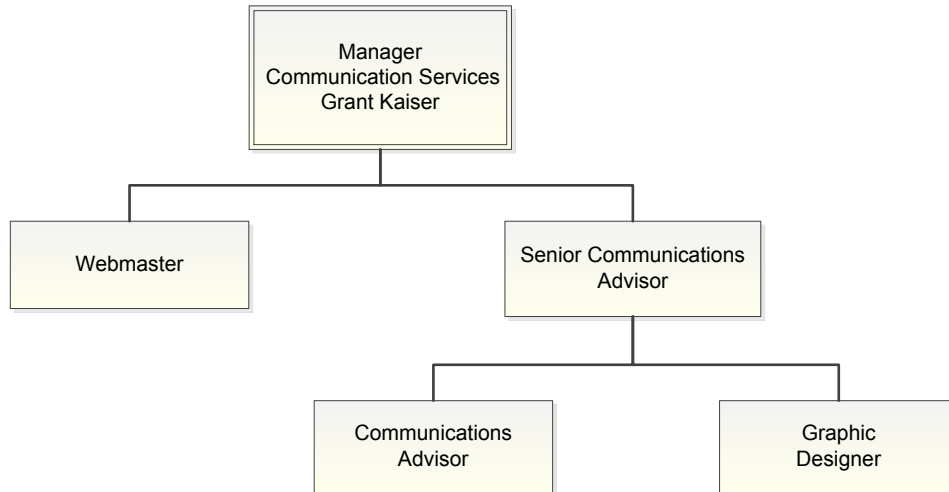
Note: The cost of this department forms part of the Administrative Cost Allocation.

COMMUNICATION SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	526,900	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	200,300	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	-
Long Term Debt	-		
Internal Charges	1,500		
Other	-		
Materials, Goods & Supplies	15,000		
Reserve Transfers	-		
Sub Total	743,700		
Administrative Cost Allocation	(743,700)		
Total Budgeted Expenses	-		
Net Cost of Service		Allocated to Service Departments	

Contract & General Services Detail	
Advertising, public notices	96,000
Printing – long-life products (brochures, guides, etc.)	39,400
Promotion & short-life printing (public event support materials, <i>Vantage Point</i> , etc.)	18,000
Signage	30,000
Travel & subsistence	12,600
Subscriptions & memberships	4,300
Total	\$200,300

COMMUNICATION SERVICES ORGANIZATION CHART



ENFORCEMENT SERVICES

Monitor and enforce Provincial statutes and municipal bylaws. These include traffic enforcement; infrastructure protection; and land use, nuisance and unsightly property, and animal bylaws.

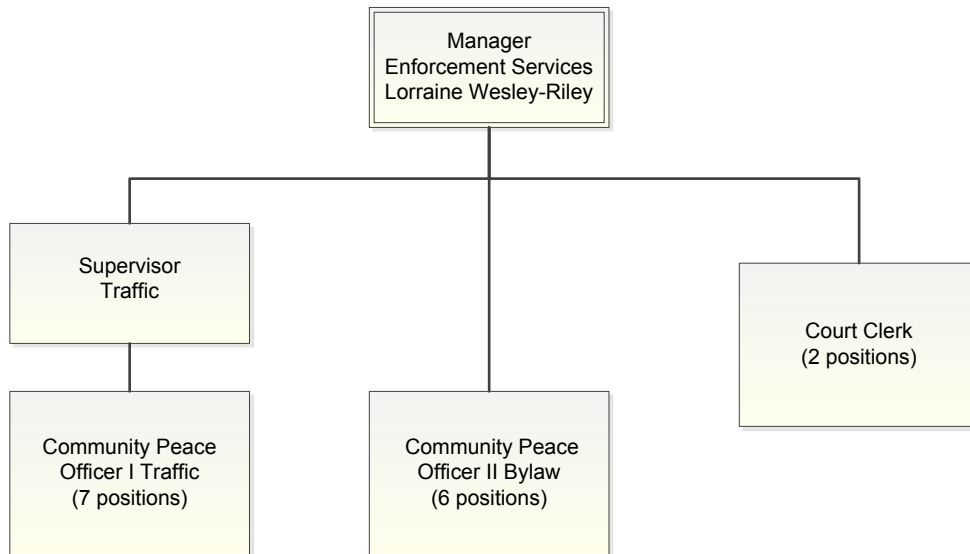
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Infrastructure protection	The protection of County roads from heavy commercial traffic (road ban violations, overweight vehicles).	To ensure roads are safe for the community, and best utilize active patrol officers' time on the road.	General tax support (59%) and user fees, fines, and other revenue.	None.	On duty patrol officers educate and ticket violators of road rules. There are standards in place for call back and response times.
Traffic enforcement	Assisting in the ongoing initiative of safe roads within the County on both County roads as well as secondary Provincial highways.	To ensuring public safety from speed related incidents, traffic control device infractions (stop signs, lights, U-turns, etc.) distracted driving, and to best utilize patrol officers' time on the road.	General tax support (59%) and user fees, fines, and other revenue.	None.	On duty patrol officers educate and ticket violators on road rules. There are standards in place for call back and response times.
Community liaison	Attendance at community group meetings and functions as requested.	To provide information and expertise to community groups on department related issues and concerns.	General tax support.	None.	Attempt to respond to 100% of requests.
County bylaw enforcement	Assisting in the ongoing initiative of safe and beautiful communities within the County.	To achieve resident satisfaction by enforcing County bylaws through education, fines and court orders. Bylaws include the Land Use bylaw, Animal Control bylaw, Unsightly Premise bylaw, Off-Site Pumping bylaw, Fire Services bylaw, etc.	Funded through general tax support (89%) and user fees, fines and other revenue.	None.	There are standards in place for call back and response times. Length of time for complaint resolution is dependent on the bylaw infraction.

ENFORCEMENT SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,726,100	Tax Revenue	-
Amortization	-	User & Other Revenue	926,400
Contracted & General Services (Details Below)	609,400	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	926,400
Long Term Debt	-		
Internal Charges	353,000		
Other	-		
Materials, Goods & Supplies	58,000		
Reserve Transfers	-		
Sub Total	2,746,500		
Administrative Cost Allocation	615,200		
Total Budgeted Expenses	3,361,700		
Net Cost of Service		\$2,435,300	

Contract & General Services Detail	
Enhanced RCMP	507,000
Traffic & admin services (Traffic CPIC, weigh scales, radar)	52,200
Bylaw services (Humane Society, cell phones, licensing agreements)	18,000
Travel & subsistence	14,000
Publications & subscriptions	2,000
Memberships	1,200
Movie/film permits	10,000
Animal impoundment	5,000
Total	\$609,400

ENFORCEMENT SERVICES ORGANIZATION CHART



The department budget includes a 0.6 full-time-equivalent seasonal or temporary position not shown on this organization chart.

FINANCIAL SERVICES

Provides County Council, residents, and County departments with a wide range of services and supports, including financial planning, budget, accounting, revenue billing, collections, grant funding, procurement, financial statements, and audits. Aims to improve overall financial management by developing and maintaining strong financial controls, refining the basic accounting structure, and by continuing to develop effective revenue and expenditure strategies in support of the strategic pillar of fiscal responsibility.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Financial planning and reporting	Strategic planning of financial affairs of the County, reporting to various stakeholders. Legislated by the Municipal Government Act.	Review policies and procedures to ensure they are current and align to best business practices. Set goals and objectives to align with future strategic direction. Report to Council on a quarterly/yearly basis.	General tax support.	None.	MGA 241 – 283.
Yearly operating and capital budget compilation	Collection, assembly, deliberation, approval, and distribution of budgets.	To have approval by December 31 and finalization by May 1.	General tax support.	None.	MGA 242 – 246, Policy 207.
Year-end audit and reporting	To compile, review and report year-end final numbers to Council, Alberta government and other stakeholders.	To report audited yearend financial figures, audit findings and Auditor opinion letter to Council and Alberta government by May 1.	General tax support.	None.	MGA 276 – 283, PS 1201.
Revenue collection and expense disbursement	Day-to-day operations of the County.	Ensure revenues are collected in a timely fashion, expenses contain proper approvals, and financial assets are safe guarded.	General tax support.	None.	MGA 248, 250 and 256, PS 3410, County policies 201, 202, 204, 205, & 317.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Purchasing	To ensure proper process is followed to reduce risk exposure, create transparency, and obtain the best price without sacrificing quality.	To ensure compliance with governing bodies, policy and procedure 203. To review disbursements for compliance.	General tax support.	None.	NWTPA, CFTA, County policy 203.
Tangible capital assets	To identify, quantify, and record the construction, acquisition, and deletion of assets of Rocky View County.	To identify, quantify, and record the construction, acquisition, and deletion of assets of Rocky View County on an annual basis. To ensure proper recording, valuation and disposition of Rocky View County assets.	General tax support.	None.	County policy 210, 216, PS 3150.

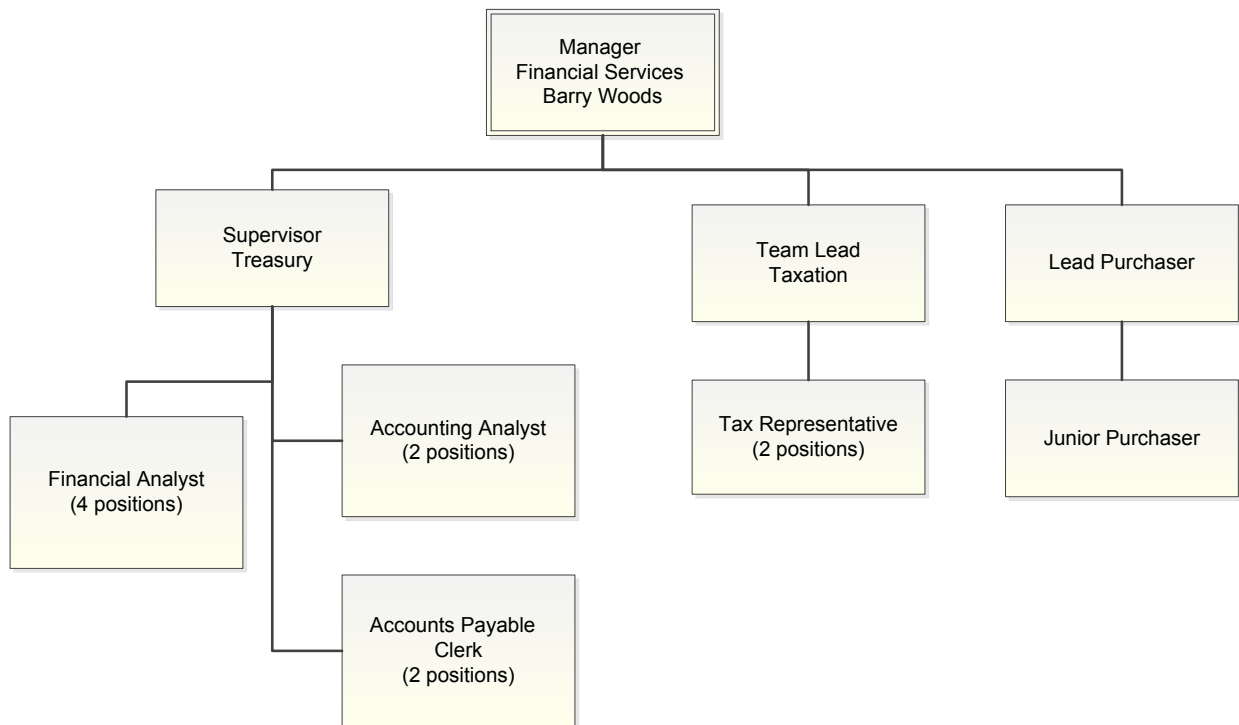
Note: The cost of this department forms part of the Administrative Cost Allocation.

FINANCIAL SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,311,900	Tax Revenue	-
Amortization	-	User & Other Revenue	2,193,800
Contracted & General Services (Details Below)	132,100	Grant Revenue	500,000
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	6,300	Total Revenue	2,693,800
Long Term Debt	-		
Internal Charges	2,000		
Other	874,200		
Materials, Goods & Supplies	17,700		
Reserve Transfers	500,000		
Sub Total	2,844,200		
Administrative Cost Allocation	(150,400)		
Total Budgeted Expenses	2,693,800		
Net Cost of Service		Allocated to Service Departments	

Contract & General Services Detail	
Services (money pick-up, software enhancements)	53,800
Audit fees	60,000
Travel & subsistence	7,200
Advertising	3,300
Publications & subscriptions	1,000
Memberships	6,800
Total	\$132,100

FINANCIAL SERVICES ORGANIZATION CHART



FIRE SERVICES

Provides a blended model of service comprised of full-time, part-time and volunteer firefighters who provide public education, inspections, investigations, fire prevention, fire rescue and fire suppression.

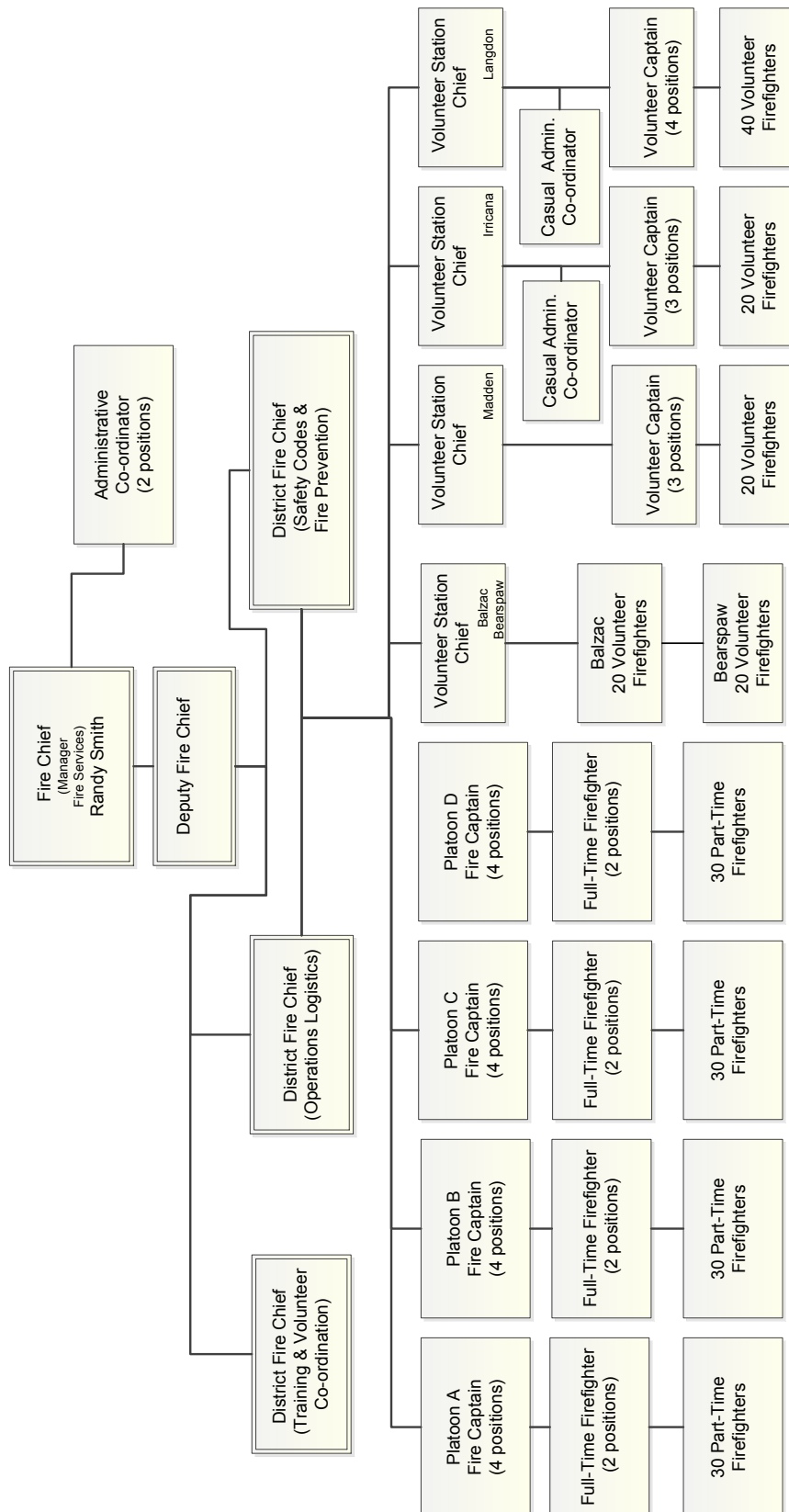
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Fire services	The protection of life and property in relation to fire, whether the result of natural and or man-made emergencies.	To ensure there is a competent level of response to fire and other emergencies in the County.	Funded through general tax support, governmental grant monies.	Motor Vehicle Accidents (Alberta Transp.): \$280,000. Fire Services provided to other municipalities: \$100,000.	Service standard set out in bylaw C-7140-2012. Current service delivery model: <ul style="list-style-type: none"> • Four full-time stations (two have volunteer brigades assigned to them) • Three volunteer stations • Fire Headquarters

FIRE SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	8,926,900	Tax Revenue	-
Amortization	-	User & Other Revenue	387,900
Contracted & General Services (Details Below)	915,300	Grant Revenue	-
Contributed To Capital	111,000	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	79,000	Total Revenue	387,900
Long Term Debt	658,900		
Internal Charges	1,578,700		
Other	-		
Materials, Goods & Supplies	141,500		
Reserve Transfers	213,800		
Sub Total	12,625,100		
Administrative Cost Allocation	2,680,200		
Total Budgeted Expenses	15,305,300		
Net Cost of Service		\$14,917,400	

Contract & General Services Detail	
Mutual aid contracts	800,200
Services (SCBA testing, other services)	75,700
Equipment maintenance	30,400
Travel and subsistence	5,000
Memberships	4,000
Total	\$915,300

FIRE SERVICES ORGANIZATION CHART



The department budget includes a 0.5 full-time-equivalent seasonal or temporary position not shown on this organization chart. Volunteer firefighters are paid on a per-call basis.

EMERGENCY MANAGEMENT

Provides a contingency amount should Rocky View County need to respond to an emergency situation such as but not limited to flooding, hazardous material spill, or wild fire.

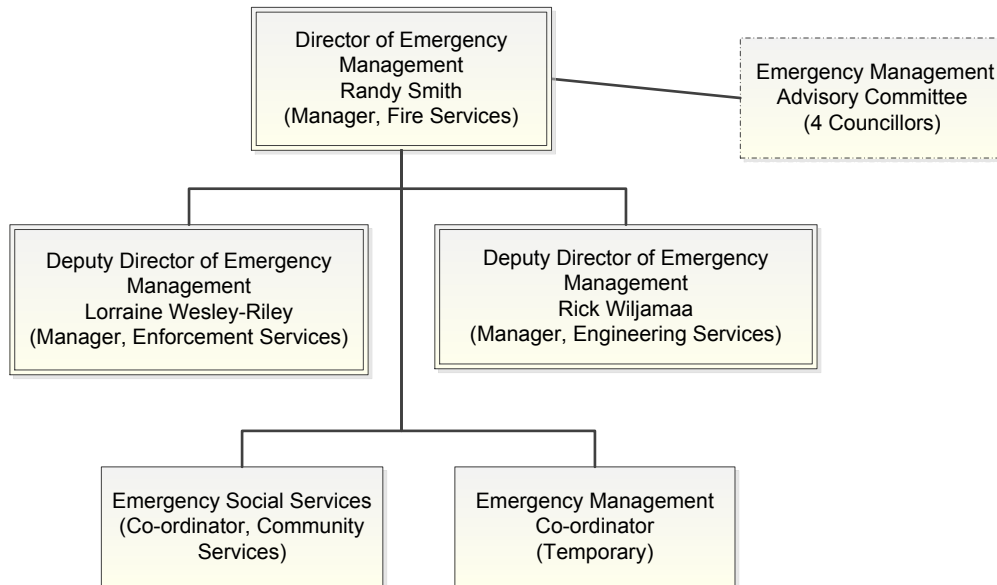
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Regional Emergency Management	To create and maintain a (regional) municipal emergency response plan/program designed to ensure a quick, effective, and co-ordinated response to deal with natural, man-made, and technological hazards affecting Rocky View County and area.	The Emergency Management program develops, implements, maintains, and evaluates emergency management activities for Rocky View County.	General tax support. ACP Grant (2017)	None.	Emergency Services Bylaw Emergency Services Act

EMERGENCY MANAGEMENT BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	85,000	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	10,000	Grant Revenue	5,000
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	5,000
Long Term Debt	-		
Internal Charges	-		
Other	-		
Materials, Goods & Supplies	20,000		
Reserve Transfers	-		
Sub Total	115,000		
Administrative Cost Allocation	25,800		
Total Budgeted Expenses	140,800		
Net Cost of Service		\$135,800	

Contract & General Services Detail	
Travel & subsistence	5,000
Services (disasters)	5,000
Total	\$10,000

EMERGENCY MANAGEMENT ORGANIZATION CHART



The department budget includes a 0.3 full-time-equivalent seasonal or temporary position not shown on this organization chart.

HUMAN RESOURCES

Contributes to creating workforce capabilities and management practices that align with County goals and service delivery expectations. Delivers organizational excellence in recruiting, compensation, retention, benefits, labour relations, training and development, and administrative support.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Labour Relations	Work with the local union – International Association of Firefighters (IAFF).	To ensure that the County and all related employees are in compliance with the collective agreement.	General tax support.	None.	To build a healthy working relationship with the local IAFF so that we can provide a quality level of service to residents while ensuring our employees are safe.
Recruitment	Co-ordination and oversight of the hiring process of all County employment opportunities.	To ensure that the process is fair and consistent and adheres to Provincial legislation; County policies and standards; and collective agreement language.	General tax support.	None.	To ensure that the process is consistent and transparent, we distributed an approved recruitment process for all management. The process states that we will strive to fill vacancies in 38 days. The only exception would be hard to fill positions due to market demands.
Compensation	Administration of the biweekly payroll for the County.	To ensure that Council, employees, board members and volunteers are fairly compensated and paid in accordance with all legislative and County policy requirements.	General tax support.	None.	Employees are paid in accordance with the County policies, which state that employees are paid 26 times per year (biweekly pay cycle).

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Benefits	Administration and co-ordination of the County's employee benefits.	By ensuring we have a competitive benefits package, we are able to recruit and retain the best employees to serve County residents.	General tax support.	None.	Provide a benefits package that is: 1) competitive so we can attract and retain employees; 2) cost effective.
Training	Administration and co-ordination of the County's corporate learning and development for employees.	By ensuring we have a comprehensive learning and development program we are able to ensure that we adhere to all legal and legislative requirements and support industry changes and trends.	General tax support.	None.	Meet all legal and legislative requirements, as well as ensuring employees maintain the required skills to continue to succeed and grow in their current role and the organization as a whole.

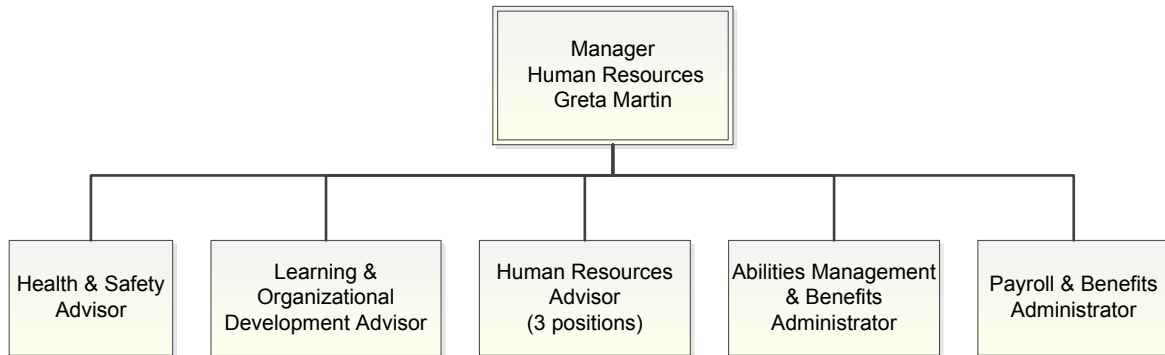
Note: The cost of this department forms part of the Administrative Cost Allocation.

HUMAN RESOURCES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,454,700	Tax Revenue	-
Amortization	-	User & Other Revenue	52,300
Contracted & General Services (Details Below)	279,500	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	52,300
Long Term Debt	-		
Internal Charges	1,000		
Other	-		
Materials, Goods & Supplies	49,800		
Reserve Transfers	-		
Sub Total	1,785,000		
Administrative Cost Allocation	(1,732,700)		
Total Budgeted Expenses	52,300		
Net Cost of Service		Allocated to Service Departments	

Contract & General Services Detail	
Recruitment	70,500
Compensation survey	15,000
Cell phones	3,700
Drivers abstracts & medicals	5,500
Time & attendance implementation	68,200
Audiometric testing, training	21,000
Ergonomic assessments	10,000
Working-alone devices & renewal	14,000
Events	56,000
Travel & subsistence (HR, Health & Safety)	9,600
Publications & subscriptions	2,000
Memberships	4,000
Total	\$279,500

HUMAN RESOURCES ORGANIZATION CHART



The department budget includes a full-time-equivalent seasonal or temporary position not shown on this organization chart.

INFORMATION SERVICES

Provides all corporate information technology services, including hardware, software, research and development of in-house applications and databases, the geographic information system, internal help desk support, radio/telecommunications, and corporate website platform management.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Systems	Oversee County use of technology in government operations, and service delivery to the public. The study, design, development, application, support, or management of computer-based information systems.	Support departments in meeting their objectives. Provide network admin.; software development and installation; and management of the County's technology life cycle. Maintain, upgrade, and replace hardware and software.	General tax support.	None.	Systems is a 24/7 service section. Systems follow Information Technology Infrastructure Library (ITIL) best practices, which focuses on aligning IT services with the needs of business.
Geographic information system (GIS)	A geographic information system (GIS) is a system designed to capture, store, manipulate, analyze, manage, and present all types of geographical data. Services include: <ul style="list-style-type: none"> • Legal parcel management • County map publication • Rural road net management • Land Use bylaw mapping • Municipal addressing • Aerial photography 	Required to support all departments in meeting their own objectives. This service encompasses all within the County strategic plan.	General tax support.	Minimal from sales of maps and data.	The Information Technology Infrastructure Library (ITIL)

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Radio/ Telecommunications	<p>Services include maintaining:</p> <ul style="list-style-type: none"> • All Fire Services hand held and truck radio communications, • All County Enforcement radio communication systems and modems. • The link between 911 Calgary dispatch and County fire stations and apparatus, Nakota Fire, and other rural fire stations. • Fire stations alerting system • The County phone system. • The communication between County deployed water meters and administration offices. • Public Works hand held radios, equipment radios, and equipment modems. 	Required to support all departments in meeting their own objectives. This service encompasses all within the County Strategic Plan.	General tax support.	None.	The Information Technology Infrastructure Library (ITIL)

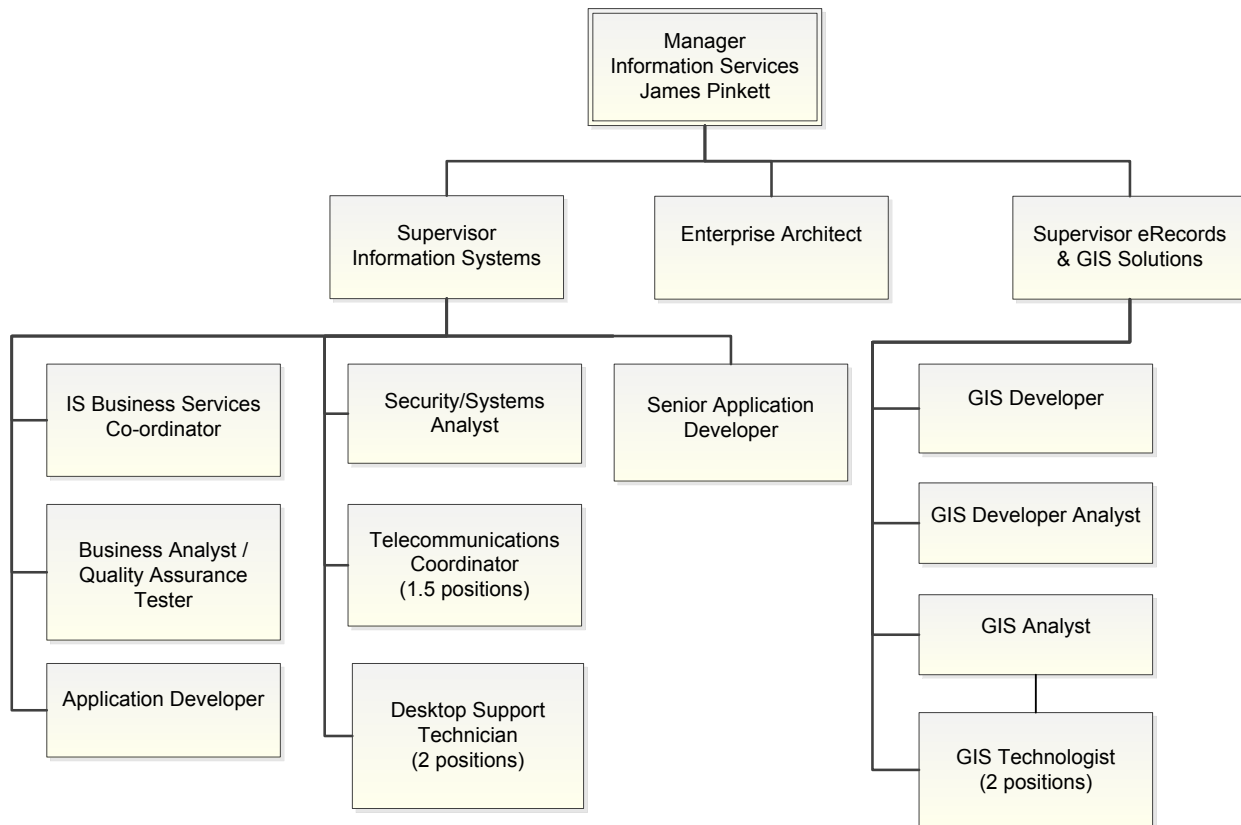
Note: The cost of this department forms part of the Administrative Cost Allocation.

INFORMATION SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,949,700	Tax Revenue	-
Amortization	-	User & Other Revenue	11,900
Contracted & General Services (Details Below)	1,785,700	Grant Revenue	-
Contributed To Capital	842,000	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	11,900
Long Term Debt	-		
Internal Charges	28,000		
Other	-		
Materials, Goods & Supplies	223,500		
Reserve Transfers	-		
Sub Total	4,828,900		
Administrative Cost Allocation	(4,817,000)		
Total Budgeted Expenses	11,900		
Net Cost of Service		Allocated to Service Departments	

Contract & General Services Detail	
Base services (software licensing, Internet, professional services)	374,900
System & supply maintenance (UPS replacement batteries, printer toner)	65,000
Telecom maintenance (radio equipment, radio shed maintenance, licenses)	118,300
Professional services (contracted tech support for SharePoint, MS Exchange)	133,000
IS application fees (47 software application maintenance agreements)	736,100
Internet services	177,000
Telephone	169,000
Travel & subsistence	10,000
Memberships	2,400
Total	\$1,785,700

INFORMATION SERVICES ORGANIZATION CHART



The department budget includes a full-time-equivalent seasonal or temporary position not shown on this organization chart.

LEGISLATIVE & LEGAL SERVICES

Provides a link between County Council, the organization, and the community. Supports the decision making processes of the organization and Council, ensures compliance with legislative requirements, provides procedural advice and administrative support to Council and Council-appointed committees, acts as returning officer, and conducts the municipal census.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Records information management (RIM)	Records and information management (RIM) is the practice of maintaining the records of an organization from the time they are created up to their eventual disposition. Every decision the County makes and the day-to-day operations involve the use of records/information. How well we manage this information can impact productivity and legal risk.	Assist departments and Council in managing corporate electronic and paper records, including classification and disposition.	General tax support.	None.	Meet legislative and legal requirements for records classification, retention, and disposition.
Access and Privacy (FOIP)	Administration and co-ordination of corporate responses to FOIP requests. Provide advice and training for staff on access to information and protection of privacy.	To ensure that FOIP requests are processed within legislated timelines and that the records are reviewed for compliance.	General tax support.	In accordance with the fee schedule in the FOIP Regulations.	Respond to all FOIP requests within legislated timelines.
Corporate Governance	Development, review, management, and control of Council and corporate policies and procedures, and of County bylaws. Support Council committees and public engagement process (public hearings)	To ensure that the governance documents and procedures are in place and managed.	General tax support.	None.	Continued review of policy/procedure framework that will provide the day to day direction to the organization.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Appeals	Manage the appeal process for the Subdivision and Development Appeal Board (SDAB), the Enforcement Appeal Committee (EAC), and the Assessment Review Board (ARB).	Co-ordinate hearings and agendas for hearings. Support board members in decision making.	Funded through general tax support and appeal fees.	Appeal fees cover a portion of costs.	Hearings are scheduled as needed and within legislated timelines.
Administrative Support	Provide external customer service and internal administrative support.	The role of this team is to provide support to the County by ensuring: 1) our external guests' needs and inquiries are met; and 2) support internal employees with their administrative needs.	General tax support.	None.	To provide a level of customer service that meets and exceeds the customer service delivery requirement of the County Administration.

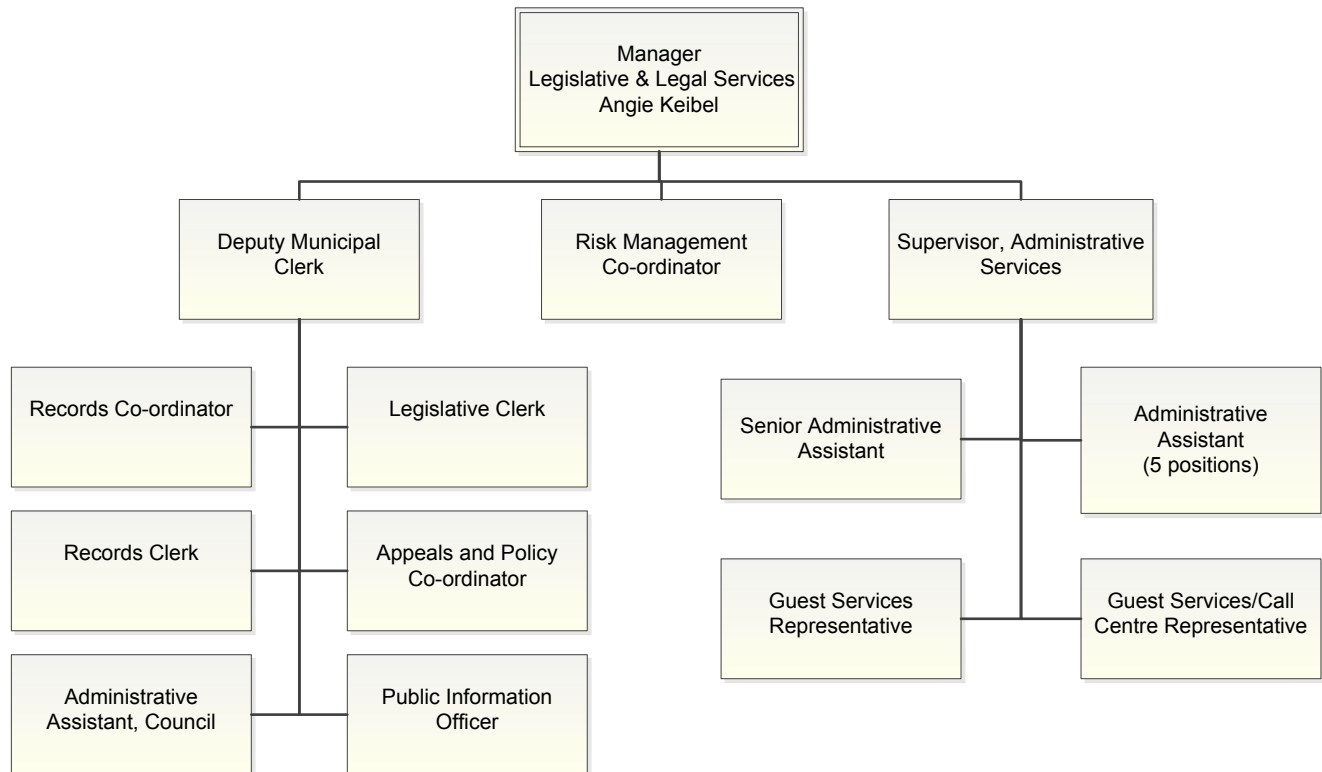
Note: The cost of this department forms part of the Administrative Cost Allocation.

LEGISLATIVE & LEGAL SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,655,200	Tax Revenue	-
Amortization	-	User & Other Revenue	130,000
Contracted & General Services (Details Below)	1,651,600	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	100,000
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	230,000
Long Term Debt	-		
Internal Charges	3,500		
Other	-		
Materials, Goods & Supplies	113,800		
Reserve Transfers	69,000		
Sub Total	3,493,100		
Administrative Cost Allocation	(3,263,100)		
Total Budgeted Expenses	230,000		
Net Cost of Service		Allocated to Service Departments	

Contract & General Services Detail	
Postage	165,000
Insurance	600,000
Legal fees	650,000
Census	90,000
Travel & subsistence	24,600
Publications & subscriptions	1,500
Memberships	34,600
Services	61,900
Public relations initiatives	4,000
Land title fees	20,000
Total	\$1,651,600

LEGISLATIVE & LEGAL SERVICES ORGANIZATION CHART



The department budget includes 1.2 full-time-equivalent seasonal or temporary positions not shown on this organization chart.

ASSESSMENT SERVICES

Prepares and defends annual property assessments for all real property, including farmland, residential, exempt, and specialized properties within the County for the purpose of property taxation.

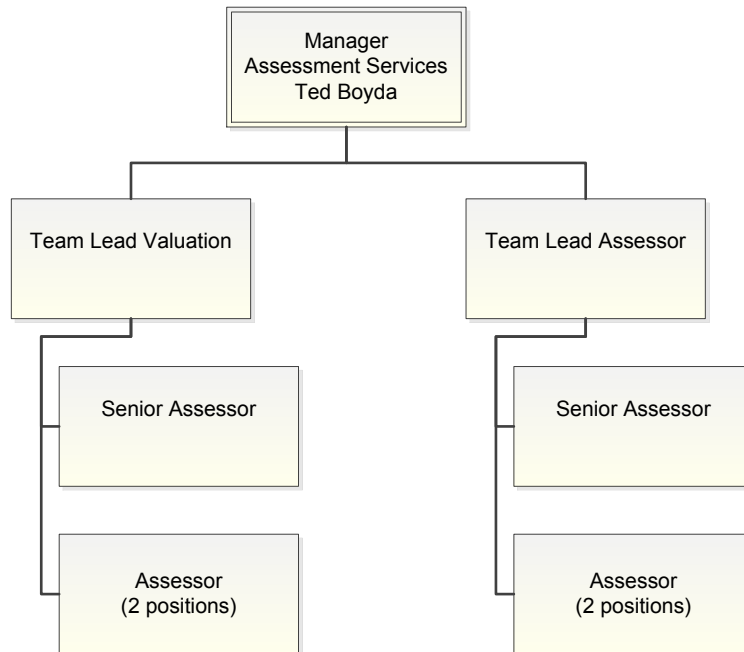
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Property assessments	Provide the foundation base for funding through the taxation structure and through some grant provisions (grant-in-lieu and payments-in-lieu of taxes). Assessment assists other departments with ad-hoc appraisals and current data to populate models for growth scenarios and fiscal impact analysis and advises Administration on legislative changes that may impact the County.	Assessment Services is responsible for preparing and defending annual property assessments for all real property, including farmland, residential, exempt, and specialized properties within the county for the purpose of property taxation.	General tax support.	None.	Assessment is a legislative requirement governed by the Municipal Government Act (MGA) and Alberta regulations. Standards of practice for various classes of property assessment are Provincially set and measured. The statistical measurements are used by the auditors of Municipal Affairs to attain the specified ratios for various property classes for all municipalities. Approximately 20% of the properties are inspected on an annual basis.

ASSESSMENT SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,062,100	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	258,400	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	-
Long Term Debt	-		
Internal Charges	45,000		
Other	-		
Materials, Goods & Supplies	25,000,		
Reserve Transfers	-		
Sub Total	1,390,500		
Administrative Cost Allocation	311,400		
Total Budgeted Expenses	1,701,900		
Net Cost of Service		\$1,701,900	

Contract & General Services Detail	
Linear charges (set by Province)	54,000
Insight info services (2 oilfield/1 GIS data) 4000/2 depts.	2,000
Services (new notice design, appraisals, income reviews)	2,500
Market appraisals & income review contract	15,000
Realnet Canada Inc. (commercial data)	9,000
3 vehicles leased with fuel	28,800
Central industrial assessment	107,800
Travel & subsistence	15,400
Advertising	8,200
Publications & subscriptions	900
Memberships	14,800
Total	\$258,400

ASSESSMENT SERVICES ORGANIZATION CHART



The department budget includes a 0.8 full-time-equivalent seasonal or temporary position not shown on this organization chart.

BUILDING SERVICES

Administers, reviews, and issues building permits and sub trade permits for the County. Safety codes officers regularly visit all building sites for inspections to ensure that the work undertaken is in compliance with the Safety Codes Act, National Energy Code for Buildings and the Alberta Building Code.

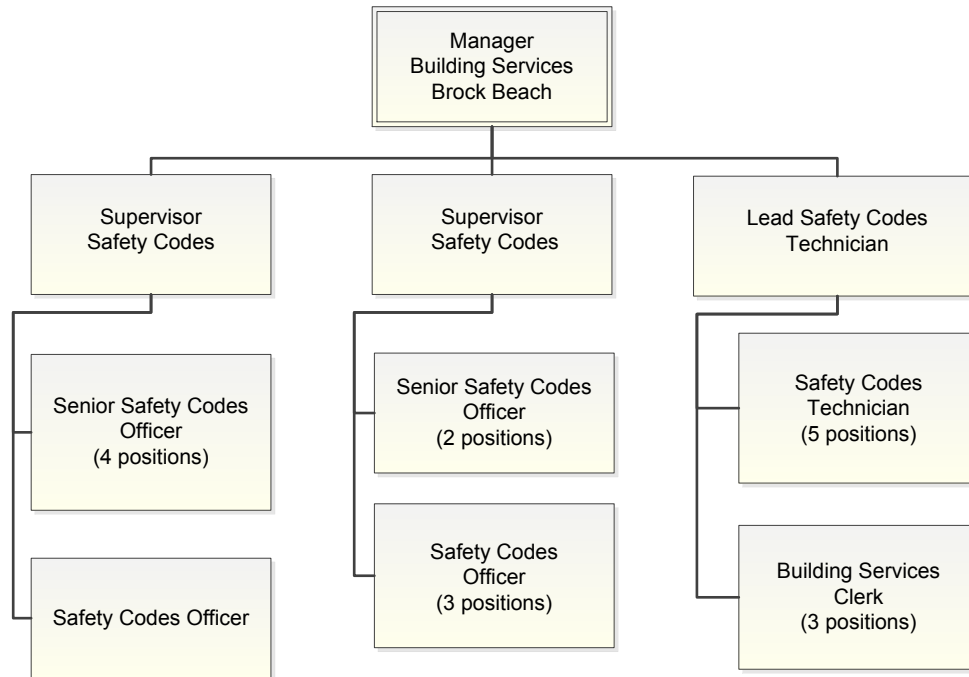
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Review plans based on the Alberta Building Code, National Energy Code for Buildings. Issue building permits and sub trade permits	A process governed by Provincial legislation and County bylaws and policies. Includes the review of documents and plans for issuance of building permits and sub trade permits.	Legislated - Safety Codes Act, Alberta Building Code, National Energy Code for Buildings and Safety Codes Council Quality Management Plan requirements.	Permit fees and fines.	Striving toward full cost recovery.	Daily – safety codes officers, safety codes technicians, and building services clerks and Davis inspections.
Alberta Building Code and National Energy Code for Buildings inspections and Alberta electrical, plumbing, gas and PSTS code inspections	Inspect buildings under construction to ensure conformity to examined plans, <i>Alberta Building Code</i> , <i>National Energy Code for Buildings</i> and related codes. Maintain logs of all construction activity in accordance with the Building Quality Management Plan.	Legislated - Safety Codes Act, Alberta Building Code, National Energy Code for Buildings and Safety Codes Council Quality Management Plan requirements.	Permit fees and fines.	Striving toward full cost recovery.	Daily –safety codes officers, safety codes technicians, building services clerks and Davis inspections.

BUILDING SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	2,513,800	Tax Revenue	-
Amortization	-	User & Other Revenue	2,939,500
Contracted & General Services (Details Below)	658,500	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	2,939,500
Long Term Debt	-		
Internal Charges	83,000		
Other	-		
Materials, Goods & Supplies	24,800		
Reserve Transfers	-		
Sub Total	3,280,100		
Administrative Cost Allocation	734,700		
Total Budgeted Expenses	4,014,800		
Net Cost of Service		\$1,075,300	

Contract & General Services Detail	
Permit inspection agencies	600,000
Travel & subsistence	8,000
Publications & subscriptions	13,700
Memberships	3,600
Services (cell phones, temporary staff)	33,200
Total	\$658,500

BUILDING SERVICES ORGANIZATION CHART



The department budget includes 1.5 full-time-equivalent seasonal or temporary positions not shown on this organization chart.

ECONOMIC DEVELOPMENT

Works with businesses within and beyond county boundaries to generate economic growth and prosperity for the County and its residents.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Investment attraction and promotion	To generate new investment prospects that could locate in Rocky View County.	To drive opportunities to Rocky View County. Economic Development also works closely with local landowners, developers, and investors as they realize their business and industrial development objectives.	General tax support.	None.	Constant and consistent investment attraction and promotion fills the “pipeline” of new and prospective development that will eventually work through planning, engineering, development services and eventual tax revenue generation.
Data management	Data management is tracking and utilizing information sources and statistics for economic development work.	To incorporate Rocky View census data with the federal census reports, and to research and correlates new information gathered from various private sector sources.	General tax support.	None.	Data management helps to address business development and investment inquiries. Data also plays an important role in tracking success and measuring long-term sector growth.
Business retention and expansion	Business retention and expansion is the assistance offered to existing business and industry in the County to help ensure prosperity and sustainability.	To assist businesses one-on-one, and to work confidentially and discretely with developers, land owners and investors in addressing delays and red-tape issues.	General tax support.	None.	Maintain and support existing business and industry.


Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Regional economic development	Regional economic development involves working with neighbouring municipalities as well as provincial and federal agencies in order to ensure Rocky View County benefits from regional opportunities, trends, and developments.	Economic Development has a very good working relationship with our urban neighbours. The Province of Alberta is also working directly with Rocky View County and wants to do more, in light of our overwhelming success in retail and warehousing development.	General tax support.	None.	Meet and work with regional partners on opportunities in retail development, agri-food processing, warehousing and logistics, as well as attracting and retaining foreign direct investment that helps drive economic prosperity in the Province.

ECONOMIC DEVELOPMENT BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	135,200	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	132,100	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	-
Long Term Debt	-		
Internal Charges	1,500		
Other	-		
Materials, Goods & Supplies	55,400		
Reserve Transfers	-		
Sub Total	324,200		
Administrative Cost Allocation	72,600		
Total Budgeted Expenses	396,800		
Net Cost of Service		\$396,800	

Contract & General Services Detail	
Consulting (special projects)	57,500
Advertising	43,000
Travel & subsistence	16,500
Publications & subscriptions	3,500
Memberships	11,600
Total	\$132,100

ECONOMIC DEVELOPMENT ORGANIZATION CHART



Manager
Economic Development
David Kalinchuk

PLANNING SERVICES

Plans and regulates development within county boundaries. Implements the County's Land Use bylaw and the amendments to it. Primarily involved with any proposed change to the use or intensity of development for land or buildings.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Land use applications	A process, governed by Provincial legislation and County policies, that changes the use on a particular parcel of land	To ensure that all policies governing legislation related to land use applications are met	Funded mainly through application fees with a portion funded through general tax support.	Striving towards cost recovery.	We provide customer service daily and are always working to improve our delivery of service.
Subdivision application	If a parcel of land has the appropriate land use, it can proceed to subdivision (a division of land to create unique parcels with individual titles).	To ensure that the subdivision process is administered according to Provincial legislation and County policies.	Funded mainly through application fees with a portion funded through general tax support.	Striving towards cost recovery.	We provide customer service daily and are always working to improve our delivery of service.
Subdivision endorsements	Once a subdivision has been granted, there is a list of conditions that must be met in order to have the subdivision endorsed and ready to be registered at Land Titles.	To ensure that the Subdivision Authority's Conditions of Approval are met and that all proper documents are prepared to be registered with the plan of subdivision.	Funded mainly through application fees with a portion funded through general tax support.	Striving towards cost recovery.	We work with the Applicant and other internal agencies to assist in meeting the Conditions of Approval. We are working on streamlining this process to improve customer service.

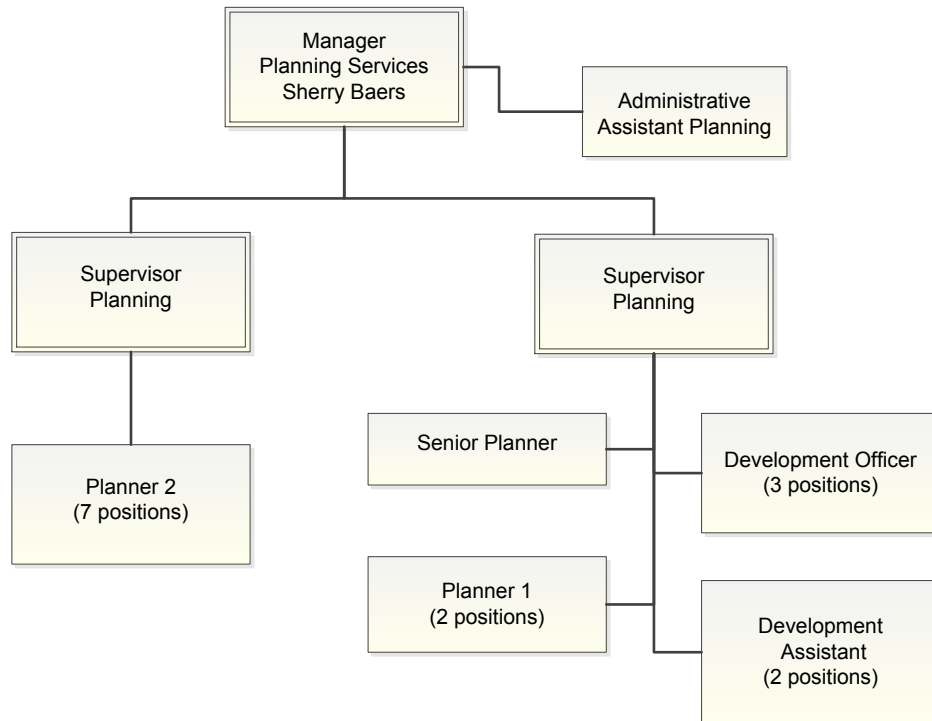
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Development permit applications	Development such as a change in the intensity of the land use or a building; the creation or stockpile, or setback relaxations, discretionary uses, etc. requires a development permit.	To evaluate development permit applications in accordance to Rocky View Land Use bylaws and County policies. This is a legislated process.	Funded mainly through application fees with a portion funded through general tax support.	Striving towards cost recovery.	We provide customer service daily and are always working to improve our delivery of service.
Certificate of compliance requests	With each land sales transaction there is a Real Property Report prepared by a surveyor and is submitted to the County requesting confirmation that all setbacks meet the Land Use bylaw.	To ensure that the location of buildings comply with the Land Use bylaw. This is a service and not a legislative requirement.	Funded through application fees.	Close to full cost recovery.	We provide customer service daily and are always working to improve our delivery of service.

PLANNING SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,879,300	Tax Revenue	-
Amortization	-	User & Other Revenue	698,000
Contracted & General Services (Details Below)	531,500	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	698,000
Long Term Debt	-		
Internal Charges	30,600		
Other	-		
Materials, Goods & Supplies	10,000		
Reserve Transfers	-		
Sub Total	2,451,400		
Administrative Cost Allocation	549,100		
Total Budgeted Expenses	3,000,500		
Net Cost of Service		\$2,302,500	

Contract & General Services Detail	
Inter-municipal projects (Beiseker, Irricana, Mountain View County, Kneehill County, MD of Bighorn, Wheatland County)	170,000
Municipal policy projects (Conrich ASP, Bearspaw ASP, Bragg Creek Expansion Lands ASP amendment, SSRP final review, Regional Growth Plan)	298,000
Travel & subsistence	15,000
Publications & subscriptions	1,500
Memberships	8,000
Telephone	4,000
Services (temp staff - backfill)	20,000
Sub appraisal fees	15,000
Total	\$531,500

PLANNING SERVICES ORGANIZATION CHART



The department budget includes a full-time-equivalent seasonal or temporary position not shown on this organization chart.

RECREATION & COMMUNITY SERVICES

Recreation: Supports 10 district recreation boards, over 80 community organizations, and a regional recreation facility board that provides residents with recreation facilities. Family and Community Support Services: Uses a preventive social services model to support community organizations in delivering programs and services throughout the county that improves the social well-being of individuals, families, and communities.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Community Recreation Grant Funding Program	Co-ordination of capital and operational grant funding.	To provide funding support to non-profit community groups and facilities.	Tax levy, cash-in-lieu; voluntary recreation contributions; grants.	None.	Capital grant application intake is twice annually; Operational grant application intake is once annually.
Liaise with district recreation boards	Provide information, guidance and advice to Council appointed volunteer district recreation boards.	Volunteers require input and guidance from Administration to fulfill their roles and mandate on the boards.	General tax support.	None.	Builds capacity in the communities and provides a conduit for communication with residents; Occurs as required.
Liaison to non-profit community groups	Provide information, guidance, and advice to community groups applying for community recreation funding.	To support local community groups to achieve identified level of service to County residents.	General tax support.	None.	Assists in providing an identified level of service to residents; Occurs as required.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Liaison to regional recreation board	Provide information, guidance, and advice to regional recreation board regarding four regional facilities.	To support existing regional recreation facilities and opportunities for future investment and development.	General tax support.	None.	To maintain current level of service provided to residents through investment in and development of existing and new facilities; Occurs as required.
Special projects: recreation master plan; community toolkit;	Projects are typically designed to improve communications; identify partnership opportunities	Projects are identified by community need	General tax support.	None.	To increase sustainability through identified partnerships; to provide communication to residents Occurs as required
Family and community support services	In Rocky View, not-for-profit organizations are invited to apply annually for FCSS funding. The FCSS Board reviews all applications received and makes recommendations to Council based on FCSS Funding Policy 131. The FCSS mission is: Cultivating caring communities that enhance social well-being through prevention, volunteerism, collaboration, and community development.	This is a cost shared agreement between the Province and municipalities to provide preventive social services that are locally determined. The programs developed are intended to help individuals in their community to adopt socially healthy lifestyles, thereby improving the quality of life and building the capacity to prevent and/or deal with crisis situations should they arise.	Program spending funded 80% by the Province of Alberta and 20% by Rocky View County.	The funding agreement signed with the Province stipulates that we must provide a minimum of 20% matching dollars to receive their funding.	FCSS programs are governed under Provincial legislation to meet the requirements of the Provincial FCSS Act and regulation.

RECREATION & COMMUNITY SERVICES BUDGET

PART 1: RECREATION & COMMUNITY SERVICES

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	415,500	Tax Revenue	84,600
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	693,200	Grant Revenue	404,300
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	40,000
Grants To Organizations	2,560,100	Total Revenue	528,900
Long Term Debt	-		
Internal Charges	2,000		
Other	-		
Materials, Goods & Supplies	5,000		
Reserve Transfers	-		
Sub Total	3,675,800		
Administrative Cost Allocation	823,300		
Total Budgeted Expenses	4,499,100		
Net Cost of Service		\$3,970,200	

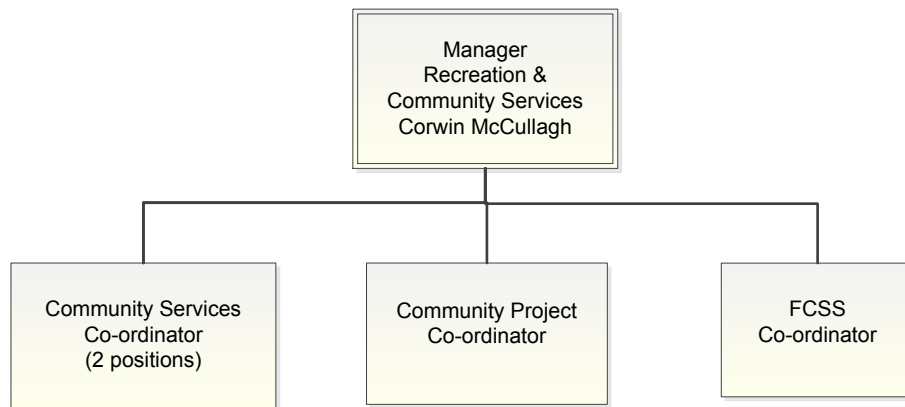
Contract & General Services Detail	
Rural library services	581,700
Travel & subsistence	17,800
Publications & subscriptions	200
Memberships	1,200
Services	92,300
Total	\$693,200

PART 2: FAMILY & COMMUNITY SUPPORT SERVICES

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	101,500	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	39,000	Grant Revenue	854,100
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	884,300	Total Revenue	854,100
Long Term Debt	-		
Internal Charges	40,000		
Other	-		
Materials, Goods & Supplies	4,000		
Reserve Transfers	-		
Sub Total	1,068,800		
Administrative Cost Allocation	239,400		
Total Budgeted Expenses	1,308,200		
Net Cost of Service		\$454,100	

Contract & General Services Detail	
Travel & subsistence	32,200
Services	6,800
Total	\$39,000

RECREATION & COMMUNITY SERVICES ORGANIZATION CHART



AGRICULTURAL SERVICES

Agricultural Services provides residents with a range of information and services aimed at protecting and enhancing agriculture within the County.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Enhance environmental sustainability for agricultural producers by encouraging responsible stewardship of air, land, and water resources	Provide liaison and board representation to a variety of watershed groups and other land, air, and water interests in the County, region, and Province.	Support agricultural and the related environmental stewardship which is legislated or Provincially mandated; and advise on best management practices that are Provincially recommended. To address community requests supporting residents and organizations in improving their agricultural communities.	Provincial and federal grants, partnership agreements, registration fees, and property taxes support these services. Approximately 75% is provided by general tax support.	None.	The current service level and County funding is the service level expected by the Province.
Promote and develop agricultural policies to meet agricultural producers' needs	Continue implementing recommendations from the approved Agriculture Master Plan. The County Land Use Bylaw is currently under review and recommendations from the Agricultural Master plan are being assessed and implemented.	Council approved plan has identified a number of recommendations specific to Agricultural Services implementation.	Funded through Provincial grants and general tax support.	None.	Standards are identified through the current ASB Strategic Plan, Agricultural Master Plan and County Land Use Bylaw.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Provide diverse educational opportunities for Rocky View agricultural producers and acreage owners	Provide technical information and workshops to agricultural producers. Provide basic agricultural principles and practices to acreage owners and other rural residents. Partner with other agencies and organizations to provide this information.	To ensure agriculture is valued and respected and that the agriculture industry flourishes, providing social, economic, and ecological benefits to the County.	Funded through Provincial grants and general tax support.	None.	Agriculture Service Board (ASB) Strategic Plan, Agricultural Master Plan and used as performance indicators in the Rocky View County Provincial ASB Grant.
Prevent and control agricultural pests, diseases and invasive weeds as mandated by legislation	Protect public and private land from agricultural pests and regulated weeds. Agricultural Services controls weeds/pests on properties under County control, and directs private landowners/tenants through education and enforcement.	Provincial legislation requires municipalities to undertake these responsibilities. This also supports the goals of agricultural and environmental stewardship.	Funded through Provincial grants, enforcement penalties and general tax support.	Enforcement penalties are cost plus 15%. Provincial grants cover approximately 15%.	Seasonal programs are based on Provincial standards and BMPs.
Roadside mowing, MR mowing, and seeding programs	Mow approximately 3,300 acres of roadside ditch and approximately 450 acres of MR's. Responsible for re-seeding grass to newly constructed roads and reclamation sites owned by the County.	To facilitate public safety and proper overland drainage, integrated vegetation management to control noxious weeds, preserve motorists' sightlines and to enhance the overall aesthetics of the land.	General tax support.	Services are paid for via inter-departmental transfers.	County policy and current maintenance service standards for mowing. Policy #428.

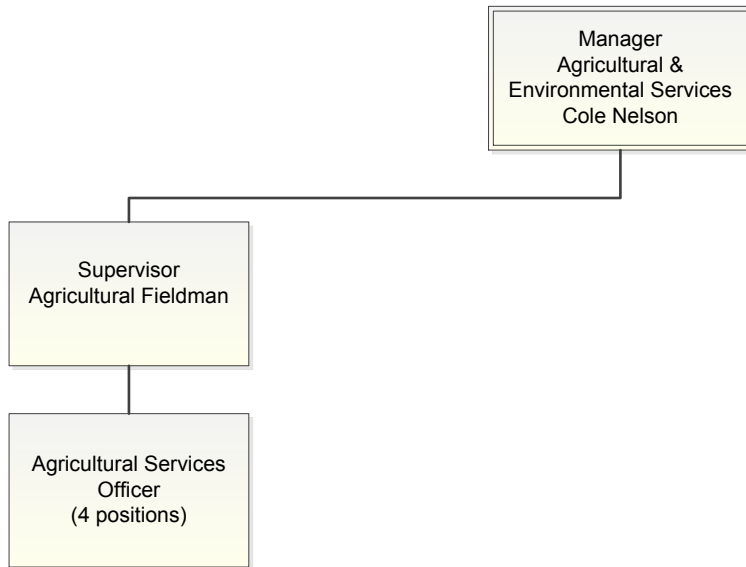
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Project management of mosquito abatement program	A program was developed to sample, evaluate, treat, and monitor mosquito larval populations within Langdon. A certified contractor was utilized to implement the program.	Desire for this service was identified through community interest and initiated by affected Councillors. At Councillors' direction, Administration was activated to deliver the program.	General tax support.	None.	Contractor is bound by BMP and industry protocols regarding pesticide use and application.

AGRICULTURAL SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	773,400	Tax Revenue	-
Amortization	-	User & Other Revenue	40,700
Contracted & General Services (Details Below)	225,500	Grant Revenue	243,400
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	472,900
Grants To Organizations	-	Total Revenue	757,000
Long Term Debt	-		
Internal Charges	410,000		
Other	-		
Materials, Goods & Supplies	249,600		
Reserve Transfers	-		
Sub Total	1,658,500		
Administrative Cost Allocation	371,500		
Total Budgeted Expenses	2,030,000		
Net Cost of Service		\$1,273,000	

Contract & General Services Detail	
License renewal	11,000
Pick-up trucks	52,000
ASB awareness sessions	16,100
Weed & pest enforcement	10,000
Pest sampling	11,000
Sustainable agriculture programs	21,000
Agriculture tour	12,800
County land improvement	15,000
Mosquito control (Langdon)	52,000
Travel & subsistence	19,400
Courier & freight	100
Advertising	2,000
Publications, subscriptions, & memberships	3,100
Total	\$225,500

AGRICULTURAL SERVICES ORGANIZATION CHART



The department budget includes 4.7 full-time-equivalent seasonal or temporary positions not shown on this organization chart.

CEMETERY SERVICES

Provides effective and appropriate end-of-life services to clients, families or their loved ones. Provides the setup and excavation involved to perform graveside services, family plot planning, monument and memorial sales and services in a park-like setting at the Garden of Peace, Bottrel, and Dalmead Cemeteries. Provides general grounds keeping and landscape maintenance for Municipal Lands, Corporate Properties, and Road Services.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Cemetery services	End-of-life services for cemetery clients through in-ground interments or cremations, family plot planning, monument and memorial sales and installations.	Cemetery Master Plan adopted by Council in 2009- providing a logical comprehensive blueprint for sustainable cemetery services in Rocky View.	Funded through sales of plots, niches, monuments, memorial benches and cemetery related services; and 50% through property taxes for cemetery grounds maintenance.	Striving toward full cost recovery.	Cemetery Master Plan, County approved bylaw C-6947-2010, Western Canada Cemeteries Association- BMP's, Cemeteries Act 249/98 and Regulations RSA 2000, 172/2013.
Pathways and trails	Facilitation of pathway and trail clearing (snow and ice clearing in winter/sweeping in summer months) and fringe vegetation management.	Maintain pathway and trails in a manner which protects the health and safety of the public.	Funded through inter-departmental transfers from sister departments and their tax funded support.	Services are paid for via inter-departmental transfers. Tax supported.	Parks & Open Space Master Plan, Parks & pathways – Planning Development & Operations Guidelines and Maintenance Service Levels Policy 319: Inspection & Maintenance of Pathways & Trails within County Lands.

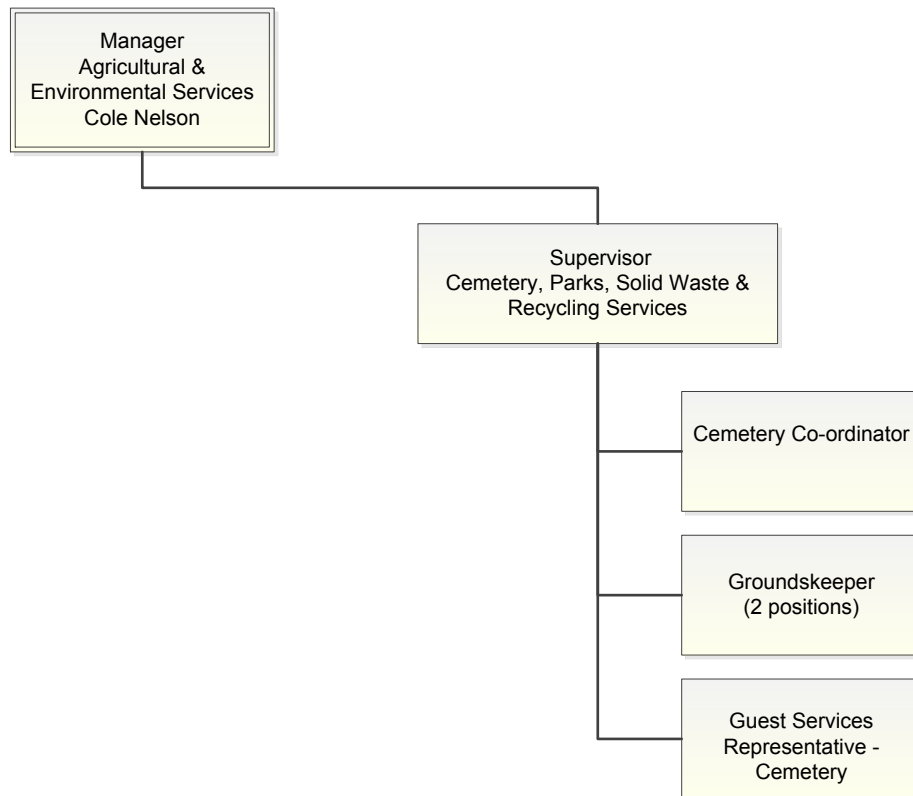
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Garden of Peace Chapel and Crematorium	Created a cremation services business opportunity and chapel space rental for end of life services. To be provided through third party contracted via a future operating and cross sales and marketing agreement with County.	Cemetery Master Plan adopted by Council in 2009- providing a logical comprehensive blueprint for sustainable cemetery services in Rocky View.	Funded through the combination of a future rental agreement and a future sales and cross marketing agreement. Tax support may be necessary for future capital investments, based on a positive ROI.	Striving toward full cost recovery.	Cemetery Master Plan, County approved Western Canada Cemeteries Association- BMP's, Cemeteries Act 249/98 and Regulations RSA 2000, 172/2013 bylaw C-6947-2010, Funeral Services Act, Funeral Services General Regulation, Funeral Services Exemption Regulation, Crematory Regulation.
Inter-departmental grounds maintenance	Maintenance and selected grounds keeping of 5,146 acres of County lands and properties for all municipal lands, several corporate properties, some public works and utility properties, cemetery lands and recently FAC'd lands/properties at County approved service levels.	Facilitate a cost effective program for grounds maintenance for parks and municipal properties in land adjacent to hamlets, e.g. Langdon, Bragg Creek and business parks similar to Cross Iron, etc.	Funded through inter-departmental transfers from sister departments and their tax funded support.	Services are paid for via inter-departmental transfers. Tax supported.	Cemetery Master Plan, Parks & Open Space Master Plan, Maintenance Service Levels, Policy 318 Pathways and Trails Policy 320 Inspection of County Lands Policy 428 Mowing of County Lands Procedure PRO-318 Pathways and Trails.

CEMETERY SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	915,900	Tax Revenue	-
Amortization	-	User & Other Revenue	455,500
Contracted & General Services (Details Below)	305,800	Grant Revenue	21,000
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	279,000
Grants To Organizations	-	Total Revenue	755,500
Long Term Debt	-		
Internal Charges	223,000		
Other	-		
Materials, Goods & Supplies	209,800		
Reserve Transfers	20,000		
Sub Total	1,674,500		
Administrative Cost Allocation	375,100		
Total Budgeted Expenses	2,049,600		
Net Cost of Service		\$1,294,100	

Contract & General Services Detail	
Garden of Peace cemetery maintenance & upgrades	64,000
Dalemead cemetery maintenance & upgrades	500
Bottrel cemetery maintenance & upgrades	14,000
Capital upgrades	10,000
East Balzac storm pond	30,000
Langdon Park maintenance (mowing of PULs, Roadside in Langdon)	165,700
Travel & subsistence	5,300
Advertising	5,000
Memberships	1,700
Telephone	9,600
Total	\$305,800

CEMETERY SERVICES ORGANIZATION CHART



The department budget includes 4.9 full-time-equivalent seasonal or temporary positions not shown on this organization chart.

MUNICIPAL LANDS

Provides the administration of over 700 parcels (approximately 5,200 acres) of County land including Municipal Reserves, Environmental Reserves, and fee simple lands by performing inspection and maintenance services; parks, open space and active transportation planning; and providing ongoing disposition of County land assets.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Inspection and maintenance of County lands (Municipal Reserve, Environmental Reserve, and Fee Simple).	Track and ensure the inspection of County land. Annual inspection program to identify safety hazards, private encroachments, and application of appropriate maintenance service levels. Identify the inventory of lands required and inform the suitable County forces in relation to four-season maintenance of County-owned lands including mowing, weed control, playgrounds, landscaping, and snow and ice control.	To facilitate public safety and enhance the overall aesthetics of County parks and open space.	General tax support.	None.	Directed by Policy 318 and Policy 319 and applicable maintenance service levels- identifying four season maintenance of County lands and related improvements such as pathways and trails.
Facilitate planning for parks, open space, and active transportation opportunities.	Provide feedback and technical information to developers and internal administration at the initial planning and land development phases to ensure park, open space and active transportation needs are met for existing and future County residents.	To ensure full feature parks and open space are provided through the subdivision and land development phase for existing and future County residents.	General tax support.	None.	Standards are identified through current policies and procedures and the Council adopted Parks and Open Space Master Plan.

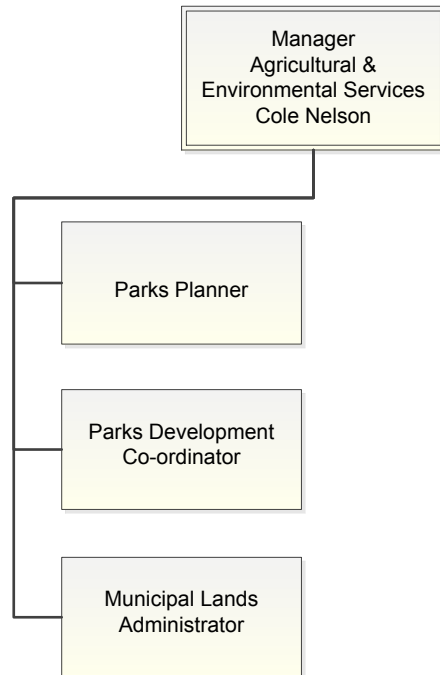
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Promote and develop parks and open space policies to meet Rocky View County parks, open space, and active transportation needs.	Continue implementing recommendations from Parks and Open Space Master Plan and support policies which ensure safe development and operations of parks, open space, and active transportation networks.	Council approved plan has identified a number of recommendations specific to municipal lands implementation.	Funded through Provincial grants and general tax support.	None.	Standards are identified through best management practices and through direction from the Parks and Open Space Master Plan; Servicing Standards; Corporate Strategic Plan; corporate values and the mission statement.
County land administration	Manage a portfolio of over 700 parcels of County lands including, but not limited to ensuring the proper occupancy, third party agreements and dispositions occur on County reserve lands.	Ensures County lands are managed in compliance to relevant legislation and policy. Works with occupants of County land to facilitate effective relationships.	General tax support.	None.	Standards are identified through best management practices and through direction of the Municipal Government Act; the Parks and Open Space Master Plan; Policies 313, 314, 318, 319, and 320; Corporate Strategic Plan; corporate values and the mission statement.

MUNICIPAL LANDS BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	297,600	Tax Revenue	-
Amortization	-	User & Other Revenue	24,000
Contracted & General Services (Details Below)	336,300	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	106,000
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	130,000
Long Term Debt	-		
Internal Charges	245,200		
Other	-		
Materials, Goods & Supplies	30,000		
Reserve Transfers	-		
Sub Total	909,100		
Administrative Cost Allocation	203,600		
Total Budgeted Expenses	1,112,700		
Net Cost of Service		\$982,700	

Contract & General Services Detail	
Services (trails, pathways, County lands)	295,500
Professional services (appraisals, surveys)	30,000
Travel & subsistence	4,500
Advertising	4,000
Memberships	2,300
Total	\$336,300

MUNICIPAL LANDS ORGANIZATION CHART



The department budget includes a 0.6 full-time-equivalent seasonal or temporary position not shown on this organization chart.

SOLID WASTE & RECYCLING

Ensures that every household within the County has access to easy, cost effective, community-supported, and environmentally responsible ways of reducing, reusing, recycling, and disposing of solid waste.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Operation of transfer sites and recycle depots	Locations for residents to drop off household waste, recycling, hazardous materials, grass and leaves, and more operated 2 days per week in Bragg Creek, Irricana, Langdon and 4 days per week in Springbank.	Provide local, cost-effective, community supported, and environmentally responsible sites for recycling and disposing of solid waste.	General tax support, some user pay, Partnership agreements, and sale of recyclables support this service.	Some recovery through "Tag-a-Bag" fees and the sale of recyclables.	Transfer sites are operated to: <ul style="list-style-type: none"> - Occupational Health and Safety Standards - Provincial environmental regulations - Regional best practices - Solid Waste Authority of North America Transfer Site certification standards - Align with community need/demand - Waste diversion guiding principles in the Strategic Plan - The County's Solid Waste Master Plan 2007 - 2057.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Operation of CHUCK Wagons	Provides an avenue for residents to drop off waste and recycling where transfer sites do not yet exist. Hosted in Springhill/ Cochrane Lakes, Madden, Keoma, Bearspaw, and Elbow Valley.	Provide weekly local temporary waste and recycling services for residents living in more remote areas of the County.	User pay, general tax support, sale of recyclables supports this service.	Some recovery through "Tag-a-Bag" fees and sale of recyclables.	Locations for CHUCK Wagons are based on community need and distance from transfer sites. Sites are managed with a high degree of customer service and in accordance with transfer site best practices. This service supports the County's waste diversion guiding principles in the 2015-2018 Strategic Plan and the County's Solid Waste Master Plan 2007 - 2057.
Management of legacy waste management facilities	Management of closed landfill and dump sites per the Alberta Environment regulations and standards.	To be in compliance with Alberta regulations and to monitor and protect the environment.	General tax support.	None.	Alberta Environment Code of Practice for Landfills (1997) and the Standards for Landfills in Alberta (AENV 2010a)
Inter-municipal partnerships and collaboration	Provides residents with access to waste management facilities in adjacent jurisdictions via partnerships, including Redwood Meadows, Beiseker, Cochrane, Airdrie, and Crossfield.	To provide Rocky View residents with convenient access to waste management facilities in municipalities adjacent to Rocky View.	General tax support, and user pay.	None.	Service standards may vary depending on region/ community/ municipality.

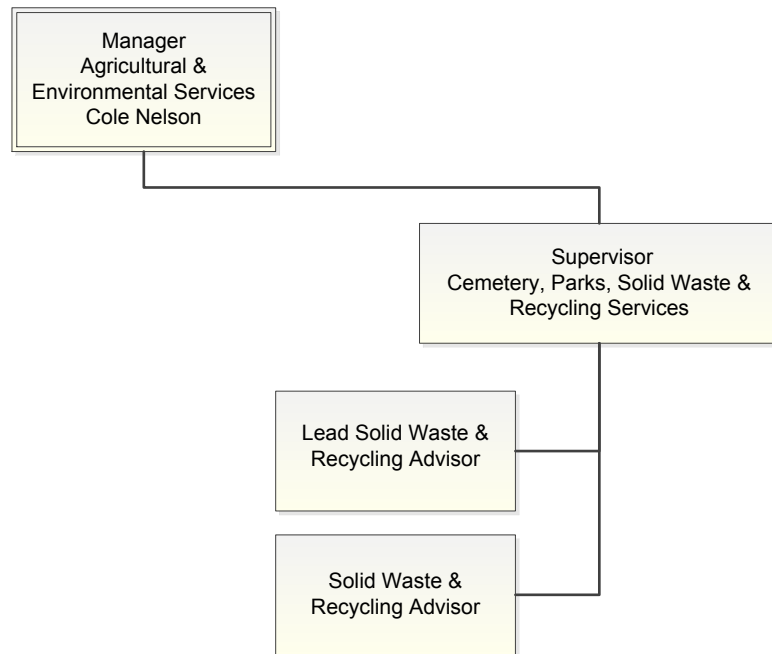
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Operation of rural round-up events	Day events where agricultural waste can be dropped off for proper disposal or recycling (pesticide containers, wire, old chemicals, tires, and plastics). Hosted where transfer sites do not yet exist, including: Scott Lake area, Crossfield area, Madden, Springbank, Balzac, Weedon, Bottrel, Delacour and Jumping Pound.	Provides rural residents with annual opportunities to properly dispose of old agricultural chemicals and hard-to-manage items. Service promotes environmental and agricultural stewardship and builds stronger communities.	General tax support. Funds provided from Alberta Recycling for paint collection and e-waste collection.	None.	This program is offered annually and supports the County's waste diversion guiding principles in the 2015-2018 Strategic Plan and The County's Solid Waste Master Plan 2007-2057.
Operation of curbside collection programs (Langdon)	Weekly to every other week collection of garbage, recycling, and organics at a resident's curb or alley.	To provide a convenient way for residents to participate in waste disposal and diversion programs. Encourages environmental stewardship, and directly supports the Sustainable Communities pillar in the County's 2015 – 2018 Strategic Plan.	User pay, utility fees.	Yes.	Supports the County's Sustainable Communities objectives in the 2015-2018 Strategic Plan and the County's Solid Waste Master Plan 2007 - 2057. Service standards also guided by community engagement, regional best practices, and Langdon Waste Collection ByLaw (C-7429-2017).

SOLID WASTE & RECYCLING BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	305,800	Tax Revenue	-
Amortization	-	User & Other Revenue	750,100
Contracted & General Services (Details Below)	2,121,900	Grant Revenue	-
Contributed To Capital	75,000	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	750,100
Long Term Debt	-		
Internal Charges	28,000		
Other	-		
Materials, Goods & Supplies	29,000		
Reserve Transfers	62,000		
Sub Total	2,621,700		
Administrative Cost Allocation	587,200		
Total Budgeted Expenses	3,208,900		
Net Cost of Service		\$2,458,800	

Contract & General Services Detail	
Transfer & Recycling sites operational costs	1,166,700
Langdon curbside collection	457,200
Services (landfill closure & monitoring, hazardous waste, waste education)	164,000
Other (landfill tipping, round-up)	253,000
Water quality & air sheds	61,500
Travel & subsistence	8,000
Advertising	9,700
Membership	1,800
Total	\$2,121,900

SOLID WASTE & RECYCLING ORGANIZATION CHART



CORPORATE PROPERTIES

Provides and oversees 24/7/365 operation and maintenance of the County's facilities. Also provides courier services for staff to County facilities, and to areas surrounding the County's jurisdiction (Cochrane, Calgary).

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Building operations	The operation of County facilities which include full time and volunteer fire halls; maintenance shops; grader sheds; cemetery office, shops and chapel; administration buildings; and lease spaces.	To ensure that the County has facilities out of which to perform its operations. Some items are legislated, some are best practices, and some are striving to be industry leaders. To provide a functional workspace to the front line staff of Rocky View County.	General tax support.	None.	Facility co-ordinators ensure operational facilities and supporting structures on a daily basis, 365 days a year.
Courier Services	Provide internal courier services to all County facilities, and expedited delivery to our business partners.	To provide timely and cost effective courier services to the departments of Rocky View County.	General tax support	None	Ensure timely and cost effective delivery services.

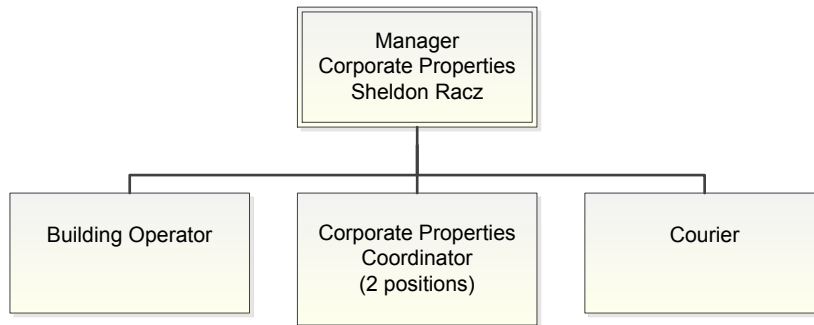
Note: The cost of this department forms part of the Administrative Cost Allocation.

CORPORATE PROPERTIES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	477,900	Tax Revenue	-
Amortization	-	User & Other Revenue	1,000
Contracted & General Services (Details Below)	1,704,500	Grant Revenue	-
Contributed To Capital	12,000	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	978,700
Grants To Organizations	-	Total Revenue	979,700
Long Term Debt	-		
Internal Charges	145,000		
Other	-		
Materials, Goods & Supplies	1,165,800		
Reserve Transfers	-		
Sub Total	3,505,200		
Administrative Cost Allocation	(2,525,500)		
Total Budgeted Expenses	979,700		
Net Cost of Service		Allocated to Service Departments	

Contract & General Services Detail			
Maintenance - Electrical	65,500	Office move to new building	75,000
Maintenance - Pest control	22,600	Office Space Lease (N64 Ave)	258,200
Maintenance - Preventative	206,400	Garbage & recycling	139,500
Maintenance - Plumbing	58,500	Fire hall	135,000
Maintenance - Equipment	2,500	Travel & subsistence	10,000
Maintenance - Mechanical	84,800	Publications & subscriptions	1,400
Maintenance - Office furniture/appliances	25,000	Contracted services (shredding, fence and concrete repairs, etc.)	40,000
Services (cell, working-alone devices)	6,300	Trailer Lease (S of Admin Building)	42,000
Janitorial services	207,500	Security & life safety	182,300
Memberships	1,500	Landscaping/snow removal	140,500
		Total	\$1,704,500

CORPORATE PROPERTIES ORGANIZATION CHART



The department budget includes a 0.3 full-time-equivalent seasonal or temporary position not shown on this organization chart.

ENGINEERING SERVICES

Works to ensure the submissions of developers meet County standards for design and construction, and oversees the contracting of services for complex projects.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Technical document review	Review of submissions to determine if they meet County standards for compliance with Provincial and federal regulations and/or requirements, and for the protection of future tax supported expenditures.	To ensure developments meet minimum standards so that County taxpayers do not have to bear the cost of correcting issues in the future.	Funded by developer fees paid during the planning processes.	Striving for full cost recovery.	County servicing standards: drawing reviews within four- to six- weeks. Policy requirements: 449, 402, 406, 407, 407A, 408, 410, 412, 415, 416, 417, 419, 420, 430, 431, 433, 436, 443, 445, 449, 454, 456 and 458. Provincial regulatory ERSD requirements – Water Act/EPEA Permit to practice – allows the County to complete in-house and engineering reviews under the guidelines of APPEGA.
Technical expertise to other departments	Provide technical expertise to other departments in support of their projects or processes.	To ensure other departments have the technical information which they require concerning their projects.	Partially funded by developer fees taken in during other department s processes. Partially taxpayer supported.	Striving to full cost recovery.	Meet needs of other departments in a time and cost efficient manner.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Completion of defaulted projects	Completion of projects which developers have defaulted on their requirements under the development agreement and ensuring they meet County standards and any required Provincial and/or federal requirements.	To ensure required infrastructure is completed for developments and that it is constructed to required standards.	Funded by securities held by the County at signing of a development agreement.	None.	Terms of signed development agreements and the County's servicing standards. Work in defaulted development agreements are paid for by the securities posted by the developer in accordance with Policies 407 and/or Policy 407A. Any ERSD or federal requirements.
Capital projects management	Provide project management for various County lead projects.	Ensure County projects are delivered on time and within budget.	Grant funding, general tax support.	None.	Yearly ongoing requirement determined through the budget process. Capital Projects will oversee a number of contracted engineering and environmental consultants.
Rural lighting	Operation and maintenance of street lights along County roads.	To provide County residents, businesses and visitors with a safe and efficient means of travel on the County road network.	General tax support.	None.	In accordance with County Policies 412 Servicing Requirements and 417 Installation and Operation of Street Lighting, and following the Illuminating Engineering Society of North America standards.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Road program	Provide expertise and management of the road replacement program.	Ensure that the road replacement program is identified, engineered, and managed to meet the goals and priorities of Council.	Grant funding, levies, general tax support.	None.	Ongoing yearly service to identify roads to be upgraded, pending Council approval of capital budgets. Engineering Services project manages, including management of consultants and subcontractors. Construction is guided by the County's servicing standards.
Road signage and traffic data acquisition	Recommendation for and implementation and maintenance of traffic control signage and devices along County controlled roads. Collection of information on the characteristics of traffic on County roads.	To provide County residents, businesses and visitors with a safe and efficient means of travel on County roads. To provide support information for planning the County's long term road program.	General tax support. Fee for service charged for third party requests of traffic data.	None.	Adherence to the Alberta Traffic Safety Act and County Policy 412 Servicing Requirements and following Provincial and federal standards and guidelines.
Railway crossing maintenance	Maintenance of crossing control devices (signals, gates, etc.) at areas where County roads cross CN or CP rail lines.	To provide residents, businesses and visitors with a safe and efficient means of travel on County roads.	Cost sharing agreements with rail companies on a 50/50 basis for routine maintenance of crossing controls.	None.	Carried out in accordance with maintenance agreements with the rail companies and adherence to Transport Canada's Guide to Railway Charges and Railway-Roadway Grade Crossings Policy.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Gravel off sales	Administration of a program that provides County taxpayers with access to a limited amount of the County's gravel inventory at cost.	To provide County taxpayers the benefit of acquiring gravel products to improve their property at a cost below market price.	Funded through the sale of gravel tickets.	Cost neutral.	A value added program exclusive to property owners within Rocky View County. Service limited to availability of loading equipment and operator.
Bridge repair	Administration of the County's bridge program, which includes routine inspections, required preventative maintenance, and major repairs and replacements.	To provide County residents, businesses and visitors with a safe and efficient means of travel on the County road network.	General tax support.	None.	In accordance with Provincial general specifications for bridge construction and Provincial bridge guidelines and procedures. Adherence to the Alberta Traffic Safety Act and County Policy 423 Cattle Guards and Passes.
Road use	Control of County road usage by industry through the implementation of road bans, vehicle permitting, and road use agreements.	To protect County road infrastructure and adjacent property from damage so that County residents, businesses, and visitors have a safe and efficient means of travel on the County road network.	General tax support, with vehicle permitting funded through permit fees.	Working toward partial cost recovery through service fees on requests to use road infrastructure for purposes over and above normal public use.	In accordance with County Traffic Control bylaw, County Policies 402 Road Approaches, 410 Road Access Control, 433 Road Licensing, 436 Utility Placement Within Municipal Road Allowances, 457 Road Side Memorials, and the Alberta Traffic Safety Act. Registration with the Provincial Transportation Routing and Vehicle Information System (TRAVIS).

ENGINEERING SERVICES BUDGET

PART 1: ENGINEERING SERVICES

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	786,300	Tax Revenue	-
Amortization	-	User & Other Revenue	3,336,500
Contracted & General Services (Details Below)	483,200	Grant Revenue	-
Contributed To Capital		Reserve Transfers	
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	3,336,500
Long Term Debt	-		
Internal Charges	65,000		
Other	-		
Materials, Goods & Supplies	6,500		
Reserve Transfers	2,740,000		
Sub Total	4,081,100		
Administrative Cost Allocation	914,100		
Total Budgeted Expenses	4,995,100		
Net Cost of Service		\$1,658,600	

Contract & General Services Detail	
Engineering fees	250,000
Developer-funded third party reviews	220,000
Travel & subsistence	6,000
Memberships	3,200
Services	4,000
Total	\$483,200

PART 2: ENGINEERING SERVICES – PROJECTS

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	710,400	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Below)	2,110,300	Grant Revenue	-
Contributed To Capital	700,000	Reserve Transfers	400,000
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	400,000
Long Term Debt	-		
Internal Charges	138,000		
Other	-		
Materials, Goods & Supplies	889,100		
Reserve Transfers	400,000		
Sub Total	4,947,800		
Administrative Cost Allocation	1,108,200		
Total Budgeted Expenses	6,056,000		
Net Cost of Service		\$5,656,000	

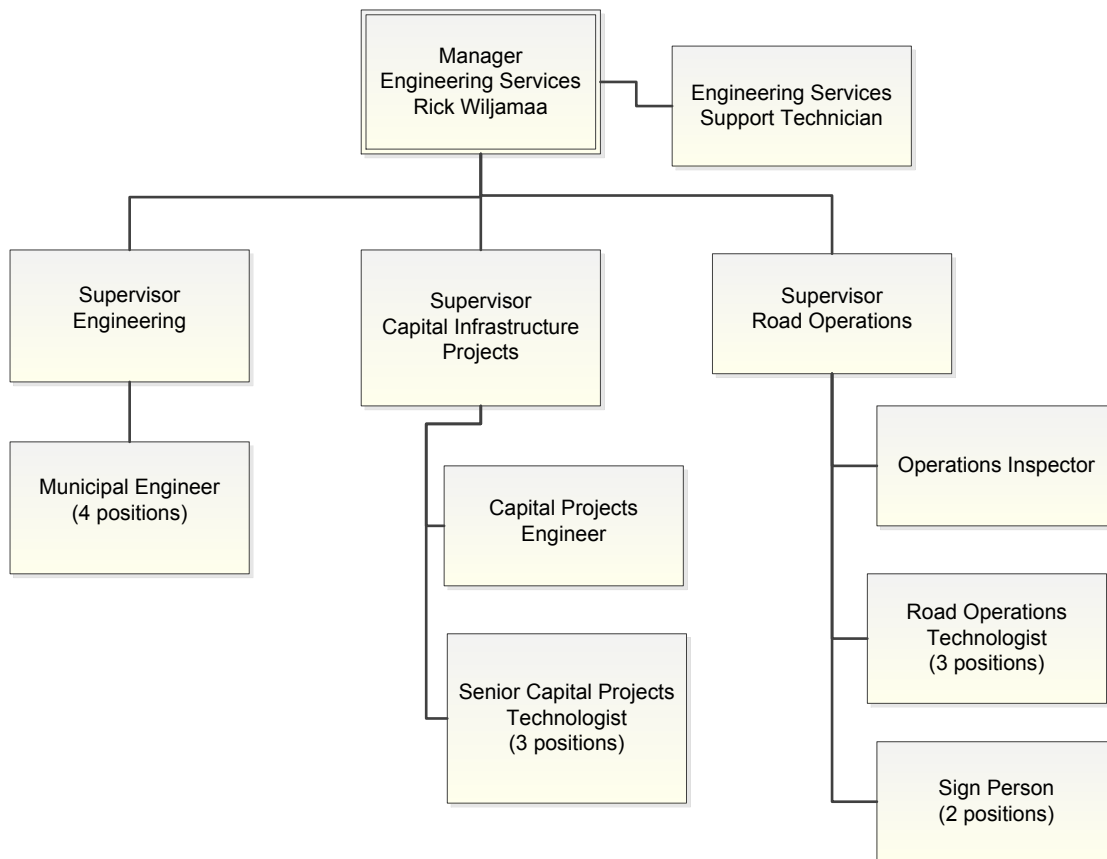
Contract & General Services Detail	
Gravel program	850,000
Gravel pit development	200,000
Gravel scale & testing	50,000
Gravel Screening	60,000
Flood policy program	400,000
Paved roads (line painting, pavement preservation)	390,000
Planning & engineering costs (site specific engineering assessments)	150,000
Travel & subsistence	2,600
Memberships	3,500
Services	4,200
Total	\$2,110,300

PART 3: ENGINEERING SERVICES – ROADS OPERATIONS

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	755,900	Tax Revenue	-
Amortization	-	User & Other Revenue	833,000
Contracted & General Services (Details Below)	1,043,100	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	833,000
Long Term Debt	-		
Internal Charges	200,000		
Other	-		
Materials, Goods & Supplies	192,600		
Reserve Transfers	700,000		
Sub Total	2,891,600		
Administrative Cost Allocation	647,700		
Total Budgeted Expenses	3,593,300		
Net Cost of Service		\$2,706,300	

Contract & General Services Detail	
Gravel Pit Development & Operation	9,000
Rail Crossing Upgrades	100,000
Bridge Maintenance & Replacement	434,000
Sign Maintenance & Installation	107,300
Road Use Permits	45,100
Rural Lighting	294,700
Rail Road Maintenance	43,000
Travel & Subsistence	2,000
Memberships	3,000
Cell Phones	5,000
Total	1,043,100

ENGINEERING SERVICES ORGANIZATION CHART



The department budget includes 2.2 full-time-equivalent seasonal or temporary positions not shown on this organization chart.

FLEET SERVICES

Provides the administration, logistics, maintenance, and replacement of all County vehicles and non-office equipment.

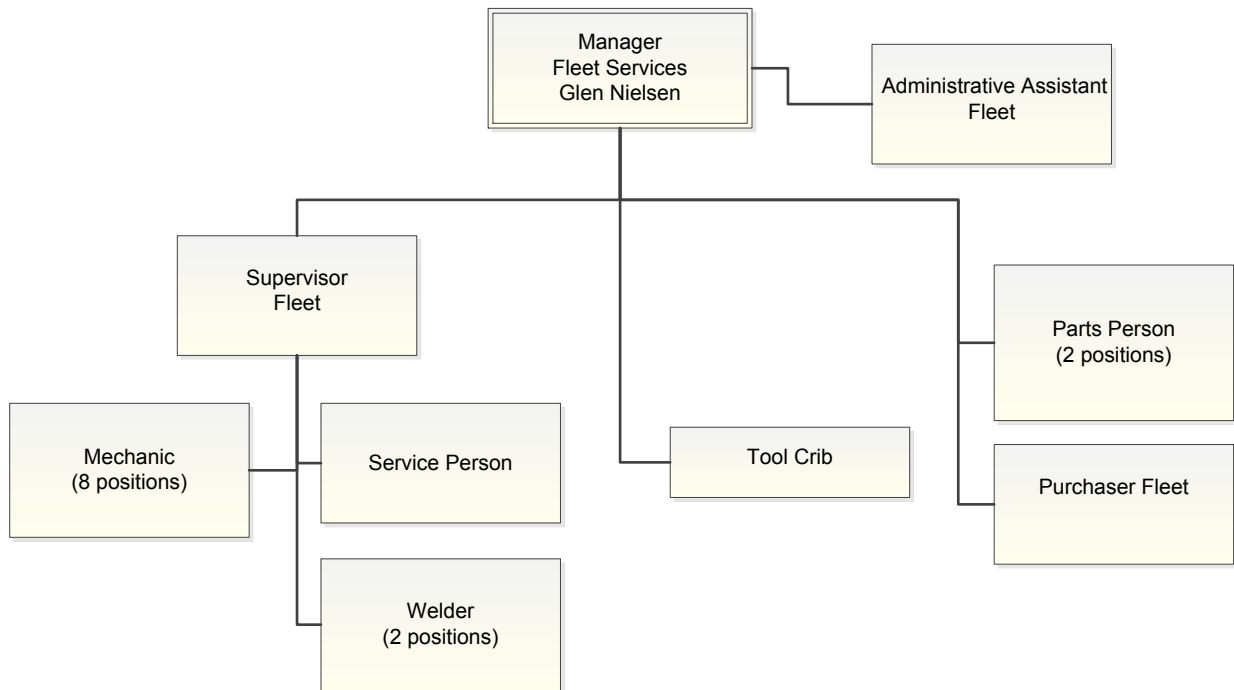
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Vehicle and equipment maintenance and replacement	Overall maintenance and replacement of vehicles and equipment for entire County, including department specific vehicles such as fire, enforcement, roads, municipal lands, etc.	Vehicles maintained in accordance with Commercial Vehicle Inspection Program (legislated).	Funds collected from user departments.	None.	Maintained in accordance with manufacturers' recommendations, as well as government regulations.

FLEET SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	1,738,400	Tax Revenue	-
Amortization	-	User & Other Revenue	42,000
Contracted & General Services (Details Below)	314,400	Grant Revenue	-
Contributed To Capital	200,00	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	6,121,100
Grants To Organizations	-	Total Revenue	6,163,100
Long Term Debt	-		
Internal Charges	115,000		
Other	-		
Materials, Goods & Supplies	2,558,500		
Reserve Transfers	1,250,000		
Sub Total	6,176,300		
Administrative Cost Allocation	1,383,400		
Total Budgeted Expenses	7,559,700		
Net Cost of Service		\$1,396,600	

Contract & General Services Detail	
Outsourced vehicle repairs	210,000
Insurance claims & settlements	80,000
Travel & subsistence	8,000
Memberships	2,000
Equipment maintenance	4,000
Licenses & permits	3,000
Services	7,400
Total	\$314,400

FLEET SERVICES ORGANIZATION CHART



The department budget includes a 0.3 full-time-equivalent seasonal or temporary position not shown on this organization chart.

ROAD MAINTENANCE SERVICES

Ensures all county roads and road-related assets are maintained to an acceptable standard. This includes snow and ice control on roads and sidewalks.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Gravel road maintenance	Maintenance of approximately 1,500 km of gravel-surfaced roads including regular blading, spot gravel repairs, dust control, and rehabilitation of previously oil-treated roads.	To ensure rural and farming residents have safe access to local roads in order to provide connectivity with paved collector roads and the Provincial highway network.	General tax support.	Additional dust control product costs are fully cost recoverable from the resident.	See Policy 425 and related procedures. The County has 10 divisional graders which provide, on average, re-blading of gravel roads every three weeks. Annual dust control product is applied to all eligible residents at no cost.
Hard-surfaced road maintenance	Maintenance of approximately 1,280 lane-km of asphalt roads, 460 lane-km of chip-sealed roads and 17 km of concrete sidewalks. Includes patching, repairs, crack sealing, annual sweeping, and re-chipping.	To maintain the ride quality of hard-surfaced roads and sidewalks and protect the investment in the infrastructure.	General tax support. Grant funding is occasionally available for additional non-core projects.	None.	See Policy 426, 458 and related procedures. Annual fall inspections of all hard-surfaced roads and sidewalks are performed to identify and prioritize required repair work for the following year. Spring sweeping is performed on all hard-surfaced subdivision roads.

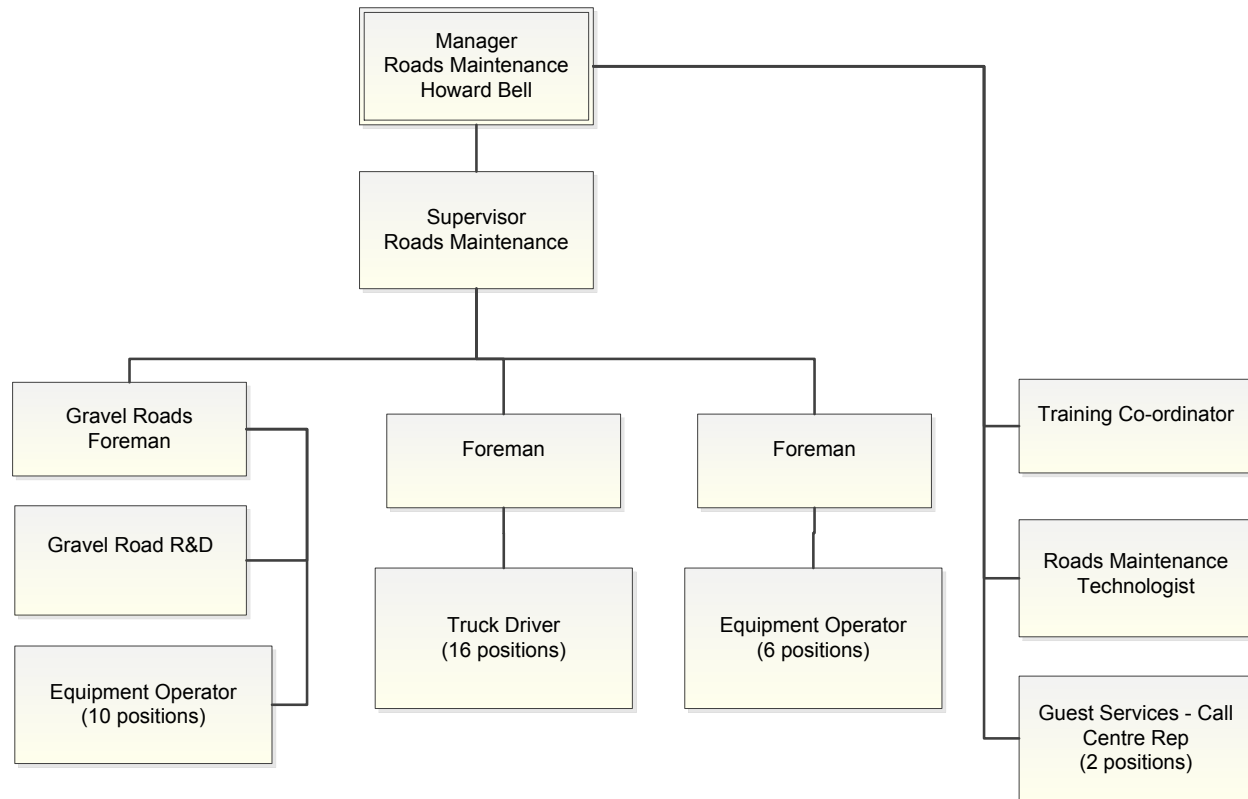
Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
General road maintenance	Repairs and maintenance to road-related infrastructure such as culverts, guardrails and cattle guards as well as annual roadside mowing, brushing and ditch clean-up.	To maintain safety, functionality and aesthetics within the road allowances.	General tax support.	Some maintenance and repairs of cattle guards and cattle passes are recoverable from the benefitting party as per Policy 423.	Cattle passes are classified as bridge structures and inspected as per Provincial legislation; replacements scheduled by priority. Annual roadside mowing as per Policy 428. Roadside brushing is conducted as per County Policy 409. Litter clean-up and removal of dead animals is performed as needed.
Snow and ice control	Maintenance of all County roads to a safe standard during the entire winter season.	To ensure the travelling public has a safe network of roads in all conditions and that residents have uninterrupted entry and egress to their homes and businesses.	General tax support.	Minor cost recovery from some developers under Policy 456 for plowing of non-FAC'd roads and from some residents under Policy 442 for plowing of private driveways.	Plowing priorities defined within Policy 405. Gravel roads cleared when accumulations are 10 cm or more. Hard-surfaced priority one routes are plowed and sanded by end-of-shift following the end of each snow event; priority two roads are plowed and sanded within 48 hours of the end of a snow event. Snow fencing is installed in those areas identified as potential areas of drifting (see Policy and Procedure 424).

ROAD MAINTENANCE SERVICES BUDGET

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	4,923,700	Tax Revenue	-
Amortization	-	User & Other Revenue	85,000
Contracted & General Services (Details Below)	5,005,100	Grant Revenue	21,000
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	56,500
Grants To Organizations	-	Total Revenue	162,500
Long Term Debt	88,400		
Internal Charges	4,133,200		
Other	-		
Materials, Goods & Supplies	1,344,000		
Reserve Transfers	-		
Sub Total	15,494,400		
Administrative Cost Allocation	3,450,700		
Total Budgeted Expenses	18,945,100		
Net Cost of Service		\$18,782,600	

Contract & General Services Detail	
Paved roads	1,635,000
Gravel roads	1,421,000
Other (Roadside cleanup, sidewalk maintenance, guide rails, culverts)	1,287,000
Snow & ice control	441,500
Roads R&D	80,000
Travel & subsistence	7,500
Memberships	1,500
License & permits	1,600
Services (cell, Aircards, AVL modems)	70,000
Engineering & back sloping	60,000
Total	\$5,005,100

ROAD MAINTENANCE SERVICES ORGANIZATION CHART



The department budget includes 10.1 full-time-equivalent seasonal or temporary positions not shown on this organization chart.

UTILITY SERVICES

Provides water, wastewater and drainage services through County owned or controlled infrastructure

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
East Balzac water system	Operate and maintain a potable water supply system for residential and commercial customers in the East Balzac and Conrich service areas.	To provide County residents and businesses with a safe and reliable supply of drinking water and to support economic growth in the region.	Funded mainly through user fees or rates charged to users of the system. Partially subsidized through taxes.	Striving toward full cost recovery through setting of appropriate user rates annually and by increasing the customer base.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of third-party operations contracts.
Bragg Creek water system	Operate and maintain a potable water supply system for residential and commercial customers in the Hamlet of Bragg Creek and outlying areas.	To provide County residents and businesses with a safe and reliable supply of drinking water, to support economic growth in the region, and to mitigate long standing groundwater contamination issues in the area.	Funded through user fees or rates charged to users of the system. Shortfall subsidized through taxes.	Striving toward full cost recovery through setting of appropriate user rates annually and by increasing the customer base.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of third-party operations contracts.
East Rocky View wastewater system	Operate and maintain a wastewater collection, treatment, and disposal system for residential and commercial customers in the East Rocky View service area.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater and to support economic growth in the region.	Funded mainly through user fees or rates charged to users of the system. Partially subsidized through taxes.	Striving toward full cost recovery through setting of appropriate user rates annually and by increasing the customer base.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of the third party operations contracts.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Elbow Valley / Pinebrook wastewater system	Operate and maintain a wastewater collection and disposal system for residential and commercial customers in the Elbow Valley, Pinebrook, Lott Creek, and Stonepine service areas.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater.	Funded solely through user fees or rates charged to users of the system.	Full cost recovery from system users.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of the third party operations contracts.
Bearspaw Regional wastewater system	Operate and maintain a wastewater collection, treatment, and disposal system for residential and commercial customers in the Watermark service area of the Bearspaw region.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater and to support economic growth in the region.	Currently fully funded by the Watermark Developer through a lease agreement with the County.	Cost recovery from system users with shortfall subsidized by developer.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of the third party lease agreements.
Cochrane Lakes wastewater system	Services provided by the town of Cochrane to the County for the receipt of wastewater from development at Cochrane Lakes delivered to the town of Cochrane through a private collection and transmission system.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater.	Funded solely through the pass through of County costs to the owner of the private collection and transmission system.	Full cost recovery from system users.	In accordance with the requirements of the Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, the service agreement between the town of Cochrane and the County and the agreement between the County and the end user.

Service	Description	Purpose	Funding Source	Cost Recovery	Service Standards
Bragg Creek wastewater system	A wastewater collection and treatment system for residential and commercial customers in the Hamlet of Bragg Creek.	To provide County residents and businesses with a safe and responsible means for disposal of wastewater, to support economic growth in the region, and to mitigate long standing groundwater contamination issues in the area.	Funded through user fees or rates charged to users of the system. Partially subsidized through taxes.	Striving toward full cost recovery through setting of appropriate user rates annually and by increasing the customer base.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, County Policies, and the terms and conditions of the third party operations contracts.
Storm water management	Operation and management of County-controlled storm water management systems.	To protect County infrastructure and County residents and businesses from surface flooding.	General tax support.	None.	Alberta Water Act and the Alberta Environmental Protection and Enhancement Act, County Policies 412 Servicing Requirements, 431 Storm Water System Management and 454 Flood Response.
Utility Franchise Agreements	Administration of Franchise Agreements entered into with private service providers.	To provide County residents and businesses with a safe, responsible, and reliable supply of potable water, wastewater, and storm water services and to support economic growth in the region.	Funded through the charging of Franchise Fees and/or subsidized through taxes.	None.	Alberta Water Act, the Alberta Environmental Protection and Enhancement Act, Alberta Utilities Commission regulations, County Policies, and the terms and conditions of the Franchise Agreements.

UTILITY SERVICES BUDGET

PART 1: UTILITY SERVICES – OPERATIONS

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	-	Tax Revenue	-
Amortization	-	User & Other Revenue	4,747,300
Contracted & General Services (Details Next Page)	4,247,200	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	-
Grants To Organizations	-	Total Revenue	4,747,300
Long Term Debt	-		
Internal Charges	858,500		
Other	-		
Materials, Goods & Supplies	243,900		
Reserve Transfers	84,500		
Sub Total	5,434,100		
Administrative Cost Allocation	1,217,000		
Total Budgeted Expenses	6,651,100		
Net Cost of Service		\$1,903,800	

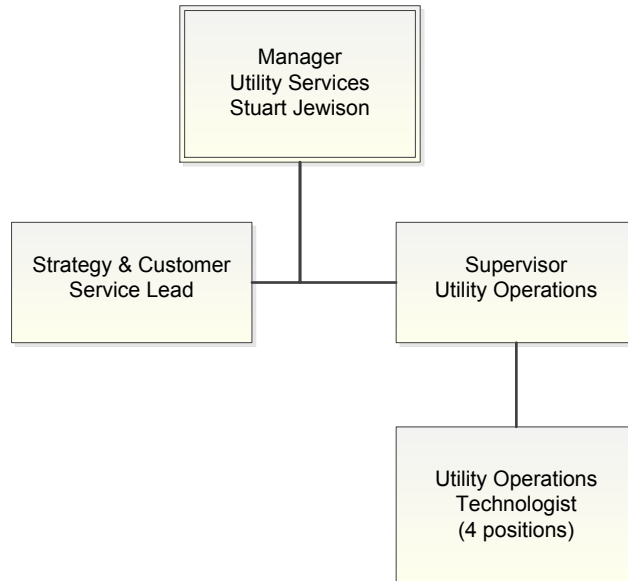
Contract & General Services Detail			
Balzac water (communication, meter install, water supply, general maintenance)	135,000	Elbow Valley/Pinebrook wastewater operation services	160,900
Utilities - Balzac water (electricity, heat)	187,100	Elbow Valley/Pinebrook wastewater general maintenance	30,000
Raw water conveyance Balzac	246,100	Langdon wastewater effluent hauling	30,000
Water operations services Balzac	480,200	Utilities - Bragg Creek wastewater (electricity, heat)	54,000
Langdon wastewater operations services	632,700	Bragg Creek wastewater services	206,500
Utilities - Bragg Creek water (electricity, heat)	25,000	Bragg Creek wastewater general maintenance	20,000
Water operations services Bragg Creek	140,700	Cochrane Lakes wastewater (billing by Cochrane)	138,500
Water services Knee Hill (services, contract operator fees)	56,000	Elbow Valley/Pinebrook wastewater treatment fees	540,000
Utilities - Langdon wastewater (electricity, heat, water))	574,000	Langdon wastewater general maintenance	530,500
Bragg Creek water (communication, meter install, water supply, general maintenance)	50,500	General Bragg Creek wastewater (communication, effluent hauling)	9,500
		Total	\$4,247,200

PART 2: UTILITY SERVICES – ADMINISTRATION

Budgeted Expenses		Budgeted Revenue	
Salaries, Wages & Benefits	771,800	Tax Revenue	-
Amortization	-	User & Other Revenue	-
Contracted & General Services (Details Next Page)	86,400	Grant Revenue	-
Contributed To Capital	-	Reserve Transfers	-
External Requisitions	-	Internal Recoveries	858,500-
Grants To Organizations	-	Total Revenue	858,500
Long Term Debt	-		
Internal Charges	72,500		
Other	-		
Materials, Goods & Supplies	21,000		
Reserve Transfers	-		
Sub Total	951,700		
Administrative Cost Allocation	213,200		
Total Budgeted Expenses	1,164,900		
Net Cost of Service		\$306,400	

Contract & General Services Detail	
Storm water management	50,000
Right of way	10,000
Travel & Subsistence	4,000
Memberships	3,900
Engineering & surveying	12,500
Services	6,000
Total	\$86,400

UTILITY SERVICES ORGANIZATION CHART



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ROCKY VIEW COUNTY
Cultivating Communities

PLANNING SERVICES

TO:	Council	
DATE:	February 27, 2018	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06834003/4	APPLICATION: PL20160091
SUBJECT:	Area Structure Plan Amendment – Cochrane North Area Structure Plan Note: This application should be considered in conjunction with PL20160092, proposed Cochrane North Conceptual Scheme, and PL20160093, land use redesignation.	

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7718-2017 be given first reading.
- Motion #2 THAT Bylaw C-7718-2017 be given second reading.
- Motion #3 THAT Bylaw C-7718-2017 be considered for third reading.
- Motion #4 THAT Bylaw C-7718-2017 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to consider minor amendments to the Cochrane North Area Structure Plan (ASP) to implement the Cochrane North Conceptual Scheme (PL20160092; agenda item C-2), which was submitted in accordance with the policies of the ASP. The proposed ASP amendments would allow commercial uses outside the hamlet, increase the permitted residential density in the Cluster Residential and Open Space Policy Area, and update Map 8 to reflect proposed intersection placements. A redesignation application (PL20160093, agenda item C-3) was also submitted in order to implement the proposed conceptual scheme.

This report focuses on the proposed amendments to the Cochrane North ASP, which are required to implement the proposed conceptual scheme (C-2). For details on the conceptual scheme, please refer to the C-2 report. For details on the redesignation and policy analysis, please refer to the C-3 report.

The lands are located within the policy area of the Cochrane North ASP and the Rocky View County/Town of Cochrane Intermunicipal Development Plan (IDP), and the application was evaluated in accordance with these plans, the South Saskatchewan Regional Plan and with the County Plan. Administration reviewed the proposal and determined that:

- The proposed minor amendments to the Cochrane North ASP are consistent with the direction provided in both policy 28.6 and the definition of a minor amendment within the County Plan;
- The proposal is consistent with both the overall intent and with the Cluster Residential and Open Space policies in section 6.2 of the Cochrane North ASP;
- The proposal is consistent with Open Space Policies 6.2.30 to 6.2.39 of the Cochrane North ASP;
- The proposal is consistent with the associated conceptual scheme and land use applications;
- The proposal is consistent with the policies of the IDP; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and would provide and implement detailed design at the subdivision stage.

¹ Administration Resources

Jessica Anderson, Planning Services
Vince Diot, Engineering Services

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

DATE APPLICATION DEEMED COMPLETE: October 18, 2017 (Received August 31, 2016)

PROPOSAL:	To amend the Cochrane North ASP to allow commercial uses outside the hamlet, to increase the permitted residential density in the Cluster Residential and Open Space Policy Area, and to update Map 8 to reflect proposed intersection placements, all to accommodate the proposed Cochrane North Conceptual Scheme.
LEGAL DESCRIPTION:	S-1/2-34-26-04-W05M
GENERAL LOCATION:	Located 0.41 kilometre (1/4 mile) south of Weedon Trail and on the west side of Highway 22, 2.0 miles north of the town of Cochrane.
APPLICANT:	Urban Systems
OWNERS:	Krause Enterprises Inc.
EXISTING LAND USE DESIGNATION:	Ranch and Farm District and Ranch and Farm* District
PROPOSED LAND USE DESIGNATION:	Direct Control District (PL20160093; C-3)
GROSS AREA:	± 128.47 hectare (± 317.46 acre)
SOILS (C.L.I. from A.R.C.):	6W 60 4H 4O – Cropping is not feasible due to excessive wetness/poor drainage, and temperature limiting factors. 4H - Severe limitations due to temperature limiting factors.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to forty four (44) adjacent landowners, to which eight (8) letters in opposition and twenty (21) letters in support were received in response. These responses are appended to the corresponding redesignation staff report, and are reflected on the maps within that package as well as within Appendix 'D' to this report. The proposal was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A' attached to and forming part of this report.

HISTORY:

July 3, 2007 The Cochrane North Area Structure Plan (Bylaw C-6388-2006) was adopted.

BACKGROUND:

The purpose of this application is to consider amendments to the Cochrane North ASP to accommodate adoption of a new conceptual scheme (see Appendices B & C). A redesignation application (PL20160093) has been submitted to redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District.

The lands are currently undeveloped and consist of cultivated farm land, pasture land, and a number of wetlands. Of these wetlands, one large, permanent wetland, known as Dawson's Pond, is located in the central area of the plan. The land slopes from north to south and generally from east to west. The west quarter is accessed via a farm approach off Range Road 43, and the east quarter is accessed via a paved approach from Highway 22.

The subject lands are undulating, with slopes generally toward the central area of the lands where a large wetland and associated wetland complex flow south towards Cochrane Lake. Lands in the vicinity are



varied, with larger agricultural parcels to the west and east, smaller agricultural parcels to the north and the hamlet to the south.

Potable water is proposed to be supplied to the new lots by Horse Creek Water Services Ltd., and the Applicant has demonstrated that capacity is available for the lots. With respect to wastewater, the Applicant proposes to connect to the Horse Creek Sewer Services Ltd. and has demonstrated that capacity is available for the proposed lots. The development proposes to manage stormwater on-site through the use of a central stormpond, existing wetlands, LID measures, and irrigation. In addition, run-off would be directed to Cochrane Lake, and a dedicated stormwater outfall would be constructed to the Bow River to appropriately manage water levels. The proposed location for the stormwater outfall is upstream of the town of Cochrane's water intake and would require continued collaboration as part of future detailed design.

POLICY ANALYSIS:

Cochrane North Area Structure Plan Amendments (C-6388-2006)

In order to implement the vision outlined in the Conceptual Scheme, the following three amendments to the Cochrane North ASP are required (See Appendices B&C):

Amendment #1: Allow commercial activity outside the Hamlet Policy Area.

The proposed conceptual scheme includes the provision of a Commercial Hub in the central area of the plan, within the common open space lands. The Commercial Hub is defined as a community gathering space with a range of recreation activities and limited commercial operations. A Community Barn is proposed to accommodate a range of community activities and services. In order to accommodate for these commercial uses, the Applicant proposes the following amendments to the Cochrane North ASP:

- a. A textual amendment to *Table 1: Land Use Policy Areas* in Section 5.2: Land Use Policy Areas (see page 15 of Appendix C). Under "Types of Development" and "Implementation Approach" for the Cluster Residential and Open Space Policy Area, add the following, respectively:
 - *"Local commercial uses within S-1/2-34-26-4-W5M"*
 - *"Local commercial uses within S-1/2-34-26-4-W5M should be developed within a community focused node"*
- b. A textual amendment to Section 6.2.2 Cluster Residential and Open Space (see page 24 and 25 of Appendix C), which currently reads, *"Cluster Subdivisions shall provide for an appropriate range of land uses and housing types."* Amend to read as follows:

6.2.2 Cluster Subdivisions shall provide for an appropriate range of land uses and housing types:

(add the following):

 - *"i. Cluster subdivisions within S-1/2-34-26-4-W5M may provide local commercial uses."*

Local Commercial is defined in the Cochrane North ASP as, *"A variety of commercial land uses, of a scale and character compatible with the existing land use pattern, which serve the local community."* The range of uses available is further defined through the proposed Direct Control District and is generally consistent with this definition.

As per section 6.3 of the Cochrane North ASP, *"The purpose of the Hamlet Policy Area is to provide for long-term redevelopment, expansion, and viability of the Hamlet by encouraging an appropriate range of residential, hamlet commercial, institutional, recreational, and public uses within the Hamlet (see Glossary). Hamlet commercial development is encouraged to serve the*



needs of residents throughout Cochrane North, while establishing a central, mixed-use core area that may act as a hub for public services and civic engagement.”

Further, policy 6.3.11 states that, *“Hamlet commercial development should be clustered within the existing Hamlet or Hamlet growth area.”*

While the Cochrane North ASP identifies the hamlet as the central commercial hub for the Cochrane North area, the wording above indicates some flexibility where the terms “may” and “should” are used rather than “shall”. In addition, the proposed commercial hub in the Cochrane North Conceptual Scheme area comprises one community barn with limited capacity. This space is unlikely to impact the purpose and intent of the hamlet core due to the limited size, scale, and services available. The proposed amendments, when considered in context of the provisions of the proposed Cochrane North Conceptual Scheme and proposed Direct Control Bylaw, direct any commercial development to a single location (community hub), with an intent to provide services to the local community rather than a regional hub. The proposed amendment is consistent with the objectives and vision of the Cochrane North ASP; therefore, Administration has no concerns with the proposed amendment.

Amendment #2: Increase permitted residential density in the Cluster Residential and Open Space Policy Area.

In consideration of this amendment, the following sections are referenced:

- Section 6.2.19 The maximum residential density within the Cluster Residential and Open Space Policy Area shall be one dwelling unit for each gross acre of land (including Environmental Reserve) that is subject to the Conceptual Scheme.*
- Section 6.2.20 Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with smaller lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.*
- Section 6.2.30 Each Conceptual Scheme within the Cluster Residential and Open Space Policy Area shall provide for a minimum of 30% open space.*

In order to achieve the higher densities proposed in the Cochrane North Conceptual Scheme, the Applicant proposes the following amendment:

- a. A textual addition to Section 6.2. Cluster Residential and Open Space, Policy 6.2.20 which reads:*
 - 6.2.20 Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with small lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.*
 - (add the following)*
 - “i. Notwithstanding policy 6.2.20 for lands described as S-1/2-34-26-4-W5M, higher residential densities may be achieved at a rate of 1.65 extra dwelling units for every 2 acres of open space more than the minimum 30% open space requirement, to a maximum of 425 residential units.”*

Under the existing policies of ASP the Applicant is required to provide a minimum 30% (94.92 acres) of open space lands and may increase density by 1 unit for every 2.0 acres of additional open space provided over and above that minimum. The Applicant proposes to provide an additional 125.82 acres of open space and to increase the density bonus to 1.65 units for every 2.0 acres of additional open space provided. This change allows for an additional 43 units, which is an 11.41% increase.

Amendment #3: Allow direct access from Highway 22 to subject site.

To accommodate this provision, an amendment to *Figure 8: Conceptual Road Network* is required. Figure 8 in the ASP identifies a Conceptual Road Network, with the intersection of Highway 567 and Highway 22 identified as an intersection with safety concerns.

In accordance with Policies 6.8.1 to 6.8.16 of the Cochrane North ASP, a Traffic Impact Assessment was submitted with the application; two access points are proposed, linkages to adjacent lands are provided, and Alberta Transportation was consulted. The proposed intersection with Highway 22 was contemplated in the County's Cochrane North ASP and Hamlet Plan Transportation Study (dated March 2010) for the area, which informed the Traffic Impact Assessment.

The proposed intersection, approximately 1.0 mile south of Highway 567, was assessed in accordance with the Cochrane North ASP and Hamlet Plan Transportation Study, County Servicing Standards, the Master Traffic Impact Assessment for Cochrane North, and Alberta Transportation requirements. In addition, the Town of Cochrane was consulted and have no concerns with this approach. Therefore, Administration has no concerns with this amendment.

OTHER POLICY CONSIDERATIONS:

Town of Cochrane/MD of Rocky View No. 44 Intermunicipal Development Plan (Bylaw C-5369-2001)

The subject lands are located outside of the Town of Cochrane / MD of Rocky View Intermunicipal Development Plan area. However, as an amendment to the Cochrane North ASP is proposed, the County followed the process outlined in the Town of Cochrane / MD of Rocky View Intermunicipal Development Plan with respect to circulation, sharing of information, and presentation of the item at the Intermunicipal Committee Meeting on September 13, 2017. The Town provided comments on June 16, 2017, identifying concerns with stormwater and servicing. The technical concerns were addressed at three separate meetings between Town and County Administration, and a detailed response to each concern was provided to the Town on September 21, 2017.

County Plan (Bylaw C-7280-2013)

Section 28.0 of the County Plan addresses area structure plan preparations and amendments. Policy 28.6 states that, "A *minor amendment to an area structure plan may be prepared by the development proponent in consultation with the local community, at the direction of the County.*" The proponent undertook the proposed amendment in consultation with the local community.

A minor amendment is defined as follows:

*"A **minor amendment** to an area structure plan is initiated by a development application and in the opinion of the County is:*

- consistent with the overall intent of the area structure plan and the policies of this Plan; and*
- is minor in nature.*

Minor amendments may include specific policy or map amendments.

The proposed amendments are consistent with the overall intent of the Cochrane North ASP and the policies of the County Plan. Policy 5.8 of the County Plan supports the development of existing country residential communities in accordance with their respective area structure plan. A goal of the County Plan is to encourage alternative residential development forms that retain rural character and reduce the overall development footprint on the landscape, including compact residential forms, such as that being proposed in this application.

Further, the proposed amendments are considered minor in nature, as the proposed density increases by less than 12 percent and the proposed commercial hub is limited to a small-scale community node.

South Saskatchewan Regional Plan 2014-2024 (SSRP)

Section 5 of the SSRP addresses the efficient use of land. The goal is to minimize the amount of land required for development of the built environment over time. Section 5.1 provides six principles for the efficient use of land. Principle 2 states that all land use planners and decision-makers should, “*utilize the minimum amount of land necessary for new development and build at a higher density than current practice.*” The proposed cluster residential design, including the preservation of open space lands and the increased density provisions, are consistent with Principle 2.

TECHNICAL CONSIDERATIONS:

The report for the associated Conceptual Scheme application (PL20160092, C-2) addresses the technical aspects of the proposal. However, it is important to note that the proposed amendments to the Cochrane North ASP were considered in the servicing, transportation, and stormwater assessments provided with the Conceptual Scheme application, and Administration is satisfied that the increased density and commercial uses with the community node can be accommodated.

CONCLUSION:

The lands are located within the policy area of the Cochrane North ASP and the Rocky View County/Town of Cochrane IDP, and the application was evaluated in accordance with these plans, the South Saskatchewan Regional Plan and with the County Plan. The proposed ASP amendment is consistent with these plans and provides for subsequent planning applications. Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- Option #1: Motion # 1 THAT Bylaw C-7718-2017 be given first reading.
 Motion # 2 THAT Bylaw C-7718-2017 be given second reading.
 Motion # 3 THAT Bylaw C-7718-2017 be considered for third reading.
 Motion # 4 THAT Bylaw C-7718-2017 be given third and final reading.
- Option # 2: THAT Application No. PL20160091 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

JA/rp

APPENDICES:

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7718-2017 and Schedule A

APPENDIX ‘C’: Redline Version - Cochrane North Area Structure Plan

APPENDIX ‘D’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	<p><u>Comments provided February 21, 2017:</u></p> <p>After reviewing the information provided, it is clear that school site(s) in this area will be needed. I understand that there will be over 6000 people living in around Cochrane Lake in the future, though I understand the timing is not yet known.</p> <p>As the timing of development is unknown, RVS is concerned that assimilating appropriate amount of land for a school site will be difficult. It is recommended that a school site be provided in this plan for two reasons: 1) The plan contains a large enough area to adequately provide 10 acres of MSR land. 2) The plan will be adding another 420 units, which will be another 400-450 K-12 students.</p> <p>A school site of 10 acres is acceptable. Of that ten acres, 4 acres is actually used for the school building, parking lot, and playground. The other 6 acres will be for the active play space associated with a school and desired by most residents. Two soccer fields or a soccer field and a ball diamond are examples of the recreation space needed adjacent to a school building.</p> <p><u>Comments provided July 17, 2017:</u></p> <p>There are 200 RVS students residing in Cochrane Lakes today, which attend schools in Cochrane. In time, RVS is expecting two schools will be essential in the entire proposed Hamlet of Cochrane Lakes. The reason RVS was considering a school site in the Cochrane North plan is due to the large area of land being proposed for development and a 10-12 acre school site could reasonably be dedicated as part of the 10% reserve owing, as there are 25.85 acres of reserve lands owing. RVS is not concerned about the population from Cochrane North Plan needing the second school, my concern is future development in the Cochrane Lakes Hamlet will 'come in' as small developments and a second school site will be very difficult to assemble.</p> <p>That being said, if Rocky View County is confident and willing to take on the responsibility of assembling the second school site in a timely matter, which is simply ensuring a site is ready for a building by the time RVS is ready to build the second school in Cochrane Lakes, then RVS is supportive of Cochrane North Conceptual Scheme going forward without a school site.</p> <p>Jessica, I would like this email to be a part of the package that goes forward to the councilors as well, as the need of for school sites is an issue for both Rocky View Schools and the municipalities (in this case the County) and both organizations need to be accountable to the families living in our jurisdictions.</p>

AGENCY	COMMENTS
	<p><u>Comments provided July 31, 2017:</u></p> <p>An RVS school site is not required in the Cochrane North plan.</p>
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	<p><u>Comments provided November 18, 2016</u></p> <p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, as well as the traffic impact assessment prepared in support of the application. Alberta Transportation has reviewed these documents and provides the following comments:</p> <ol style="list-style-type: none"> 1. Alberta Transportation's long term plans for Highway 22 in this area include future twinning as well as construction of a roundabout at the Highway 567 intersection. To accommodate future twinning, approximately 70 metres of additional right of way will be required along the highway frontage of SE-34-26-4-WSM. It appears the additional right of way is protected in the proposed Conceptual Scheme, and should be confirmed at the time of subdivision. 2. The department has reviewed the proposed intersection concept at Highway 22 and the site access road (restricting eastbound left turns) and has concluded that this intersection concept is not appropriate for a high speed rural highway. Further, access to lands on the east side of Highway 22 would have to be relocated to the south directly opposite the new intersection, causing a similar sight distance issue. To meet the desired intersection spacing of 1.6 kilometres on Highway 22, profile adjustment will likely be required to accommodate a new intersection at the location proposed. 3. The Traffic Impact Assessment recommends traffic signal installation to accommodate the 2026 post-development horizon. Pursuant to Alberta Transportation Design Bulletin #68, <i>Roundabouts shall be considered as the first option for intersection designs where, in the exclusive judgment of the department, a greater degree of traffic control than a two-way stop is required on a paved roadway e.g. a signalization or 4 Way stop control.</i> Alberta Transportation requires a roundabout to be assessed for this intersection. If technically feasible, a roundabout construction should also provide a solution for the sight distance issue noted previously.

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	<p>4. The department prefers that the ultimate solution be implemented at Highway 22 & the site access (Township Road 265) for the initial phase of subdivision. Alternately, the Traffic Impact Assessment should be updated at each phase of subdivision to confirm the required initial construction at the new intersection with Highway 22 as well as additional impacts by each subsequent phase.</p>
	<p><u>Response provided March 22, 2017</u></p> <p>This will acknowledge receipt of the above mentioned review document, updating the previously prepared study. Alberta Transportation accepts the recommendations presented in the document, and along with previous review comments, the following will outline the requirements to support the proposed Cochrane North Conceptual Scheme:</p> <ol style="list-style-type: none"> 1. Access to Highway 22 to be installed at the location proposed, with a modified Type IV intersection treatment (outlined in the Highway Geometric Design Guide) including additional 50 metres of storage for the northbound left turn, and a separate southbound right turn lane. 2. During construction of the intersection improvement, Highway 22 will be re-profiled to improve sight distance to the south to meet Alberta Transportation's published standards. Survey will be required to confirm adequate sight distance is provided at the intersection upon completion. 3. Delineation lighting is to be installed at the intersection, as per the standards and procedures outlined in Alberta Transportation's "Highway Lighting Guide". These items will be discussed further at the subdivision stage. In the meantime, if you have any questions or require additional information, please contact me.
<p>Alberta Sustainable Development (Public Lands)</p>	<p>No comment.</p>
<p>Alberta Culture and Community Spirit (Historical Resources)</p>	<p>The applicant must apply for <i>Historical Resources Act</i> review to identify possible historic resource concerns prior to proceeding with land disturbance. The applicant must submit a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.</p> <p>For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development <i>Historical Resources Act</i> Compliance (copy attached).</p> <p><i>Note: The applicant has provided a Historical Resources Act approval dated April 14, 2016 from Alberta Culture and Tourism.</i></p>

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Energy Resources Conservation Board	No comment.
Alberta Health Services	<p data-bbox="618 373 1461 436">Thank you for inviting Alberta Health Services (AHS) to comment on these proposals to:</p> <ul data-bbox="618 457 1461 888" style="list-style-type: none"> <li data-bbox="618 457 1461 552">• amend the Cochrane North Area Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme. <li data-bbox="618 552 1461 688">• adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the S-1/2-34-26-04-W05M. <li data-bbox="618 688 1461 888">• redesignate the subject lands from Ranch and Farm District to Direct Control District in order to facilitate the creation of 425 single-detached and semi-detached homes on lots ranging from ± 0.040 hectares (± 0.10 acres) to ± 0.049 hectares (± 0.12 acres) in size, together with open space, utility services, and a commercial hub. <p data-bbox="618 909 1398 972">AHS has the following comments regarding the above noted proposals.</p> <p data-bbox="618 993 699 1024">Water</p> <p data-bbox="618 1045 1461 1276">It is our understanding that the drinking water for future development in the area will be provided by Horse Creek Water Services Inc. The developers and the water supplier must ensure that the water system will be capable of providing potable water for the additional developments within the planned area without disrupting services to current developments connected to the system.</p> <p data-bbox="618 1297 789 1329">Waste Water</p> <p data-bbox="618 1350 1461 1612">It is our understanding that the waste water system for future development in the area will be connected to the system operated by Horse Creek Water Services Inc. The developers and the waste water system operator must ensure that the waste water system will be capable of handling and treating the waste water flow from the developments within the planned area in addition to the flows from current developments connected to the system.</p> <p data-bbox="618 1633 776 1665">Solid Waste</p> <p data-bbox="618 1686 1461 1812">Solid waste emanating from the future development of the area must be handled in a manner such that the land is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates,</p> <p data-bbox="618 1833 1461 1921"><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</i></p>

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	<p><i>hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>Please provide AHS with information on solid waste services for future development of the area as the information becomes available.</p>
Public Utility	
ATCO Gas	No comment.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comment.
FortisAlberta	No comment.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
Other External Agencies	
EnCana Corporation	No comment.
Town of Cochrane	<p><u>Comments provided June 16, 2017:</u></p> <p>Thank you for the opportunity to provide comments on the proposed amendments to the Cochrane North Area Structure Plan, proposed Conceptual Scheme and redesignation applications for the south ½ of 34;26;4;W5M lands. The following correspondence is intended to respond to the circulation documents provided on May 23, 2017 and previous. Following a comprehensive review of the circulation documents, the Town of Cochrane has significant concerns with the proposed plan, in particular the servicing plans, and would like to express again that the Town does not support this growth without agreements in place to respond to the increasing development pressures on the infrastructure in Cochrane and to provide amenities for the residents of this development. Consequently, in accordance with the provisions of the Town of Cochrane / MD of Rocky View #44 Intermunicipal Development Plan and the Rancho House Accord, the Town of Cochrane formally requests that the amendments to the Cochrane North Area Structure Plan and proposed Conceptual Scheme not proceed until the following concerns have been resolved to our mutual satisfaction. Outlined below, these are the Town of Cochrane's concerns with these amendments for the benefit of these applications.</p> <ul style="list-style-type: none"> • Firstly, and most importantly, the sanitary and stormwater

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	<p>servicing as proposed does not work. Previous correspondence outside of the formal circulation of this file indicated as such and despite this, the application continues to move forward. These lands are outside of the "acceptable service area" in the Master Servicing Agreement between the Town of Cochrane and the City of Calgary for the sanitary servicing proposed in the conceptual scheme. Adding these lands would trigger an appeal to the City of Calgary and in the past appeals have not been accepted.</p> <ul style="list-style-type: none"> • Despite that there may be capacity in the sanitary pipeline from the Cochrane North area to the Town of Cochrane, there is limited capacity in the pipeline from the Town of Cochrane to the City of Calgary and continued growth pressures mean that this capacity is quickly decreasing. The pipeline from the Town of Cochrane to the City of Calgary is planned to be twinned but only factoring in growth from the Town of Cochrane. • The proposal suggests using road right of ways within the Town's boundaries for placement of stormwater infrastructure. The Town has several issues with this, including: <ul style="list-style-type: none"> ○ The ROW along Horse Creek Road is already constrained with deep and shallow utilities as well as the Alta link overhead power and permitting further infrastructure in this ROW would hinder our ability to grow. How would the proposed infrastructure conflict onto with Town infrastructure within the ROW? ○ Third party infrastructure presents future maintenance issues thus, any infrastructure placed in the right of ways would need to be oversized and allow for tie ins and agreements to ensure the work and cost of repairs would be shared. There is no mention of this consideration. • The Town of Cochrane is very concerned that a storm main and outfall would be contemplated in the same proximity to the existing raw water intakes for the following reasons: <ul style="list-style-type: none"> ○ The discharge of storm water at this location is directly upstream of our Water Treatment Plant (WTP) and could have serious impacts on the water entering our WTP. We previously expressed concern related to the temporary pumping from Cochrane Lake by Alberta Environment (AE) when that work occurred, but we understood the discharge was an emergency and a one-off occurrence. ○ The ROW along Horse Creek Road is already constrained with deep and shallow utilities as well as the Alta link overhead power. Placement of a dedicated storm outfall within this ROW could further hinder the Town abilities to provide future servicing should the Town ever wish to expand its boundaries. The alignment becomes

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further complicated when it crosses the CP rail and enters our residential neighbourhood of West Pointe.

- As Horse Creek is upstream from the water intakes as well as a portion of the watershed for Horse Creek is within the Town's boundaries, the Town has an interest to ensure the water body is not compromised. The Horse Creek Abbreviated Watershed Management Plan was recently presented to the Bow River Basin Council and is seeking provincial endorsement. The recommendations are based on 5 years of monitoring data. This data shows that the stream is an important spawning area for several species of fish and that it has unconsolidated banks which have a high erosion risk. Both findings support the recommendation that inputs into this system need to be carefully managed to maintain water quality and avoid increases in water quantity.
- The Province of Alberta is currently working to finalized new regulations within The Modernized Municipal Government Act ('Bill 21') that will set new expectations for improved municipal and regional collaboration throughout the Province. The Town of Cochrane is committed to this new vision and to work collaboratively with our regional partners to plan, deliver and fund intermunicipal services for the benefit of all residents within the Calgary region. The Town also recognizes this new model is the best mechanism to ensure the efficient use of land occurs when accommodating future growth in the Calgary region. The proposed amendments to the Cochrane North Area Structure Plan and proposed Conceptual Scheme make no reference to the forthcoming amendments to the MGA, or any commitment to adhering to future provisions of the Growth Management Board. This oversight is quite troubling given the collective efforts of the Province and other municipalities throughout the Calgary region toward this new direction. It also brings into question Rocky View County's long term commitment to regional collaboration. As such, the Town of Cochrane respectfully requests Rocky View County not proceed with consideration of these amendments until the formal establishment of the Growth Management Board in order to ensure the regional impacts of the proposed development can be comprehensively evaluated with consideration of regional planning principals and goals.
- Despite the absence of an established Growth Management Board, an adopted Regional Plan for the Calgary Region and a formalized Regional Evaluation Framework, similar to what is used in the Capital Region, it remains incumbent upon Rocky View County to consider the proposed amendments to the Cochrane North ASP and Conceptual Scheme from a regional perspective and evaluate the potential regional implications this development may have

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	<p>on others, rather than solely focus upon the County's objectives. Accordingly, the Town of Cochrane requests that Rocky View County undertake an analysis, mitigation and action strategy of the regional impacts of the proposed development for the Town of Cochrane.</p> <p>In closing, thank you for the opportunity to review and comment on the proposed amendments to Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications.</p> <p>However, as outlined throughout this correspondence, the Town of Cochrane is not satisfied with the proposal or the detrimental impacts on the Town of Cochrane. As you know, the Province of Alberta is poised to enter a new era with the clear expectation for improved municipal and regional collaboration. As a result, unilateral development proposals in any jurisdiction will no longer be supported, and Bill 21 will require all municipalities to create a new approach for managing the interface between all regional partners in the Calgary region. Municipalities will be expected to collaboratively work together to plan, deliver and fund intermunicipal services, including intermunicipal and use planning. All of which is intended to ensure the long term economic benefit of our region, while also ensuring the efficient provision of places to live, work and play for all residents within the Calgary region.</p> <p>Therefore, The Town of Cochrane requests the following:</p> <ol style="list-style-type: none"> 1. That in accordance with Section 3.3 Resolution of Intermunicipal Issues of the Town of Cochrane/MD of Rocky View Intermunicipal Development Plan, the proposed amendments to the Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications be referred to the Intermunicipal Committee for further discussion and review. 2. That Rocky View County hold the formal consideration of the proposed amendments to the Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications by Council in abeyance until such time as the Growth Management Board is established in order to ensure that the regional impacts of the proposed plan are fully evaluated before it proceeds. We trust you understand that the Town of Cochrane is focused upon protecting the long term interests of our community, its residents and our shared regional partners. <p><u>Comments provided October 11, 2017:</u></p> <p>Just to confirm and for clarity, the Town of Cochrane does not support allowing the storm servicing to run through the Town's boundary. We see this comment acknowledged in the latest response and would like to ensure this message is clearly being</p>

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	<p>sent back to the Applicant.</p> <p>Further to our conversation, the Town will most certainly work with the Rocky View County and Applicant on the alternate routing of the storm water pipe and outfall regarding the placement of this infrastructure upstream of our water intakes. When more details are available, please forward the plans to the Town.</p>
<i>Rocky View County – Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	<p>The Ag Boundary Design Guidelines, and the physical separation created by Highway 22, will play a role in buffering the non-agricultural land use from agricultural land uses. The guidelines will help mitigate areas of concerns including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>
Ranch Lands Recreation District Board	<p>The Ranch Lands Recreation District Board have no concerns at this time and will comment at Subdivision stage.</p>
<i>Internal Departments</i>	
Municipal Lands	<p>Upon review of the Cochrane North Conceptual Scheme, the Municipal Land office offers the following comments:</p> <ul style="list-style-type: none"> • Our office supports the development style of clustered open space; however, the interface between residential and Environmental Reserve lands will require mitigation strategies to prevent encroachment. Typically context appropriate fencing and/or monuments are utilized. <p>Regional pathway MR corridors:</p> <ul style="list-style-type: none"> • Our office recommends the minimum width of these linear MR's be no less than 10.0 metres wide to permit meandering of pathway, inclusion or avoidance of terrain features and adjacent plantings to enhance the user experience and to establish a prominent feature within the community. Section 6.3.6 indicates: <i>"Regional Pathways are the most generous width of 2.5 – 4 metres within a dedicated trail right-of-way. The Cochrane North site offers 3.3 km of regional trails. These corridors will be dedicated as Municipal Reserve lands. However, "Policy 6.5.2: The Municipal Reserve dedication includes the two neighbourhood parks and the regional trail with an easement. The trail has an easement on each side."</i> Clarification on these seemingly conflicting statement is required. Typically, for regional pathway applications- an 8-10 metre wide linear MR is dedicated and a pathway of an

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	<p>appropriate width is constructed there within.</p> <ul style="list-style-type: none"> Due to the scope and context of the proposed MR lands within this Conceptual Scheme, we recommend that the assigned Home Owners Association assume maintenance and operational responsibilities via a license arrangement with the County for all MR's and amenities there within.
Development Authority	No comment.
GeoGraphics	No comment.
Building Services	No comment.
Emergency Services	<p>Having reviewed this circulation, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> Figure 21 and the corresponding road network is illegible in my copy. Please ensure that the access routes comply with the RVC Servicing Standards and the Alberta Building Code. The Secondary Emergency Access route should be connected to a Twp Road to the north of the development. It is unclear whether or not this is the case. The Fire Service recommends that the water Co-op register with Fire Underwriters Survey. Please ensure that there is adequate provisions for water for firefighting purposes. The Fire Service recommends that all buildings be provided with sprinkler protection. <p>There are no further comments at this time.</p> <p>Previous Enforcement:</p> <ul style="list-style-type: none"> None <p>Current Enforcement:</p> <ul style="list-style-type: none"> None <p>Wet Land Impact Model and/or Current Wetland Map</p> <ul style="list-style-type: none"> Maps indicate the presence of several significant wetland areas on both parcels <p>Recommendations</p> <ul style="list-style-type: none"> A detailed Storm Water Management Plan as well as Alberta Environment consultation/approval may be required for any future development
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

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	<p>subject to change to ensure best practices and procedures:</p> <ul style="list-style-type: none"> • Engineering Services has reviewed the Historical Resources Assessment prepared by Bison Historical Services Ltd and the Act Clearance Review completed by Turtle Island Culture Resources Management Inc. (dated November 25, 2016) The review of the assessment confirm that the Historical Resources Assessment was carried out in accordance with the general standards of the cultural resource management consulting community and the County Servicing Standard. The absence of references to paleontological concerns in the report and the HRA clearance response are result of the fact that no such concerns are associated with the proposed development: <ul style="list-style-type: none"> ○ The applicant has also provided the Historical Resources Act approval dated April 14, 2016 from Alberta Culture and Tourism; ○ At future subdivision, the Owner shall enter into a Development Agreement(s) for off-site infrastructure and improvements to the satisfaction and requirements of the County, Alberta Transportation and Alberta Environment and Parks (AEP). The Owner will be required for the following in support of the proposed subdivision: <ul style="list-style-type: none"> ▪ Implementation of the approved TIA recommendations at the time of subdivision: <ul style="list-style-type: none"> - Construction of a modified Type IV intersection including additional 50 meters of a northbound left turn lane and a separate southbound right turn lane along HWY 22 access; - HWY 22 will also require re-profiling to improve the sight line distance south of the proposed intersectional improvements in accordance with the Alberta Transportations published standards; and - Delineation lighting will be required at the intersection in accordance with Alberta Transportation's Highway Lighting Guide; - Upgrade of Range Road 43 to a Collector standard in accordance with the Cochrane North ASP and Hamlet Plan Transportation Study ▪ Implementation of the approved Water and Wastewater Servicing Assessment: <ul style="list-style-type: none"> - Upgrades to the existing Horse Creek Utility infrastructure as required by each phase of subdivision;

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	<ul style="list-style-type: none"> ▪ Implementation of the Sub-Catchment Master Drainage Plan: <ul style="list-style-type: none"> - Cochrane Lake Outfall to the Bow River ○ At future subdivision, the Owner shall enter into a Development Agreement for on-site infrastructure and improvements to the satisfaction and requirements of the County, Alberta Transportation and AEP: <ul style="list-style-type: none"> ▪ Construction of the internal road system as shown in the submitted tentative plan; ▪ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; ▪ Construction of a piped potable water distribution system (including registration of necessary easements) in accordance with the approved Servicing Strategy Assessment at the time of subdivision; ▪ Construction of a fire suppression and distribution system design to meet minimum fire flows as per the County Standards and Bylaws; ▪ Construction of a piped wastewater collection system, including upgrades to existing system and storage facilities (including registration of necessary easements) in accordance with the approved Servicing Strategy Assessment at the time of subdivision; ▪ Installation of landscaping and pathways; ▪ Installation of power, natural gas and telephone lines. <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • Engineering Services has reviewed the Groundwater Monitoring memo prepared by E2K Engineering Ltd dated December 9, 2016 and the Geotechnical Evaluation prepared by E2K Engineering Ltd dated July 19, 2016 and the Hydrological Assessment prepared by Waterline Resources Inc dated August 17, 2016. The Evaluations and Assessments assessed the feasibility of the proposed residential development in this area: <ul style="list-style-type: none"> ○ Shallow groundwater was encountered in a number of boreholes in the low-lying areas of the site. ○ The groundwater levels were used as part of the Conceptual Scheme Stormwater Management Plan and the Geotechnical Evaluation; ○ The Geotechnical Investigation proposed recommendations regarding site preparation, site drainage, foundation recommendations, slab-on-grade, differential settlement potential and prevention, groundwater considerations, frost protection, concrete

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	<p>requirements, excavation and preliminary pavement recommendations based on 55 boreholes drilled across the proposed parcels;</p> <ul style="list-style-type: none"> • The Hydrological Assessment prepared by Waterline Resources Inc dated August 17, 2016 and Groundwater Monitoring Memo prepared by E2K Engineering Ltd dated December 9, 2016 concluded that the water levels in Cochrane Lake are likely not going to increase due to development of the proposed site; • At future subdivision phases and/or Development Permit application stage, ES recommends that the developer shall engage the services of a qualified Geotechnical Engineering Consultant to provide a Site Specific Geotechnical update the Geotechnical Evaluation prepared by E2K Engineering Ltd dated July 19, 2016 to ensure that the recommendations of the evaluation are still accurate. The report shall evaluate the soil characteristics, existing groundwater conditions and development constraints of the proposed development including construction of the roads, stormwater pond, infrastructure or civil works for other public facilities including municipal reserve to the satisfaction of the County. <p><u>Transportation</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • A Transportation Impact Assessment (TIA) prepared by Watt Consulting Group dated May 8, 2017 was submitted in support of the proposed Conceptual Scheme. Alberta Transportation will require the following to be implemented as part of the subdivision stage: <ul style="list-style-type: none"> ○ Access to the proposed development is off of HWY 22. The access will require the construction of a modified Type IV intersection including additional 50 meters of a northbound left turn lane and a separate southbound right turn lane along HWY 22; ○ HWY 22 will also require re-profiling to improve the sight line distance south of the proposed intersectional improvements in accordance with the Alberta Transportations published standards; ○ Delineation lighting will be required at the intersection in accordance with Alberta Transportation's Highway Lighting Guide; • Secondary access proposed to the site is proposed off of Range Road 43. Range Road 43 is currently a gravel road with approximately an 8 m surface width. The intersection of Weedon Trail and Range Road 43 is a stop-controlled intersection. In accordance with the Cochrane North ASP and Hamlet Plan Transportation Study, Range Road 43 is to be a Collector standard with a 21 m ROW with Curb and

AGENCY	COMMENTS
	<p>Gutter. At future subdivision stage, Range Road 43 will be required to be upgraded to the Collector Standard and addition 1 meter of ROW is to be acquired;</p> <ul style="list-style-type: none"> • The internal road network will also include a future connection south to the Monterra Development as identified in the Cochrane North Area Structure Plan and the Hamlet Plan Transportation Study as part of the recommended road network in the long-term; • At future subdivision stage, the Owner will be required to enter into a Development Agreement for all on-site improvements including the internal Urban Residential Standard and Urban Residential Collector standard for the internal road way system, paved approaches to each parcel, cul-de-sacs and access roads; • At future subdivision stage, the Owner will be required to enter into a Development Agreement for all off-site transportation infrastructure in accordance with the Conceptual Scheme, an updated TIA, Cochrane North ASP and Hamlet Plan Transportation Study (iTrans, March 2010), Rocky View County and Alberta Transportation requirements including the upgrades to Range Road 43 and Highway 22. • At future subdivision stage, Engineering Services recommends that an update to the TIA is submitted at each phase of subdivision to insure that the assumptions and the recommendations in the TIA are valid to the satisfaction of Alberta Transportation and the County; • As a condition of future subdivision, the Owner will be required to provide payment of the Transportation Offsite Levy in accordance with the bylaw at the time of subdivision approval for the gross area of lands to be subdivided; • At future Subdivision and/or Development Permit stage an AT Waiver and a Roadside DP shall be required as this property is within 1600 m of HWY 22. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • The proposal is for the development to be serviced by piped sanitary servicing from the Horse Creek Utility. Engineering Services has reviewed Wastewater Servicing Assessment prepared by CIMA+ (May 2017) in conjunction with the CIMA+ memo (July 12, 2017) of the Horse Creek Utility to ensure that sufficient capacity exists for the proposed development. <ul style="list-style-type: none"> ○ At the Conceptual Scheme and Redesignation stage, the assessment confirms that based on the County's approved sanitary demand of 270L/C/d, the utility has sufficient capacity to supply the needs of this conceptual scheme;

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	<ul style="list-style-type: none"> • The proposed development, through connection to the Horse Creek Utility infrastructure, sends wastewater to the Town of Cochrane which ultimately goes to the City of Calgary. The Town of Cochrane has acknowledged the ability of these lands to connect to existing utility infrastructure; • Confirmation from the Horse Creek Utility was provided to confirm that the Applicant has completed all paperwork for sanitary/wastewater servicing and that the Utility is prepared to service the proposed Conceptual Scheme; • At future subdivision stage, the applicant is to provide a detailed update to the Wastewater Servicing Assessment in accordance with the County Servicing Standards. The update is to include, but may not be limited to: <ul style="list-style-type: none"> ○ The assessment confirms that upgrade to the Cochrane North lift station storage facilities is not required until Phase 3 or 4. The updated assessment is to confirm that the Cochrane North lift station has adequate storage for the first two phases; ○ Detailed contingency plans to prevent overflow of the lift station storage facility; ○ The updated document may be subject to a third party review at submission stage. • The Owner shall enter into a Development Agreement for the construction of the piped wastewater collection system including upgrades to lift station as per the approved Wastewater Servicing Assessment at the time of subdivision; • As a condition of future subdivision, the Owner will be required to provide payment of the Wastewater Off-site Levy in accordance with the bylaw at the time of subdivision approval.

Water Supply And Waterworks

- The proposal is for the development to be serviced by piped water from the Horse Creek Utility. Engineering Services has reviewed Potable Water Use Assessment prepared by CIMA+ (May 2017) in conjunction with the CIMA+ memo (July 12, 2017) of the Horse Creek Utility to ensure that sufficient capacity is available for the proposed development:
 - At the Conceptual Scheme and Redesignation stage, the assessment confirms that based on the County's approved water demand of 300L/C/d, the utility has sufficient capacity to supply the needs of this conceptual scheme.



AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Confirmation from the Horse Creek Utility was provided to confirm that the Applicant has completed all paperwork for water supply request and that the Utility is prepared to service the proposed Conceptual Scheme; • At future subdivision stage, the applicant is to provide a detailed update to the Potable Water Use Assessment in accordance with the County Servicing Standards. The update is to include, but may not be limited to: <ul style="list-style-type: none"> ○ A water leak was identified within the Horse Creek Data through previous analysis and is currently underway. Confirmation if the leak was fixed is to be provided and any updated to the detailed design work is to be completed in accordance with the updated Horse Creek Data Analysis Report; ○ Cochrane Lake Potable Water Demands is to use a water servicing rate of 300L/C/d. • At future subdivision stage, the Owner shall enter into a Development Agreement for the construction of an internal potable water distribution network completed with connection lines to the individual lot; • At future subdivision stage, the Owner shall enter into a Development for the construction of the fire protection system, including, but not limited to piped distribution system, hydrants and all other required infrastructure; • At future subdivision application stage applicant it to provide confirmation from Horse Creek Utility on company letterhead stating that: <ul style="list-style-type: none"> ○ The applicant has completed all paperwork for water supply request; ○ The applicant has paid all necessary fees of said application; ○ The utility has sufficient capacity at time of application to supply the needs of this conceptual scheme. • At future subdivision stage, as a condition of endorsement: <ul style="list-style-type: none"> ○ Water service provider to provide a letter on company letterhead stating that: <ul style="list-style-type: none"> ▪ The applicant has completed all paperwork for water supply allocation; ▪ The applicant has paid all necessary fees for the purchase of required capacity units for subdivision; ▪ The utility has allocated and reserved the necessary capacity; ▪ The obligations of the applicant and/or utility to bring water lines to the subdivision (i.e. water utility to construct water line to limits of subdivision and applicant is to construct all internal water lines or, water utility will be responsible for all connections to

AGENCY	COMMENTS
	<p>individual lots, etc.).</p> <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The Cochrane North Sub-Catchment Plan (Sept 2017) proposes a dedicated stormwater outfall from Cochrane Lake to the Bow River. The proposed development would manage stormwater by combination of on-site treatment and discharge to Cochrane Lake. Cochrane Lake water levels would be controlled by the new proposed outfall. The existing emergency outfall capacity to Horse Creek was separate from the analysis required in support of the development. The Sub-Catchment Plan also indicates that additional volume and flow-through for Cochrane Lake will reduce stagnation and improve water quality. • At future subdivision stage, the applicant may be required to submit an updated Cochrane Lake Management Plan • Engineering Services has reviewed the stormwater plan proposed for the Conceptual Scheme Cochrane North-Sub-Catchment Master Drainage Plan) prepared by Stormwater Solutions Inc. (Aug 2016). The MDP is to adhere to the approved Cochrane Lake Sub-Catchment Master Drainage Plan (Sept 2017): <ul style="list-style-type: none"> ○ In accordance with the BIA, the 4 wetlands are to be protected by ensuring that the pre-development flow rates and volumes to the wetlands are maintained; ○ Proposed stormwater pond is to be a wet pond with forebay and must achieve minimum water quality standards; ○ Post development drainage will occur from road and driveway (and some fronts of lots) through a piped system discharging into grassed swales to reduce pollutants and total volumes. Back of the lots will be directed overland as sheet flow to pre-development rates and volumes. Natural overland drainage in some areas will remain; ○ The pond volume will be maintained via discharge and irrigation. • At future subdivision stage, the Owner will be required to enter into a Development Agreement(s) for all storm water infrastructure required as a results of the development including storm water conveyance systems, storm water ponds, spray irrigation systems and all other infrastructure outlined in the storm water management report; • At future subdivision stage, the applicant is to provide a Stormwater Management Plan for each phase of development in accordance with the Cochrane Lake Sub-Catchment Master Drainage Plan (Sept 2017) and the Cochrane North Master Drainage Plan (Aug 2016), all to the

AGENCY	COMMENTS
	<p>satisfaction of Rocky View County and AEP;</p> <ul style="list-style-type: none"> • At future subdivision stage, the applicant will be required to enter into a Development Agreement for the implementation of the Cochrane Lake Sub-Catchment Master Drainage Plan including all the improvements as required in the Plan and the construction of the pipe to the Bow River. Registration for the construction and outfall will be required through AEP prior to entering into the Development Agreement; • At future subdivision stage, the Owner shall enter into a Cost Recovery Agreement for offsite stormwater infrastructure improvements providing benefit to other lands; • At future subdivision stage, the Owner will be required to register any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan to the satisfaction of the County and AEP; • As a condition of future subdivision, the Owner will be required to provide payment of the Stormwater Offsite Levy in accordance with the bylaw at the time of subdivision approval for the gross area of lands to be subdivided; • All AEP approvals are the sole responsibility of the applicant.
	<p><u>Environmental</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • Engineering Services has reviewed the Biophysical Impact Assessment (BIA) and Wetland Assessment prepared by EnviroLead Canada (May 4, 2017). The proposed preliminary design and the Cochrane North Conceptual Scheme propose low environmental impacts on the landscaping of the subject parcels. At future subdivision and/or development permit stages, standard mitigation protocols including those of sediment and erosion control, vegetation monitoring, environmental monitoring, and construction monitoring will be required; • 7 Wetlands were identified as part of the assessment. 3 wetlands are proposed to be impacted as they are classified as temporary, ephemeral wetlands of low quality (farming activity impact). At future subdivision and/or development permit stage Water Act Approval application or wetland replacement and compensation will be required; • Based on the wetland assessment and the review of the preliminary concept scheme, the BIA concludes that the other 4 wetlands will have none or minimal direct impacts on the wetlands and are required to be protected. If during future development these wetlands are replaced or removed than the wetland compensation plans may need to be prepared under the Water act authority and wetland boundaries will need to be assessed; • The BIA assesses the overall environmental effects and determined that the potential negative environment effect

AGENCY	COMMENTS
	<p>low as the proposal aims to maintain significant vegetation where possible and incorporate native plant species and maintain wetland health by ensuring poste development runoff mimics pre-development values;</p> <ul style="list-style-type: none"> • At future subdivision stage, the applicant is to provide an update to the BIA for the site specific development: <ul style="list-style-type: none"> ○ The applicant will be required to comply with the recommendations of the Biophysical Impact Assessment; ○ Dedication of any relevant Environmental Reserve or Environmental Reserve Easements; ○ Compliance with any AEP requirements for wetland dedication or compensation.
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	Services will need to be detailed in support of proposal.
Infrastructure and Operations - Operations	<p>This proposal will consume all excess capacity of wastewater servicing agreement between the Town of Cochrane and the County. If this CS is approved, there will be no ability to service other areas including the existing Hamlet area as the excess capacity will have to be reserved for this CS. Alberta Environment approvals to extend the water and wastewater systems will be required. As well as approval for stormwater system (policy).</p>
Infrastructure and Operations – Solid Waste	No concerns.

Circulation Period: September 29, 2016 to October 21, 2016



BYLAW C-7718-2017

A Bylaw of Rocky View County to amend the Cochrane North Area Structure Plan (C-6388-2006)

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This bylaw shall be known as Bylaw C-7718-2017

PART 2 – DEFINITIONS

In this bylaw, the definitions and terms shall have the meanings given to them in the Cochrane North Area Structure Plan (C-6388-2006), Land Use Bylaw (C-4841-97) and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

THAT Cochrane North Area Structure Plan (C-6388-2006) Sections 5.2, 6.2.2, 6.2.20, and Figure 8 be amended, as detailed in Schedule “A” forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7718-2017 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: 09

File: 06834003/04 /PL20160091

<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

SCHEDULE 'A'
FORMING PART OF BYLAW C-7718-2017

Cochrane North Area Structure Plan

Amendment # 1

Section 5.2: Land Use Policy Areas

Add text to Table 1: Land Use Policy Areas, to the row entitled, "Cluster Residential and Open Space", as follows:

Types of Development	Implementation Approach
<ul style="list-style-type: none"> Local commercial uses within S-1/2-34-26-04-W05M 	<ul style="list-style-type: none"> Local commercial uses within S-1/2-34-26-04-W05M should be developed within a community focused node

Amendment #2

Add text to Policy 6.2.2, which reads:

6.2.2 Cluster Subdivisions shall provide for an appropriate range of land uses and housing types.

- i. Cluster subdivisions within S-1/2-34-26-04-W05M may provide local commercial uses.

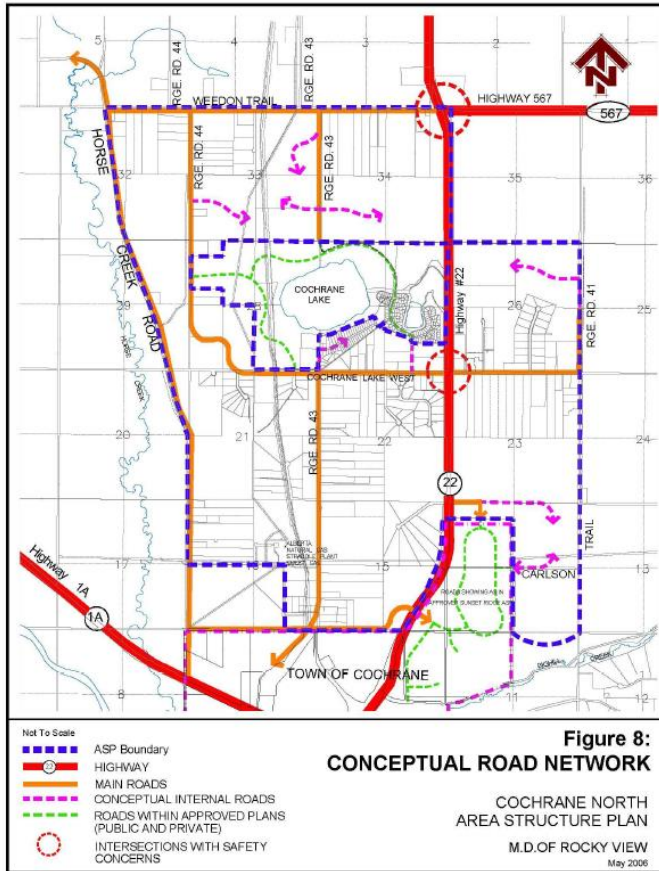
Amendment #3

Add text to Policy 6.2.20, which reads:

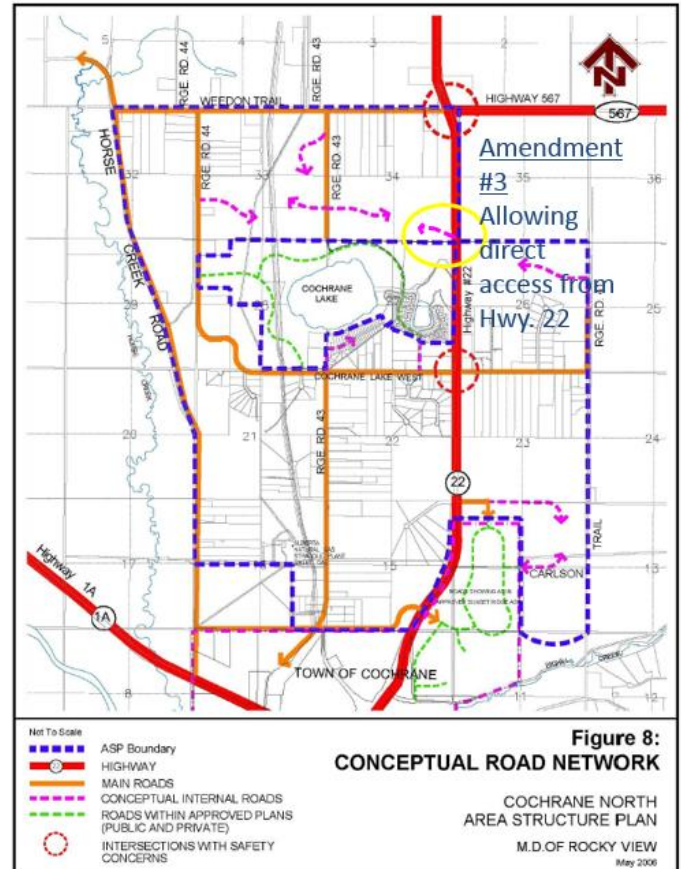
- i. Notwithstanding Policy 6.2.20, for lands described as S-1/2-34-26-04-W05M, higher residential densities may be achieved at a rate of 1.65 extra dwelling units for every 2 acres of open space more than the minimum 30% open space requirement, to a maximum of 425 residential units.

Amendment #4

Replace Figure 8, which shows:



And replace with the following revised figure, which shows access to subject lands from Highway 22:





COCHRANE NORTH

AREA STRUCTURE PLAN



Bylaw C-6388-2006, Adopted July 3, 2007

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44
Department of Planning and Community Services

ROCKY VIEW COUNTY
BYLAW C-6388-2006

OFFICE CONSOLIDATION

This document has been consolidated for convenience only. A copy of the original Bylaw and all amending Bylaws can be obtained from Rocky View County. This office consolidation comprises the following Bylaws:

Bylaw	Amendment Type	Date of Approval
C-6388-2006	Original Bylaw	July 3 2007
C-7718-2017	Amendments to Table 1, Section 6.2.2, Section 6.2.20, an Figure 8, in order to implement the Cochrane North Conceptual Scheme	PROPOSED

MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**BYLAW C-6388-2006**

A Bylaw of the Municipal District of Rocky View No. 44 to adopt an Area Structure Plan pursuant to Section 633 of the Municipal Government Act.

WHEREAS the Council of the Municipal District of Rocky View No. 44 wishes to adopt the Area Structure Plan affecting the lands as shown on Schedule "A", known also as the Cochrane North Area Structure Plan, attached hereto and forming part of this bylaw; and

WHEREAS a notice was published on Tuesday, January 30, 2007 and Tuesday, February 6, 2007 in the Rocky View Weekly, a newspaper circulating in the Municipal District of Rocky View No. 44, advising of the Public Hearing for Tuesday, March 6, 2007; and

WHEREAS Council held a Public Hearing and have given consideration to the representations made to it in accordance with Section 692 of the Municipal Government Act, being Chapter M-26 of the Revised Statutes of Alberta, 2000, and all amendments thereto.

NOW THEREFORE the Council enacts the following:

That the Area Structure Plan be adopted to provide a framework for subsequent land use changes, subdivision and development for the lands as shown on Schedule "A", known also as the Cochrane North Area Structure Plan, attached to and forming part of this bylaw.

That this Bylaw shall come into effect upon the date of third and final reading.

DIVISION 9

File: 616-19 -- 2004-RV-437

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, January 23, 2007, on a motion by Councillor Everett.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July, 3, 2007, on a motion by Councillor McLean.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, on Tuesday, July 3, 2007, on a motion by Councillor Goode.

REEVE OR DEPUTY REEVE

MUNICIPAL SECRETARY

SCHEDULE 'A'

Forming Part of Bylaw C-6388-2006

An Area Structure Plan known also as the Cochrane North Area Structure Plan, attached to and forming part of this bylaw.

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TABLES

TABLE 1: LAND USE POLICY AREAS

Section

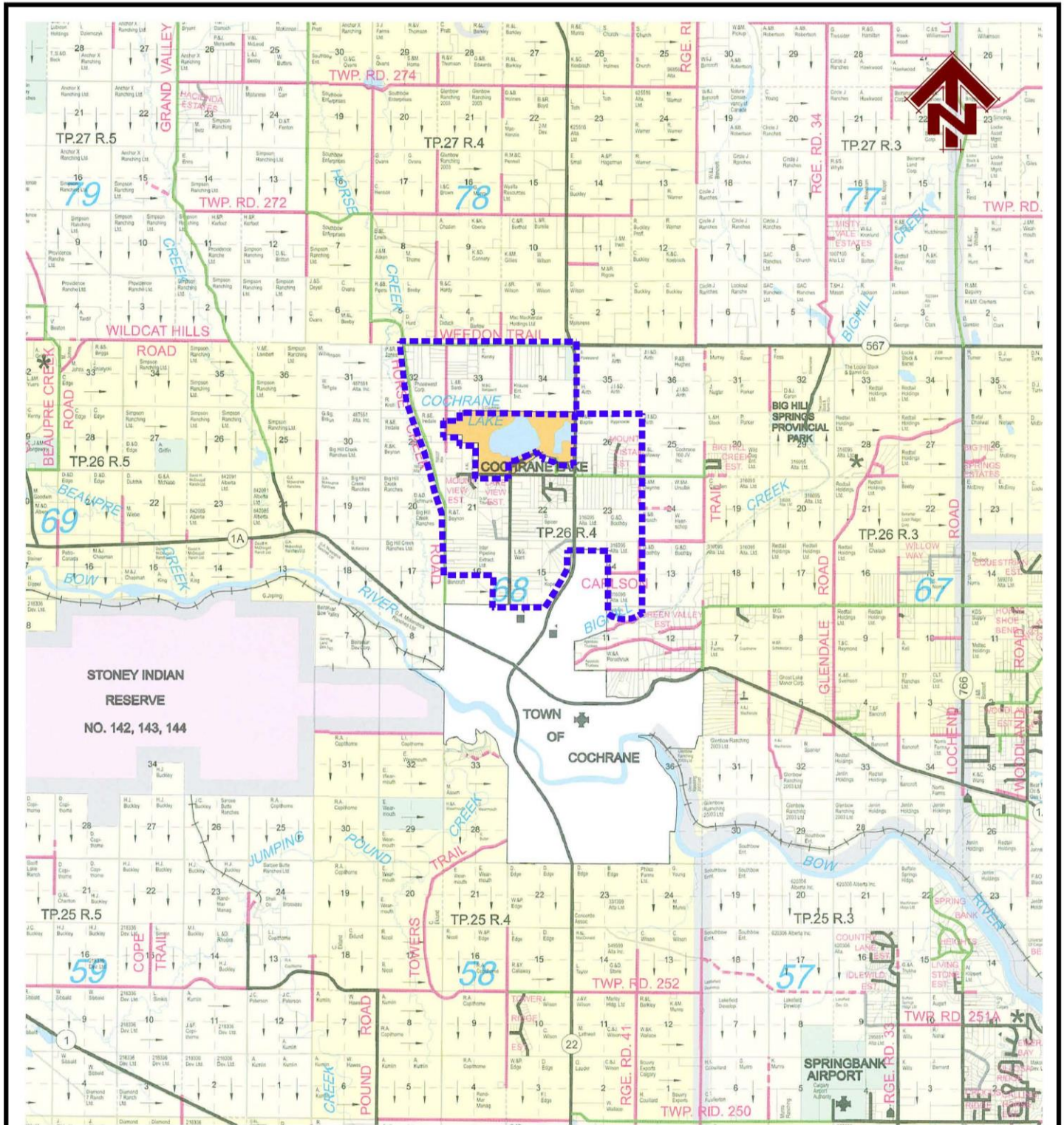
1.0 Background

Cochrane North has been identified by the Municipal District of Rocky View Council as an area that presents both development pressures and community planning opportunities. The Cochrane North Area Structure Plan (ASP) is located adjacent to the northern limits of the Town of Cochrane and covers a three-mile wide area that extends north approximately four miles to Weedon Trail. The ASP is situated on an important upland that is bounded by the Horse Creek Valley to the west and the Big Hill Creek Valley to the south and east (Figure 1). Although the ASP includes the Hamlet of Cochrane Lake, it does not specifically address those lands within the Cochrane Lake Conceptual Scheme, which Council adopted in 1995. This ASP does acknowledge important edge conditions and relationships with the approved development in the Cochrane Lake Conceptual Scheme. Relationships with surrounding areas such as Grand Valley, the Big Hill Creek valley, and the Town of Cochrane are also addressed throughout this ASP.

The Cochrane North area will continue to experience development pressures and opportunities for many years to come. This ASP therefore contains land use policies and infrastructure options based upon both technical analysis and public consultation. The Cochrane North Area Structure Plan provides a policy framework for managing growth, guiding investment, and evaluating individual development proposals in Cochrane North.

In accordance with the Plan Objectives listed in Section 4.0, this ASP deals with a number of key issues in the Cochrane North area by addressing the following:

- a land use and phasing strategy, including appropriate land uses and development guidelines, which acknowledges existing uses, physical and environmental characteristics, infill potential, density criteria, and anticipated growth trends
- a comprehensive system of linked open spaces, environmentally significant natural features and stormwater management functions
- special areas and issues of importance to local stakeholders and the M.D. of Rocky View
- current capacities, potential demands, and servicing options for utility infrastructure such as water, sanitary sewer, stormwater, and solid waste disposal
- a regional roadway system linking the study area to both the Town of Cochrane and surrounding areas within the M.D. of Rocky View
- the balancing of public and private interests and the promotion of the common vision of stakeholders
- the function of the ASP in public education
- implementation measures including benchmarking, monitoring, and the cost-sharing responsibilities of landowners, business owners, residents, developers, and the Municipality.



Not To Scale

■■■■■■ ASP Boundary

Figure 1:
PLAN AREA CONTEXT

COCHRANE NORTH
AREA STRUCTURE PLAN

M.D.O.F ROCKY VIEW

May 2006

1.1 The Planning Process

Area Structure Plans (ASPs) within the Municipal District of Rocky View assume a particular role in both policy planning and development approval processes. ASPs form a bridge between the general planning policies contained in the Municipal Development Plan (MDP) and more detailed planning and design in Conceptual Schemes. In addition to this intermediate level of detail, ASPs occupy an intermediate position in terms of geographical scope. Whereas the MDP applies to the entire Municipality and Conceptual Schemes generally cover areas less than 1 square mile, ASPs in Rocky View may encompass as little as 1 square mile (Indus ASP) or as many as 53 square miles (Bears paw ASP).

The timeframe or planning horizon for the Cochrane North ASP is approximately 15 to 20 years. The policies in this ASP are expected to be implemented over the two decades between 2005 and 2025. An important aspect of this ASP is the proposed monitoring and implementation program, which is addressed in Section 7.0. Over the projected twenty-year planning horizon, the Cochrane North ASP will be kept up to date through periodic review and monitoring according to the criteria established in Section 7.0.

The role of this plan is to establish a framework and direction to the Council, Municipal officials, developers, and citizens of the M.D. of Rocky View for the future development of lands within Cochrane North. The policies in this ASP are therefore intended to be both clear and flexible enough to guide planning, land use, subdivision, and development decisions over the next twenty to thirty years. As stated throughout the Cochrane North ASP, the next stage in the implementation of these ASP policies will be the preparation of Conceptual Schemes.

1.2 Public Consultation and Stakeholder Involvement

The Cochrane North ASP is based upon significant public consultation and stakeholder involvement. In order to ensure meaningful citizen engagement, the M.D. of Rocky View Council appointed an Advisory Committee to oversee preparation of the ASP. That Advisory Committee included five landowners within the ASP study area, two M.D. of Rocky View Councillors, and a member of the M.D. of Rocky View administration.

Stakeholders in the ASP have included:

- The Municipal administrations of the M.D. of Rocky View and the Town of Cochrane
- Landowners, residents, and businesses within and adjacent to the study area
- Provincial departments with jurisdiction or interests within the study area, including Alberta Environment, Alberta Sustainable Resources, Alberta Community Development, Alberta Infrastructure and Transportation, and the Alberta Energy and Utilities Board
- Other organizations with jurisdiction or operations within the study area, including the Local Recreation Board, school boards, utility providers, and energy companies.

These stakeholders were consulted through a public involvement program that included regular Advisory Committee meetings, newsletter mail-outs, public meetings, and individual meetings with particular stakeholders.

Section

2.0 Legislation**2.1 The Municipal Government Act**

The Cochrane North ASP has been prepared in accordance with provincial requirements outlined in Section 633 of the Municipal Government Act (MGA) Statutes of Alberta, as amended. The specific legislation under Section 633 of the MGA enabling the creation of Area Structure Plans at the time of adoption of this ASP states:

- “633 (1) For the purpose of providing a framework for subsequent subdivision and development of an area of land, a council may by bylaw adopt an area structure plan.
- (2) An area structure plan
- (a) must describe
 - (i) the sequence of development proposed for the area,
 - (ii) the land uses proposed for the area, either generally or with respect to specific parts of the area,
 - (iii) the density of population proposed for the area either generally or with respect to specific parts of the area, and
 - (iv) the general location of major transportation routes and public utilities,
 - and
 - (b) may contain any other matters the council considers necessary.”

2.2 The Municipal Development Plan

The Cochrane North ASP is consistent with the M.D. of Rocky View Municipal Development Plan (MDP), which is the overall policy planning document guiding land use and development within the M.D. of Rocky View. “Figure 4: Area Structure Plan Areas” of the MDP identifies the Cochrane North area as one of the “Areas Under Development Pressure,” thereby warranting Municipal preparation of an ASP. Specific policies within the MDP that relate to this Area Structure Plan include the following:

- “5.3 Area structure plans and area redevelopment plans may be initiated by Council to provide a framework with which to guide future growth and change in areas of the Municipality where residential development is the emerging dominant land use. And where such areas are experiencing ongoing growth pressures and therefore, require a more localized and integrated approach to land use planning and development.

6.5.3 Area structure plans should identify areas of known potential natural resources and establish land use planning strategies for the subdivision and development of lands containing or in proximity to these resources.

13.1 Where required by this Plan or the Municipality, an area structure plan shall be prepared and shall serve as a guide for subsequent subdivision and development of lands contained in the area structure plan area.

13.2 General areas identified for the preparation of area structure plans by the Municipality are shown in Figure 4.

13.4 Area structure plans adopted by the Municipality shall conform to this Plan and describe the following:

- a) the area of the Municipality that is subject of the area structure plan;
- b) the sequence of development proposed for the area structure plan area;
- c) the land use proposed for the area structure plan area, either generally or with respect to specific parts of this area;
- d) the density of population proposed for the area structure plan area either generally or with respect to specific parts of this area;
- e) the general location of major transportation routes and public or private utilities in the area structure plan area; and
- f) any other information that Municipality considers appropriate.

13.5 In addition to the requirements of Policy 13.4, area structure plans may contain information deemed appropriate by the Municipality to guide future land use and development that may include all or some of the following:

- a) a description and/or evaluation of the plan area utilizing the following factors:
 - natural resources;
 - existing land use;
 - ownership;
 - existing development;
 - topography;
 - agricultural capability;
 - soil;
 - vegetation;
 - environmental sensitivity and significance;
 - geotechnical considerations;
 - archaeological and historical considerations;
 - existing utilities and transportation routes; and
 - adjacent land uses.
- b) a land use concept which includes;
 - a future land use scenario;

- a scenario for the accommodation and/or integration of existing development;
- reserve areas (municipal/school/environmental);
- main transportation routes;
- provision or extension of utilities;
- anticipated improvements to existing infrastructure necessary to serve the future land use scenario;
- population densities and population projection;
- phasing of development; and
- constraints to development.”

2.3 Intermunicipal Planning Policies

Intermunicipal Development Plan

The Cochrane North ASP is consistent with the M.D. of Rocky View / Town of Cochrane Intermunicipal Development Plan (IDP), which is the policy planning document guiding land use and development in the area of intermunicipal interest between the M.D. of Rocky View and the Town of Cochrane. For example, “Map 1: Intermunicipal Development Plan” of the IDP identifies the Cochrane gas plant, a major hydrocarbon corridor, and escarpments with 15% and greater slope affecting the Cochrane North area.

Specific policies within the IDP that relate to this Area Structure Plan include the following:

“2.11.2 POLICIES

1. Both municipalities will cooperate to identify utility corridors in the preparation of area structure plans and conceptual schemes.

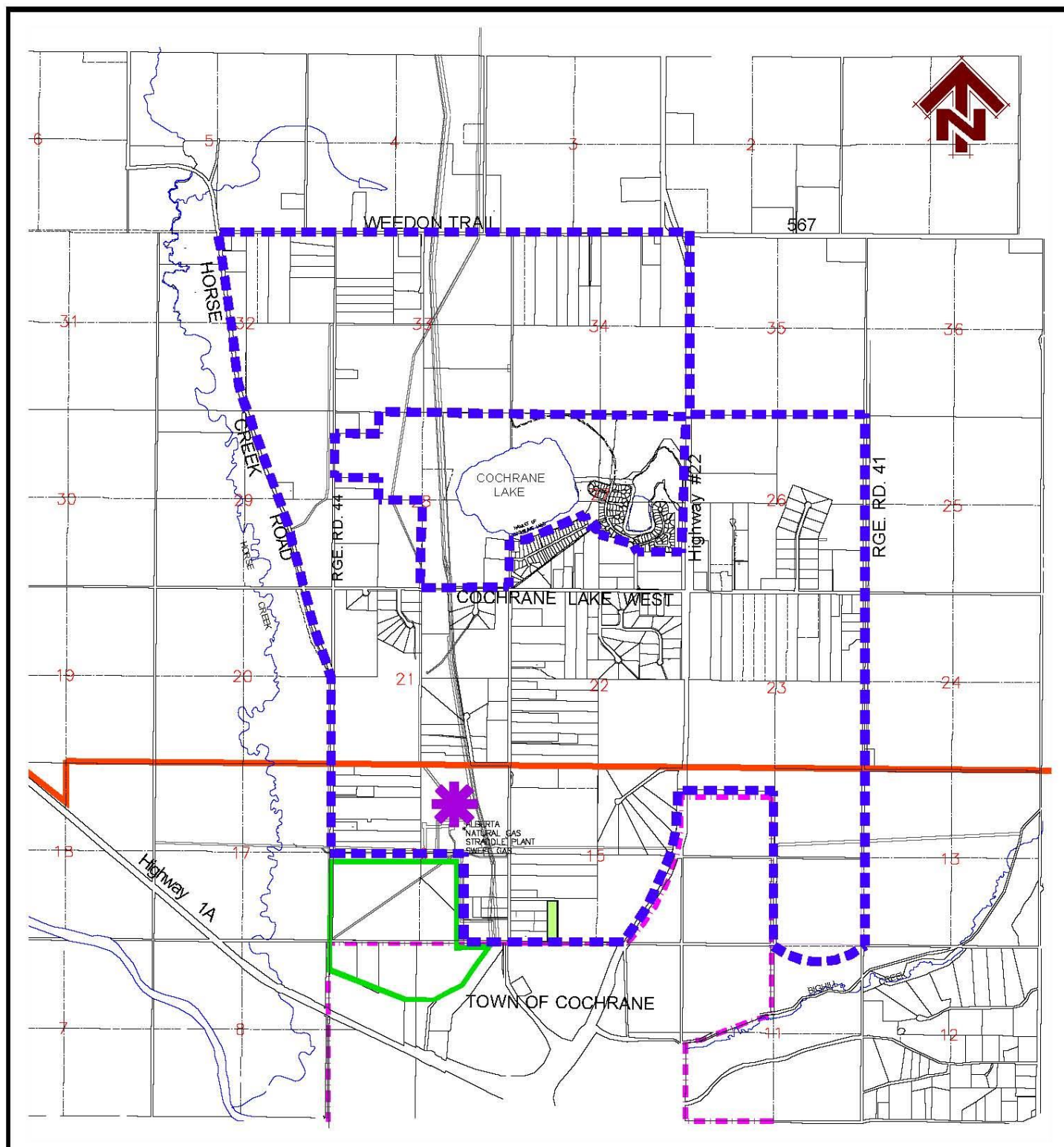
3.1.1 INTERMUNICIPAL REFERRALS

Each municipality will refer to the other, the following plans and proposals within the Plan Area:

1. Proposed statutory plans, conceptual schemes, and any amendments thereto.”

Intermunicipal Planning Area “B”

The Cochrane North ASP is adjacent to the Intermunicipal Planning Area “B” which the two Municipalities established pursuant to the 2004 Town of Cochrane annexation. Given that the Intermunicipal Planning Area “B” provides for joint planning of non-residential (commercial, industrial, or business) land uses, this ASP contains policies and land use Policy Areas that address the integration and compatibility of future development with lands within that Intermunicipal Planning Area (Figure 2).



Not To Scale

- ASP Boundary
- M.D. of Rocky View / Cochrane IDP Boundary
- Town of Cochrane Boundary
- Cochrane Intermunicipal Planning Area "B"
- Municipal Reserve (IDP)
- Gas Plant

Figure 2:
REGIONAL CONTEXT

COCHRANE NORTH
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2006

Section

3.0 Plan Area**3.1 Plan Boundary**

The plan boundary encompasses almost 10 square miles between Weedon Trail to the north and the Town of Cochrane to the south (Figures 3 & 4). The western boundary of the study area is Horse Creek Road, while the eastern boundary follows the eastern edges of Sections 34, 26, 23, and 14 in Township 26, Range 4, W5M. The historic Hamlet of Cochrane Lake is included in the study area, but the Cochrane Lake Conceptual Scheme, which Council adopted in 1995, is not included.

3.2 Existing Conditions

The Cochrane North ASP is situated on typical prairie uplands framed by significant valley escarpments to the east (Big Hill Creek), south (Bow River), and west (Horse Creek). In addition to these escarpments, the topography features extensive “knob and kettle” terrain with rolling hills and low-lying areas that contain the Cochrane Lakes complex of wetlands, ponds, and lakes (Figure 5).

The existing land uses within the Plan Area include farming, ranching, small-scale agricultural pursuits, residential development, hamlet residential development, and natural resource industrial development. The policies of this ASP support the continuation of ranching and agricultural uses until comprehensively planned and serviced development occurs.

A number of landowners are engaged in home-based business activities. Cochrane North also sustains a number of commercial recreational operations such as equestrian training facilities and horse boarding businesses. Specialty livestock such as llamas may also be found in the area. The Cochrane gas plant is an important land use within the Plan Area. In addition to playing a significant economic and resource development role in the Province, the gas plant maintains a predominant presence on the landscape.

Cochrane North contains significant natural areas and habitat connections to other natural areas within the M.D. of Rocky View. This ASP includes a Natural Areas and Conceptual Regional Pathways map and important land use policies that address the protection of these natural areas.

The non-statutory Appendix B to this ASP describes the land use designations approved under the M.D. of Rocky View Land Use Bylaw at the time of adoption of this ASP.

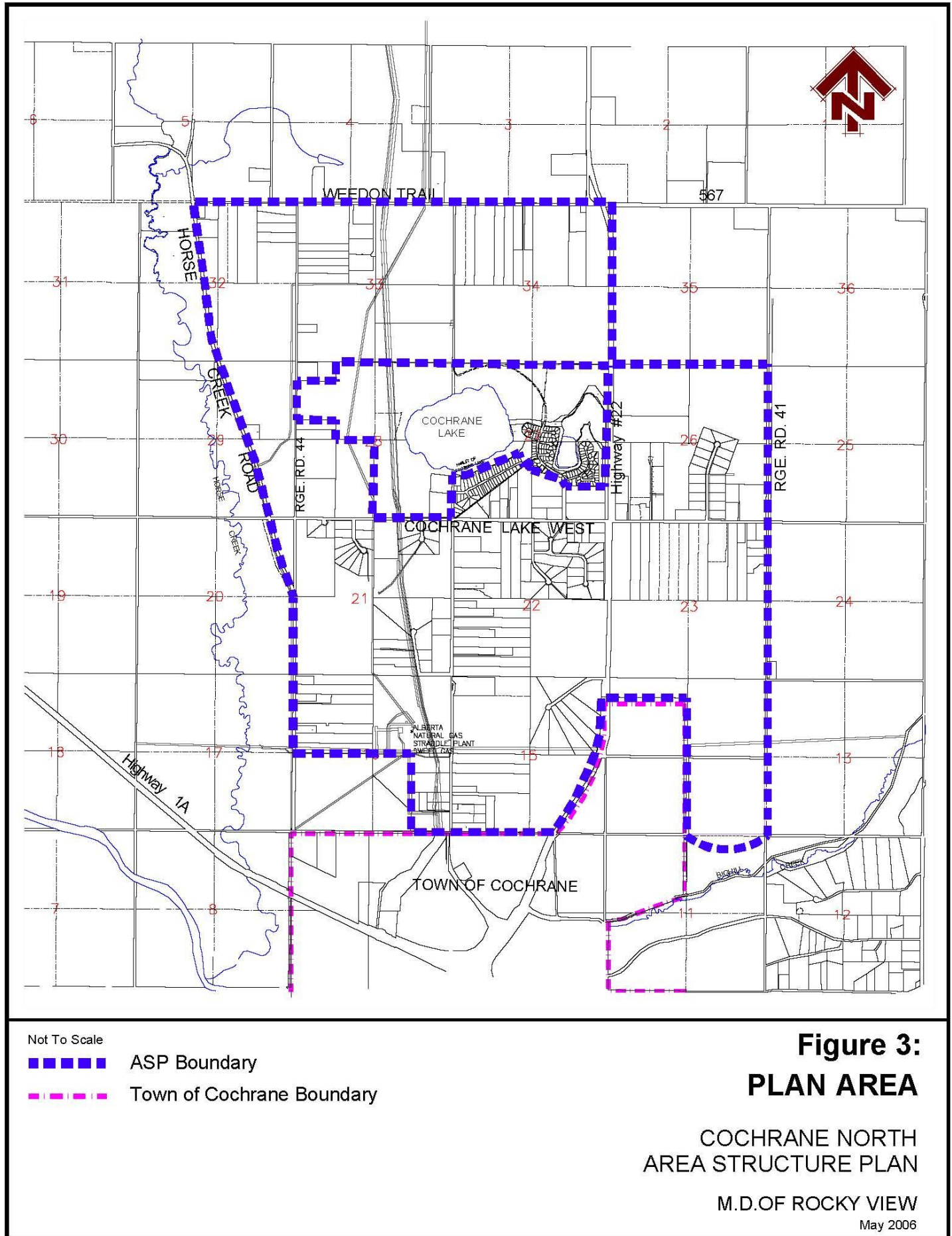
3.3 Demographics and Growth in and around the Plan Area

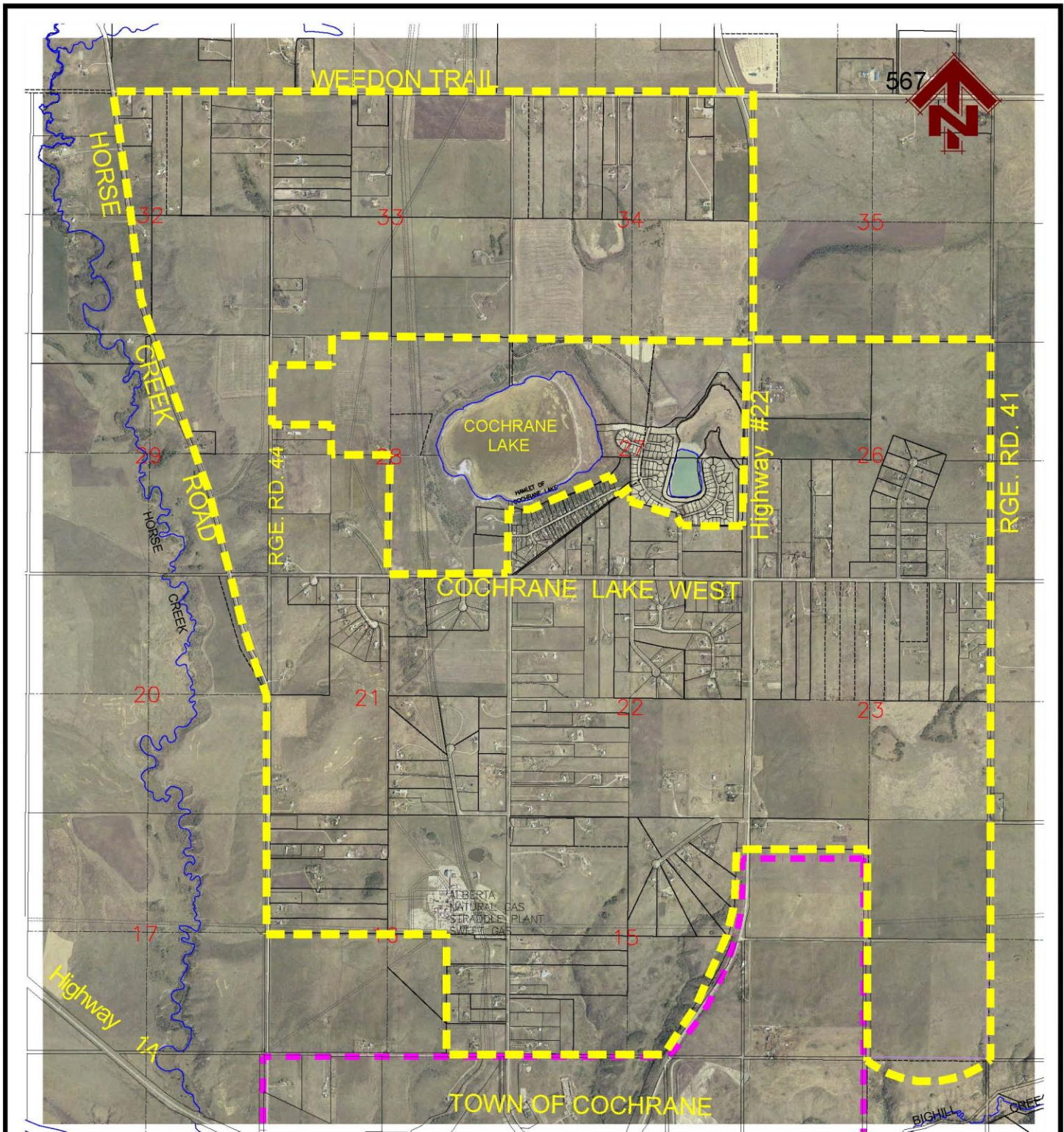
At the time of adoption of this ASP, the Plan Area contained a population of approximately 1,000 residents¹. The Cochrane North area is typical of most residential areas in the M.D. of Rocky View, where average age, household size, and personal income are all generally higher than the corresponding regional averages. This trend is particularly apparent when these residential households are compared with their suburban counterparts within the urban Municipalities in the Calgary region.

The population profile in the Cochrane North area exhibited relatively stable or gradual growth during the three decades from the mid-1970s through the early 2000s, when most of the residential subdivisions in the area were approved. Nonetheless, the 1995 approval of approximately 875 dwelling units within the Cochrane Lake Conceptual Scheme could more than quadruple the residential population in the area over the ten years from 2005 to 2015. In addition to that projected growth within the M.D. of Rocky View, the adjacent community of Sunset Ridge and other residential development approved near the intersection of Horse Creek Road and Highway 1A within the Town of Cochrane is expected to house a population in excess of 10,000 new residents.

Of additional significance for growth within the Cochrane North ASP will be the sewer and water services that development within the Cochrane Lake Conceptual Scheme is expected to bring to the area. This growth, along with projected growth in the Town of Cochrane promises to transform the landscape in the area. Proper planning and implementation of development and infrastructure, as well as responsible maintenance and protection of public facilities, open spaces, and natural areas, will be critical for the environmental, economic, and social sustainability of the community.

¹ Estimated 300 residential addresses at approximate rate of 3 persons per household.





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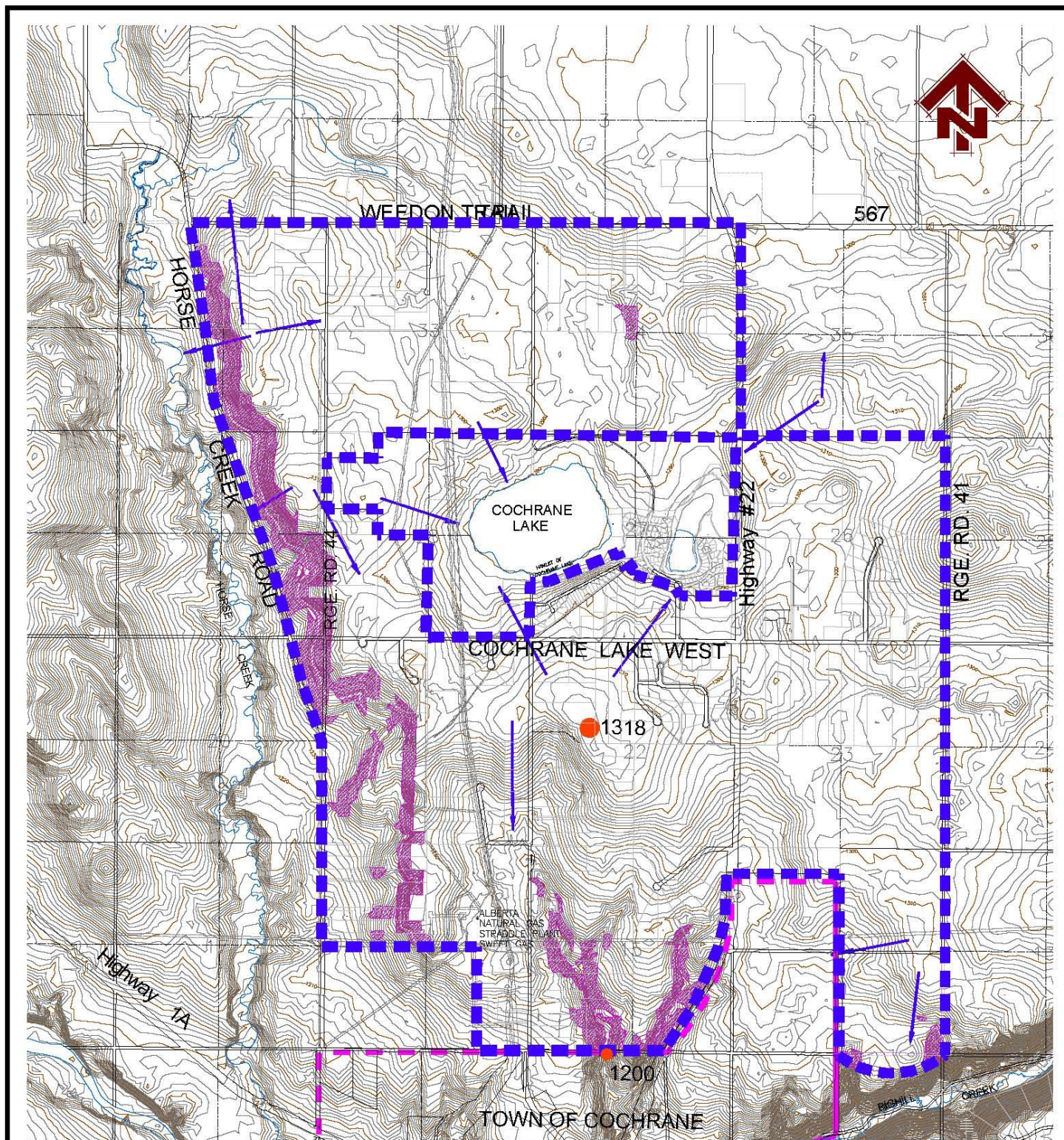
- ASP Boundary
- Town of Cochrane Boundary

Figure 4:
AIRPHOTO

COCHRANE NORTH
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2006



Not To Scale

- ■ ■ ■ ■ ASP Boundary
- 1000 10m Contour Intervals
- 1124 2m Contour Intervals
- Direction of Surface Drainage
- 15% And Greater Slope

Figure 5:
SITE ANALYSIS

COCHRANE NORTH
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2006

Section

4.0 Plan Objectives

The Terms of Reference for the Cochrane North Area Structure Plan identified eleven goals, which form the basis of the following Plan Objectives:

1. To establish a land use strategy that will guide growth and determine a range of appropriate land uses for the study area.
2. To identify areas of environmental significance within the Plan Area and the means of mitigating any potential negative impacts on these areas.
3. To determine a range of tools that will respond to the recreational and open space needs of landowners and area residents.
4. To promote the vitality of the Hamlet of Cochrane Lake by identifying residential and hamlet commercial growth opportunities within and adjacent to the Hamlet.
5. To determine appropriate integration and transition policies for special areas and issues of importance to local stakeholders and the M.D. of Rocky View.
6. To identify utility servicing capacities and options that may be available for existing and future business and residential development.
7. To identify current and planned transportation infrastructure under both Provincial and Municipal jurisdiction, to determine future transportation needs and opportunities, and to establish criteria for internal road linkages.
8. To balance public and private interests and to promote the common vision of stakeholders.
9. To promote public education with respect to planning in the Cochrane North area.
10. To establish a framework for monitoring the long-term effectiveness of the ASP.
11. To determine the financial responsibility of landowners, business owners, residents, and the Municipality for public improvements proposed within the Plan Area.

Section

5.0 Land Use Strategy**5.1 Vision**

The vision of this ASP promotes development of a rural character, including appropriate infill of existing residential areas. Where residential development is located close to the Cochrane gas plant, the existing residential community will be supported with minimal opportunities for infill residential and home-based business development, which will be compatible with both the surrounding residential uses and the gas plant.

The vision for the Hamlet of Cochrane Lake aspires to provide for long-term redevelopment, expansion, and viability of Cochrane Lake by encouraging an appropriate range of residential, hamlet commercial, institutional, recreational, and public uses within the Hamlet (see Glossary). Hamlet commercial development is encouraged to serve the needs of residents throughout Cochrane North, while establishing a central, mixed-use core area that may act as a hub for public services and civic engagement. It is acknowledged that development of the Cochrane Lake Conceptual Scheme will transform both the community and the landscape. Accordingly, this ASP recommends that the M.D. of Rocky View facilitate a Hamlet Plan that will “reinvent” the community identity of Cochrane Lake and establish the Hamlet as the heart of the community in Cochrane North.

Extensive agricultural pursuits on large parcels of land will continue to be supported within the Plan Area until such time as servicing conditions warrant comprehensive development of clustered residential communities within significant open space systems and natural areas. Environmental sustainability in a rural setting, with Municipal, water co-op, or regional water servicing and Municipal or regional sanitary sewer servicing, will be the key features of such comprehensively developed communities.

Future extensions of utility lines into the Cochrane North ASP would support these comprehensively planned residential and open space communities. Through proper planning and staging of utility service provision, such infill and clustered development could house between 9,000 and 10,000 new residents.² Over the effective life of this ASP (i.e., fifteen or twenty years, to 2020 or 2025) the combined population of Cochrane North and Cochrane Lake could reach 12,000 to 13,000 inhabitants. In addition to that projected growth within the M.D. of Rocky View, the adjacent community of Sunset Ridge and other residential development approved near the intersection of Horse Creek Road and Highway 1A within the Town of Cochrane is expected to house a population in excess of 10,000 new residents. If developed to higher standards and densities, the Future Growth Policy Area of this ASP could house another 10,000 people.

Policy

- 5.1.1** Until such time as lands are developed for uses other than agriculture or agriculture-related business, agricultural operations and agriculture-related businesses may continue to be developed in accordance with the policies of this Area Structure Plan.

² Estimated 3,000 residential addresses at approximate rate of 3 persons per household.

5.2 Land Use Policy Areas

The policies contained in this ASP are intended to provide guidance to landowners and developers and to aid Council in future land use decisions. As conditions change and development within the Plan Area continues to evolve, the Plan may be reviewed, updated, and amended.

Seven land use Policy Areas have been identified within the Cochrane North Area Structure Plan (Figure 6). Requirements for land use redesignation, subdivision, and development will vary according to the location, context, and policy goals of each land use Policy Area. Table 1 categorizes these land use Policy Areas according to the types of development envisioned and the approach to implementing the land use policies within each area.

Table 1: Land Use Policy Areas

Policy Area	Types of Development	Implementation Approach
Residential Infill A, B, and C	Residential subdivision with minimum parcel sizes according to existing development patterns and community aspirations	<ul style="list-style-type: none"> •Municipal, water co-op, or regional potable water servicing for new lots less than four (4) acres in size and private, individual on-site water servicing for lots four (4) acres in size or greater. •Private, individual on-site wastewater servicing for new lots. In Residential Infill Policy Area B municipally approved advanced septic systems shall be required for lots two (2) acres or less in size •Deferred servicing agreement may be required to ensure connection to a water and wastewater utility system, when such systems become available •Conceptual Schemes may be required. •Respect for existing acreage residential character
Cluster Residential and Open Space	<ul style="list-style-type: none"> •Clustered small lot residential with protection of large open space areas •Transition adjacent to Cochrane Lake Conceptual Scheme, Hamlet of Cochrane Lake, Town of Cochrane, and other lands outside Plan Area •Local commercial uses within S ½-34-26-04-W05M 	<ul style="list-style-type: none"> •Municipal, water co-op, or regional water utility services •Municipal or regional sanitary sewer utility services •Comprehensive Conceptual Schemes •Multiple means of achieving connected linear open space systems •Local commercial uses within S ½-34-26-04-W05M should be developed within a community focused node.
Hamlet	Hamlet commercial, institutional, recreational, and residential land uses	<ul style="list-style-type: none"> •Municipal, water co-op, or regional water utility services •Municipal or regional sanitary sewer utility services •Consolidation and expansion of existing Hamlet boundary •Community focal point for Cochrane North area
Future Growth	Recognizes logical growth area for long-term residential development at higher standards and densities	<ul style="list-style-type: none"> •Municipal services •Higher density development •Premature subdivision prohibited prior to higher density development
Existing	Recognizes existing Cochrane	Existing land use and servicing

Industrial gas plant

5.3 Conceptual Schemes

Conceptual Schemes are considered by the Municipality to be an important component of long range planning for the development of lands within the Plan Area. Conceptual Schemes are generally prepared for lands subject to land use redesignation applications and usually include surrounding lands to address potential impacts and long-term planning implications of proposed development. They are intended to establish comprehensive planning, rationale for land uses, and the pattern of subdivision proposed for the area, based upon analysis of site opportunities and constraints.

Policies

5.3.1 Within the Plan Area, Conceptual Schemes shall not be required for first-parcel-out subdivisions. In Residential Infill Policy Areas, Conceptual Schemes may be required at the discretion of Council. When considering whether to require the preparation of Conceptual Schemes, Council may take into account criteria such as:

- i. existing land use and development context;
- ii. availability of utility servicing;
- iii. existing and proposed open space systems and pathway linkages;
- iv. existing and proposed transportation systems;
- v. prior consultation with neighbouring landowners on potential issues (e.g., land use compatibility, open space, transportation systems); and
- vi. any other matter the Municipality deems necessary at the time.

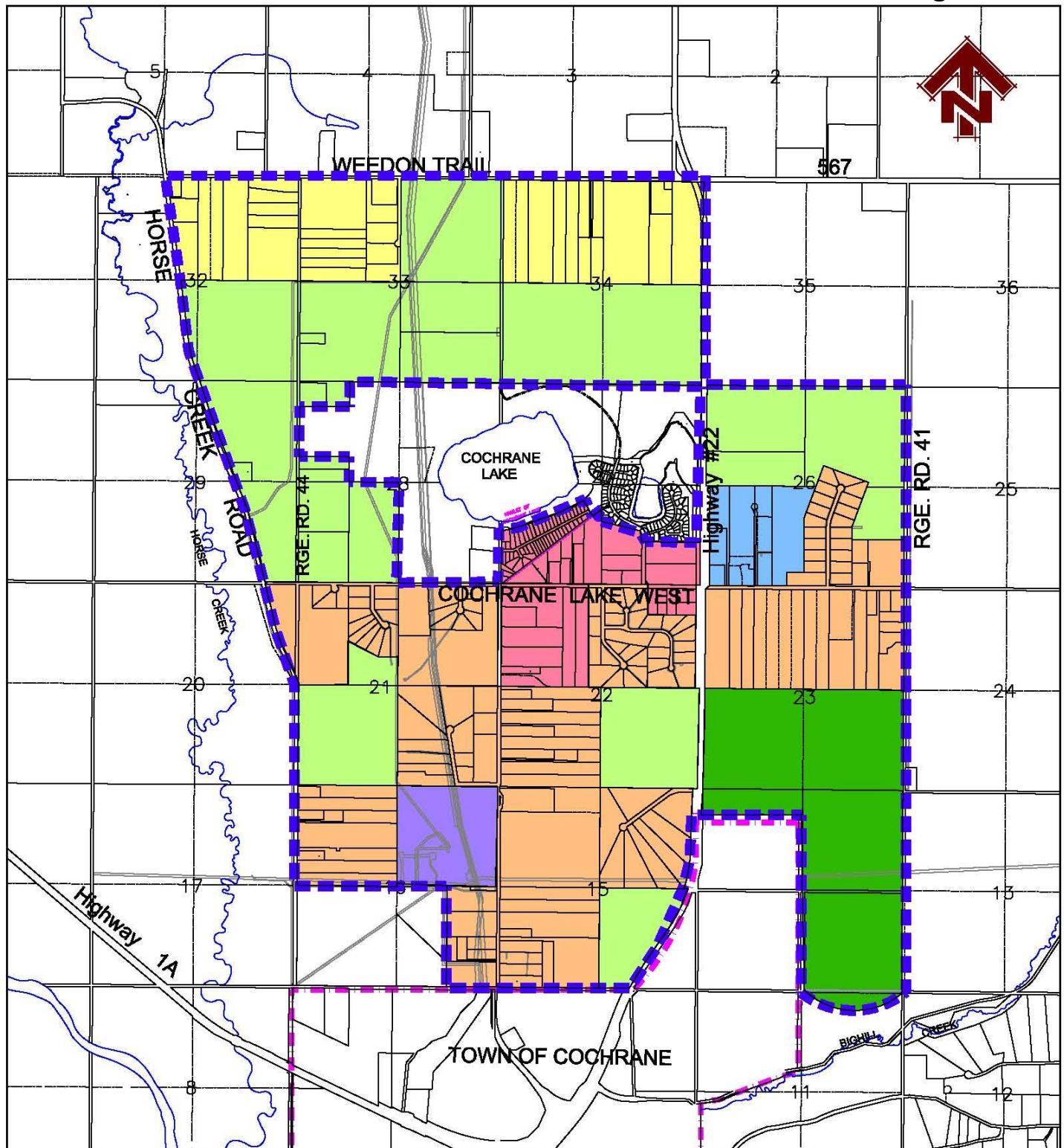
5.3.2 Where required by Council, Conceptual Schemes shall guide and coordinate future land use redesignation, subdivision, and access patterns.

5.3.3 Where appropriate and required to address the integration of the proposed development with adjacent lands, Conceptual Schemes may encompass lands that are outside of the area to be redesignated and subdivided.

5.3.4 Conceptual Schemes may include, but are not limited to, the following:

- i. a future land use scenario including lot design and configuration;
- ii. parcel size and density;
- iii. proposed open space, including active and passive open areas, natural areas and both pedestrian and equestrian linkages to other existing or potential adjacent developments;
- iv. Municipal Reserve dedication as well as other appropriate means of protecting open space;
- v. open space linkages with adjacent lands within and outside the Plan Area (e.g., Cochrane Lake Conceptual Scheme, Town of Cochrane, Grand Valley, other areas outside Cochrane North);
- vi. development phasing, illustrating full build-out;
- vii. innovative and efficient proposed access and internal road circulation over both the immediate and long term;
- viii. measures to provide for the integration of the proposed development with existing and adjacent development in a manner that ensures compatibility with adjacent land uses;
- ix. mitigation measures such as landscaping, screening, or berming to address any on-site or off-site visual impacts;

- x. any constraints to development, including but not limited to: geotechnical, environmental, and hydrogeological conditions; industrial operations and hydrocarbon corridors; and archaeological or historically significant features;



Not To Scale

■■■■■ ASP Boundary

■ Hamlet

■ Existing Industrial

■ Residential Infill A

■ Residential Infill B

■ Residential Infill C

■ Cluster Residential
& Open Space

■ Future Growth

Figure 6: LAND USE CONCEPT

COCHRANE NORTH
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2007

- xi. a site management plan guided by an adopted Master Drainage Plan, which will determine Best Management Practices for stormwater management;
- xii. water and wastewater servicing strategies, including identification of rights-of-way required for connection to regional or Municipal systems;
- xiii. a Traffic Impact Assessment (TIA) that addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice;
- xiv. a landscaping plan;
- xv. architectural guidelines;
- xvi. mail box locations;
- xvii. road names in accordance with approved Municipal policy;
- xviii. proposed school sites;
- xix. recreational lands and facilities;
- xx. input from all directly and indirectly affected landowners within and adjacent to the Conceptual Scheme area throughout the preparation of the Conceptual Scheme, including a minimum of one (1) open house to gain feedback on the proposal;
- xxi. input from affected community stakeholders, including community organizations, social service agencies, and the Local Recreation Board; and
- xxii. any other matter the Municipality deems necessary.

5.3.5 Any proposed Conceptual Schemes within the Plan Area that were authorized or required by Council, and were not yet adopted by Council, prior to adoption of the Cochrane North Area Structure Plan should be prepared in accordance with the policies of this ASP.

Section

6.0 Plan Policies**6.1 Residential Infill A, B, and C**

The purpose of the Residential Infill Policy Areas is to protect the existing rural acreage character while providing for comprehensively designed infill development of lower density residential uses. These Residential Infill areas contain existing residential uses on 20-acre parcels and on smaller lots, many with access from “panhandles”. The majority of landowners and residents within the Plan Area enjoy a rural acreage lifestyle. This lifestyle includes, among other things, an emphasis on small-scale farming, animal husbandry; horticulture, single-detached residences; home-based businesses; and a range of landscaping from manicured lawns to retention of native plant species.

Subject to Council authorization, land use redesignations or subdivision within these areas may require the prior approval of a Conceptual Scheme. Residential infill design, open space dedication, internal access, and access to Municipal roads will all be determined through the Conceptual Scheme process. Residential Infill policies will apply to lands as illustrated in Figure 6.

Policies

- 6.1.1** The predominant land use within the Residential Infill Policy Area shall be residential development.
- 6.1.2** The minimum residential parcel size within the Residential Infill A Policy Area shall be 10 acres.
- 6.1.3** The minimum residential parcel size within the Residential Infill B Policy Area shall be 2 acres.
- 6.1.4** The minimum residential parcel size within the Residential Infill C Policy Area shall be 4 acres.
- 6.1.5** Notwithstanding policies 6.1.2, 6.1.3, and 6.1.4, if a parcel of land has a land use designation at the time of adoption of this Area Structure Plan that provides for a smaller minimum lot size than the Policy Area in which it is located, then the rules of the approved land use district shall take precedence.
- 6.1.6** Council may require the preparation of Conceptual Schemes within Residential Infill Policy Areas, subject to consideration of the criteria identified in Section 5.3 of this Area Structure Plan.
- 6.1.7** Conceptual Schemes shall coordinate future development and access patterns and shall address relationships and linkages with lands beyond the Conceptual Scheme area in order to promote integrated connections with the Hamlet core and areas beyond the Plan Area.
- 6.1.8** Conceptual Schemes shall coordinate limited access to the Municipal road network, in accordance with M.D. standards.

- 6.1.9 Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.
- 6.1.10 Notwithstanding 6.1.9, new lots less than four (4) acres in size shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.
- 6.1.11 Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.
- 6.1.12 Notwithstanding 6.1.11, within infill Policy Area B, all new lots two (2) acres or less shall be required to install a municipally approved advanced septic system, as a condition of subdivision approval.
- 6.1.13 Each Conceptual Scheme shall contain a staged site implementation plan for stormwater management.
- 6.1.14 Conceptual Schemes contemplated by this Plan and proposals for subdivision where serviced with an internal local road system should provide a minimum of two access points for vehicular traffic.
- 6.1.15 All development approved in the Residential Infill Policy Area shall be required to accommodate solid waste servicing in accordance with the current Solid Waste Master Plan.
- 6.1.16 Conceptual Schemes shall coordinate Municipal Reserve, park, and pathway connections, with reference to natural features and open space illustrated in Figure 7.
- 6.1.17 Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in Residential Infill Policy Areas where necessary to contribute to the improvement of public open space systems or recreation facilities.
- 6.1.18 Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.
- 6.1.19 New residential development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent agricultural or other non-residential land uses.
- 6.1.20 Where residential development is proposed adjacent to the Existing Industrial Policy Area, strategic placement of green space and passive recreation areas to mitigate potential land use conflicts and health impacts is encouraged.
- 6.1.21 For the purposes of illumination, exterior lighting should be directed and focus on relevant on-site features to protect against any off-site light pollution. Upgrades and modifications to existing development should include retrofitting of existing on-site lighting.
- 6.1.22 In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners for all comprehensive subdivisions within each Conceptual Scheme.
- 6.1.23 The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

- 6.1.24** To identify any precautions that should be taken to ensure the continued protection and safety of both the public and the gas plant facility, anyone proposing development within one (1) kilometre of the property line of the gas plant shall consult with the gas plant facility operators as part of the redesignation, subdivision, or development permit application process pertaining to proposed residential and commercial developments.

6.2 Cluster Residential and Open Space

The purpose of the Cluster Residential and Open Space Policy Area is to allow for comprehensively planned clustered residential developments that are sensitively integrated with open space and the natural environment. Rural character will be promoted through the preservation of open space and sensitive natural resources, as well as by requiring well designed subdivisions and appropriate architectural controls. Clustering development and preserving open space will allow appropriate land use transitions adjacent to the Cochrane Lake Conceptual Scheme, the Hamlet of Cochrane Lake, the Town of Cochrane, Grand Valley, and other lands outside the Plan Area, and will help achieve efficiencies and economies in the provision of services to the community.

The areas identified as Cluster Residential and Open space are mainly unfragmented quarter-sections with significant natural areas and views. These areas generally include pasture lands with some cultivation.

Land use redesignations within these areas will require the prior approval of a Conceptual Scheme covering at least a quarter-section of land. Comprehensive subdivision design, open space dedication, internal access, and access to Municipal roads will all be determined through the Conceptual Scheme process. Servicing efficiencies will be achieved through mandatory connection to Municipal, water co-op, or regional servicing systems and coordinated access will be provided to Municipal roads. Cluster Residential and Open Space policies will apply to lands as illustrated in Figure 6.

General Policies

- 6.2.1** Cluster Subdivisions shall be designed in accordance with the following process:
- i. identification of significant natural systems, environmentally sensitive lands, wildlife habitat, and opportunities for the protection of open space;
 - ii. determination of the maximum density in accordance with the residential policies of the applicable Policy Area;
 - iii. analysis of environmental matters such as wind and sunlight conditions, stormwater management, artificial light generation, and impacts on significant natural systems, environmentally sensitive lands, and wildlife habitat;
 - iv. analysis of open space and recreational needs and opportunities;
 - v. analysis of available Municipal, water co-op, or regional water servicing and Municipal or regional sanitary sewer servicing;
 - vi. analysis of the Municipal transportation network;
 - vii. analysis of visual impacts from within and outside of the proposed development; and
 - viii. achievement of design that facilitates environmental sustainability, interconnected open space, efficient land development, aesthetically appropriate built form, and quality of life.

- 6.2.2 Cluster Subdivisions shall provide for an appropriate range of land uses and housing types:
- i. Cluster subdivisions within S ½ -34-26-04-W05M may provide local commercial uses
- 6.2.3 Cluster Subdivisions shall be designed to minimize any visual impacts of development on areas outside the Plan Area.
- 6.2.4 At the time of subdivision lot lines along the western boundary of the Plan Area shall be set back a minimum distance of 20 metres to the east of the top of the escarpment.
- 6.2.5 Cluster Subdivisions shall result in communities that are environmentally, economically, and socially sustainable.
- 6.2.6 The predominant land uses in the Cluster Residential and Open Space Policy Area shall be comprehensively planned residential and open space (see definition).
- 6.2.7 Within the Plan Area, Conceptual Schemes shall be required for the Cluster Residential and Open Space Policy Area, with the exception of first-parcel-out subdivisions.
- 6.2.8 Conceptual Schemes shall coordinate future development and access patterns for at least a quarter-section of land, and shall address relationships and linkages with lands beyond the Conceptual Scheme area in order to promote integrated connections with the Hamlet core and areas beyond the Plan Area.
- 6.2.9 Each Conceptual Scheme shall contain a staged site implementation plan for stormwater management, that is in accordance with any Municipally approved Master Drainage Plan and/or basin plan
- 6.2.10 All development within any Conceptual Schemes approved in the Cluster Residential and Open Space Policy Area shall be required to accommodate solid waste servicing in accordance with the current Solid Waste Master Plan.
- 6.2.11 Within the Cluster Residential and Open Space Policy Area, all potable water servicing shall be provided through connection to Municipal, water co-op, or regional water utility servicing systems and all sewage disposal shall be provided through connection to Municipal or regional sanitary sewer utility servicing systems.
- 6.2.12 Alternative standards may be permitted for private internal roadway systems within the Cluster Residential and Open Space Policy Area, provided they are coordinated with and, where necessary, separated from parks, pathways, bicycle trails, equestrian trails, natural areas, and residential development in a safe, efficient, and logical manner. Any variance from current M.D. servicing standards shall require approval of the M.D.
- 6.2.13 Conceptual Schemes shall coordinate limited access to the Municipal road network, in accordance with M.D. standards.
- 6.2.14 Conceptual Schemes contemplated by this Plan and proposals for subdivision where serviced with an internal local road system should provide a minimum of two access points for vehicular traffic.
- 6.2.15 Each Conceptual Scheme shall integrate with existing approved Conceptual Schemes in areas adjacent to the boundary of the proposed Conceptual Scheme.
- 6.2.16 Conceptual Schemes shall coordinate Municipal Reserve, park, trail, and pathway connections.
- 6.2.17 For the purposes of illumination, exterior lighting should be directed and focus on relevant on-site features to protect against any off-site light pollution. Upgrades and modifications to existing development should include retrofitting of existing on-site lighting.

- 6.2.18** The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

Residential Policies

- 6.2.19** The maximum residential density within the Cluster Residential and Open Space Policy Area shall be one dwelling unit for each gross acre of land (including Environmental Reserve) that is subject to the Conceptual Scheme.
- 6.2.20** Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with smaller lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.
- i. Notwithstanding Policy 6.2.20, for lands described as S-1/2-34-26-04-W05M, higher residential densities may be achieved at a rate of 1.65 extra dwelling units for every 2 acres of open space more than the minimum 30% open space requirement, to a maximum of 425 residential units.
- 6.2.21** The maximum parcel size for one residential unit within the Cluster Residential and Open Space Policy Area shall be 2 acres. No more than 25% of parcels may exceed one acre in size.
- 6.2.22** A suitable range of housing types (e.g., single-detached, semi-detached, townhouses, low-rise multi-unit buildings) may be considered within the Cluster Residential and Open Space Policy Area, provided such housing types are compatible with their surroundings and integrated in an efficient and logical manner.
- 6.2.23** Clustered multi-unit residential development (i.e., other than single-detached) may be considered as appropriate means of achieving the densities addressed in policies 6.2.19 and 6.2.20.
- 6.2.24** Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, as well as to minimize disturbance to woodlands, wetlands, grasslands, and mature trees; and should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.
- 6.2.25** New development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent land uses.
- 6.2.26** Where residential development is proposed adjacent to the Existing Industrial Policy Area, strategic placement of green space and passive recreation areas to mitigate potential land use conflicts and health impacts is encouraged.
- 6.2.27** To identify any precautions that should be taken to ensure the continued protection and safety of both the public and the gas plant facility, anyone proposing development within one (1) kilometre of the property line of the gas plant shall consult with the gas plant facility operators as part of the redesignation, subdivision, or development permit application process pertaining to proposed residential and commercial developments.
- 6.2.28** In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners within each Conceptual Scheme.
- 6.2.29** Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.

Open Space Policies

- 6.2.30** Each Conceptual Scheme within the Cluster Residential and Open Space Policy Area shall provide for a minimum of 30% open space.
- 6.2.31** The minimum required open space is 30 % of the gross acreage. When identifying open space to be preserved:
- i. first priority should be given to existing agricultural operations, intact natural areas, rare and endangered species, environmental corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
 - ii. second priority should be given to areas providing some plant and wildlife habitat and open space values;
 - iii. third priority should be given to areas providing little habitat but providing view shed, recreation, or a sense of open space;
 - iv. water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
 - v. open spaces designed to provide plant and animal habitat shall be kept as intact as possible and trails shall be designed to avoid fragmenting such habitat.
- 6.2.32** Significant natural areas shall be protected around clustered residential subdivisions within the Cluster Residential and Open Space Policy Area.
- 6.2.33** Open space systems within the Cluster Residential and Open Space Policy Area shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed regional open space systems.
- 6.2.34** Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential and Open Space Policy Area where necessary to contribute to the improvement of public open space systems or recreation facilities.
- 6.2.35** In subdivisions where Municipal Reserve may be dedicated, Municipal Reserve lands should be used to ensure connectivity within the subdivision and with adjacent lands.
- 6.2.36** In order to achieve the minimum 30% open space requirement addressed in policy 6.2.30, alternative means of open space dedication are strongly encouraged within the Cluster Residential and Open Space Policy Area.
- 6.2.37** Conceptual Schemes prepared to support applications for cluster developments shall include, to the satisfaction of the Municipality, an open space concept and management component, which explains:
- i. the process used to identify the Open Space component of the cluster development;
 - ii. the amount and location of the Open Space;
 - iii. the natural and physical attributes of the Open Space;
 - iv. the proposed use, and, where applicable, development and improvement of the Open Space;
 - v. the strategy for owning, managing and protecting the Open Space;
 - vi. the strategy for maintaining the Open Space, including weed control, trail upkeep, etc.

- 6.2.38** Where new landscaping is contemplated, proponents are encouraged to use climate / geographically appropriate natural vegetation / materials.
- 6.2.39** Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, are encouraged as an Open Space use in the context of cluster developments, where it can be demonstrated, to the satisfaction of the Municipality, that:
- i. the proposed or existing agricultural use is compatible with residential uses and local road systems;
 - ii. the site can sustain the type, scale, size and function of the proposed or existing agricultural use;
 - iii. there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement and surface and groundwater hydrology;
 - iv. the agricultural development will follow Best Management Practices for stormwater runoff.

6.3 Hamlet

The Hamlet Policy Area encompasses lands within the historic Hamlet of Cochrane Lake, the Cochrane Lake Conceptual Scheme adopted in 1995, and future Hamlet growth areas. Growth areas have been specifically identified between the existing Hamlet, Highway 22 access corridor, and Cochrane Lake West Road.

The purpose of the Hamlet Policy Area is to provide for long-term redevelopment, expansion, and viability of the Hamlet by encouraging an appropriate range of residential, hamlet commercial, institutional, recreational, and public uses within the Hamlet (see Glossary). Hamlet commercial development is encouraged to serve the needs of residents throughout Cochrane North, while establishing a central, mixed-use core area that may act as a hub for public services and civic engagement. The Hamlet Policy Area also provides for an appropriate land use transition within and adjacent to the existing Hamlet of Cochrane Lake. The Hamlet shall be pedestrian oriented, and shall include sidewalks, pathways and linked open spaces. Of primary importance will be the creation and enhancement of open space systems and pathway linkages with the rest of Cochrane North.

It is expected that servicing efficiencies will be achieved through Municipal, water co-op, and regional water and sewer utility systems and that access to Municipal roads will be coordinated. Land use redesignations within these areas will require the prior approval of a Hamlet Plan for all or a portion of the Hamlet Policy Area. Hamlet policies will apply to lands as illustrated in Figure 6.

Policies

- 6.3.1** The predominant land uses in the Hamlet Policy Area shall be hamlet residential, hamlet commercial, institutional, open space, and public uses.
- 6.3.2** The Municipality shall prepare and adopt a Hamlet Plan or Hamlet Plans for the existing Hamlet of Cochrane Lake and future growth areas prior to approval of any significant new development or redevelopment within the Hamlet Policy Area.
- 6.3.3** Any Hamlet Plan for all or a portion of the Hamlet Policy Area shall:
- i. be prepared by the Municipality;
 - ii. coordinate future development and access patterns;

- iii. coordinate limited access to the existing Municipal road network, in accordance with M.D. standards;
- iv. be required to incorporate the relevant policies and objectives of the current Solid Waste Master Plan;
- v. coordinate Municipal Reserve, parks, pathways, bicycle trails, equestrian trails, natural areas, and private development in a safe, efficient, and logical manner;
- vi. place particular emphasis on pedestrian connections;
- vii. promote the development of a mixed-use and pedestrian accessible community and commercial centre with public focal point(s), shops, and higher density residential development; and
- viii. locate appropriate commercial development in relation to nearby uses (e.g., schools, parks, residential development, etc.).

6.3.4 All planning for the Hamlet shall incorporate the following Smart Growth Principles:

- i. mixing land uses to keep homes, jobs and stores close together, increasing convenience and reducing the need to drive;
- ii. taking advantage of existing community facilities to get the most out of the parks, schools, roads, and utilities that have already been built;
- iii. creating a range of housing choices including single-detached homes, townhouses, apartments, and suites to meet different lifestyle needs;
- iv. fostering walkable neighbourhoods not only by creating a pleasant walking environment, but by ensuring that there are nearby destinations, like schools, parks, and stores, to attract pedestrians;
- v. promoting distinctive, attractive communities with strong identities by taking advantage of features that make an area special, like natural features, characteristic buildings, or appealing open spaces;
- vi. preserving open space and sensitive environmental areas;
- vii. encouraging growth in existing communities by finding ways for new development to fit in with the older neighbourhood;
- viii. providing a variety of transportation choices so that there are safe, viable alternatives to driving cars;
- ix. making land use and development decisions that support smart growth by changing regulations that facilitate sprawl and by removing obstacles for developers who want to implement smart growth; and
- x. encouraging citizen participation in development decisions.

6.3.5 Any Hamlet Plan for the existing Hamlet of Cochrane Lake or future Hamlet growth areas shall provide for:

- i. appropriate location of buildings relative to existing adjacent uses;
- ii. clustering to allow for efficiencies in servicing and land use;
- iii. where necessary, separation of business (hamlet commercial) and residential access roads;
- iv. where necessary, appropriate buffering or edge treatment to provide a transition between new business uses (hamlet commercial) and residential land uses;
- v. specific site planning, landscaping, and architectural guidelines for any hamlet commercial development;
- vi. performance standards for noise, odour, lighting, hours of operation, traffic generation, and other impacts Council may deem to be of significance;
- vii. a future land use scenario including lot design and configuration;

- viii. parcel size and density;
- ix. proposed open space, including active and passive open areas, natural areas and both pedestrian and equestrian linkages to other existing or potential adjacent developments;
- x. Municipal Reserve dedication as well as other appropriate means of protecting open space;
- xi. open space linkages with adjacent lands within and outside the Plan Area (e.g., Cochrane Lake Conceptual Scheme, Town of Cochrane, Grand Valley, other areas outside Cochrane North);
- xii. development phasing, illustrating full build-out;
- xiii. innovative and efficient proposed access and internal road circulation over both the immediate and long term;
- xiv. measures to provide for the integration of the proposed development with existing and adjacent development in a manner that ensures compatibility with adjacent land uses;
- xv. mitigation measures such as landscaping, screening, or berming to address any on-site or off-site visual impacts;
- xvi. any constraints to development, including but not limited to: geotechnical, environmental, and hydrogeological conditions; industrial operations and hydrocarbon corridors; and archaeological or historically significant features;
- xvii. a site management plan guided by an adopted Master Drainage Plan, which will determine Best Management Practices for stormwater management;
- xviii. water and wastewater servicing strategies, including identification of rights-of-way required for connection to regional or Municipal systems;
- xix. a Traffic Impact Assessment (TIA) that addresses the location of existing and future transportation networks detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice;
- xx. a landscaping plan;
- xxi. architectural guidelines;
- xxii. mail box locations;
- xxiii. road names in accordance with approved Municipal policy;
- xxiv. proposed school sites;
- xxv. recreational lands and facilities;
- xxvi. input from all directly and indirectly affected landowners within and adjacent to the Hamlet Plans area throughout the preparation of the Hamlet Plans, including a minimum of one (1) open house to gain feedback on the proposal;
- xxvii. input from affected community stakeholders, including community organizations, social service agencies, and the Local Recreation Board; and
- xxviii. any other matter the Municipality deems necessary.

6.3.6 Subsequent to the adoption of any Hamlet Plan, all new development or redevelopment approved within the Hamlet Policy Area shall be required to connect to Municipal, water co-op, or regional potable water servicing and Municipal or regional sanitary sewer systems.

6.3.7 Approval of any individual or comprehensive developments within the Hamlet Policy Area shall be subject to subdivision design, site planning, landscaping, and architectural standards that ensure compatibility with surrounding land uses.

6.3.8 Where Hamlet development is proposed adjacent to any Residential Infill Policy Area, strategic placement of landscaping, buffering, edge treatment, green space, or passive recreation areas shall be required to mitigate potential land use conflicts.

- 6.3.9** Open space systems within the Hamlet Policy Area shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed regional open space systems.
- 6.3.10** Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Hamlet Policy Area where necessary to contribute to the improvement of public open space systems or recreation facilities.
- 6.3.11** Hamlet commercial development should be clustered within the existing Hamlet or Hamlet growth area.
- 6.3.12** Hamlet commercial developments are encouraged to incorporate mixed residential and hamlet commercial uses on the same site, provided such mixed-use developments are comprehensively planned, logically integrated, and compatible with their surroundings.
- 6.3.13** A suitable range of housing types (e.g., single-detached, semi-detached, townhouses, low-rise multi-unit buildings, residential units above commercial development) may be considered within the Hamlet Policy Area, provided such housing types are appropriate within the hamlet context, compatible with their surroundings, and integrated in an efficient and logical manner.
- 6.3.14** Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.
- 6.3.15** In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners within the Hamlet Policy Area.
- 6.3.16** The establishment of Homeowner Associations, Community Associations, or similar organizations is encouraged in order to assume responsibility for common amenities and to enforce agreements such as registered architectural guidelines.

6.4 Future Growth

The southeast corner of the Plan Area lies adjacent to lands annexed to the Town of Cochrane. The landowners within the Future Growth Policy Area have indicated an interest to be annexed eventually to the Town of Cochrane.

The Future Growth policies are intended to reflect the aspirations of the landowners within this Policy Area. Those aspirations have been expressed to the M.D. of Rocky View through the planning process leading up to approval of the Cochrane North ASP. The M.D. of Rocky View acknowledges those landowners' aspirations.

The intent of this ASP with respect to future annexation is that the M.D. of Rocky View, having Municipal jurisdiction over the Plan Area, should plan responsibly for lands under its jurisdiction. Such planning should address all relevant land use, infrastructure, and intermunicipal issues. To that end, this ASP recognizes the Future Growth Policy Area shown in Figure 6.

Policies

- 6.4.1** The Future Growth Policy Area is identified in Figure 6: Land Use Concept of this Area Structure Plan.

- 6.4.2** Until such time as the lands within the Future Growth Policy Area are developed for residential uses at higher standards and densities, agricultural operations and agriculture-related businesses may continue to be developed in accordance with the policies of this Area Structure Plan.
- 6.4.3** The Future Growth Policy Area should be developed with the ultimate land uses, densities, transportation systems and utility services that are appropriate for higher density development. Except for those land uses authorized by, and in accordance with, 6.4.2, interim land uses or servicing strategies should not be considered within the Future Growth Policy Area.
- 6.4.4** Except for those land uses authorized by, and in accordance with, 6.4.2, no applications for conceptual scheme planning, redesignation, subdivision or development, which apply to lands within the Future Growth Policy Area, shall be approved until an amendment to the ASP is approved, which provides a comprehensive policy framework for guiding the conceptual scheme planning, subdivision and development of lands within the Future Growth Policy Area.

6.5 Existing Industrial

The Plan Area currently contains one major existing industrial use: the Cochrane Extraction Plant, located on the NE ¼ of Section 16 in Township 26, Range 4, W5M, as illustrated in Figure 6. This gas plant has been operating on this site since 1970. The plant is a world-scale natural gas liquids and ethane extraction facility and it is one of the largest gas processing facilities of its kind in North America. Any future expansion or development of the Cochrane Extraction Plant will be regulated by the Alberta Energy & Utilities Board. The purpose of the Existing Industrial Policy Area is to recognize the existing Cochrane Extraction Plant and to support its continued viability.

Policies

- 6.5.1** The predominant land uses in the Existing Industrial Policy Area shall be natural resource industrial uses.
- 6.5.2** Although it is acknowledged that approvals for the gas plant fall under the jurisdiction of the Alberta Energy & Utilities Board, prior to any future development on the gas plant lands, consultation with the M.D. of Rocky View is encouraged in order to address:
- i. appropriate location of buildings relative to existing adjacent uses;
 - ii. concerns expressed by adjacent residents;
 - iii. mitigation of any construction, development, or operational impacts on adjacent lands;
 - iv. where appropriate, buffering or edge treatment to provide a transition between new development and adjacent land uses;
 - v. specific site planning, landscaping, and architectural standards for new development; and
 - vi. practical performance standards for noise, odour, lighting, hours of operation, traffic generation, and other impacts.
- 6.5.3** To identify any precautions that should be taken to ensure the continued protection and safety of both the public and the gas plant facility, anyone proposing development within one (1) kilometre of the property line of the gas plant shall consult with the gas plant facility operators as part of the redesignation, subdivision, or development permit application process pertaining to proposed residential and commercial developments.

6.6 Environment

The purpose of the environmental policies is to address the impacts that anticipated growth and development may have on natural areas, habitat, and natural systems within Cochrane North. Furthermore, these policies are intended to provide a framework for the protection, rehabilitation, and enhancement of identified environmentally sensitive areas within the Plan Area.

Figure 7 shows the significant natural areas, habitat connections, and potential regional pathways within Cochrane North. An analysis of the natural environment within the Plan Area has resulted in the identification of the following natural areas:

- Big Hill Creek valley escarpment
- Horse Creek valley escarpment
- Native prairie grassland
- Wetlands
- Watercourses
- Significant native vegetation
- Significant habitat
- Potential wildlife corridors.

Policies

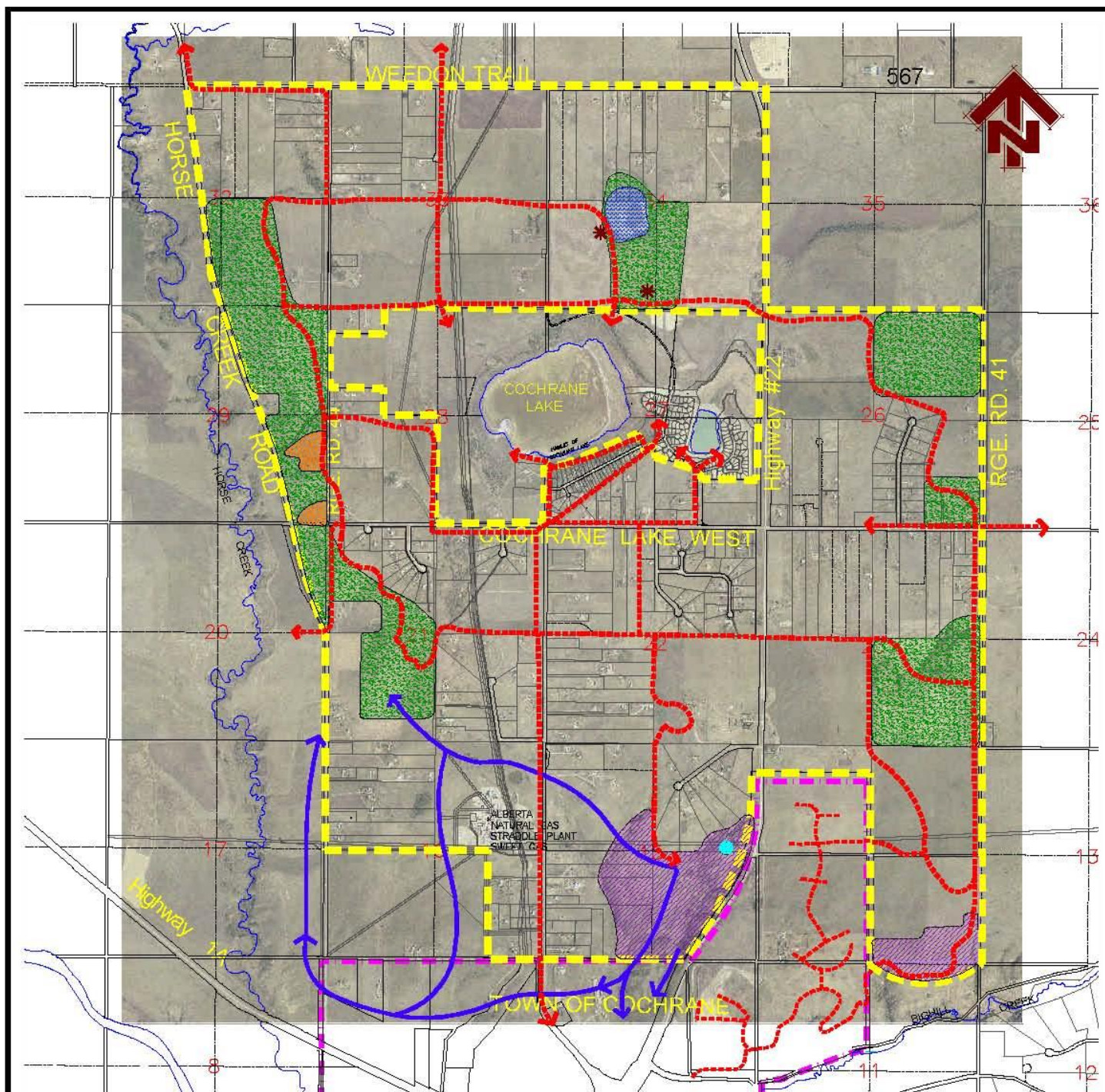
- 6.6.1** All development within Cochrane North shall respect the natural areas and habitat connections shown in Figure 7 of this Area Structure Plan.
- 6.6.2** Open space shall be set aside through the land use designation, subdivision, and development approval processes in order to protect the natural areas and habitat connections shown in Figure 7 and to establish a regional pathway system linking lands within and outside the Plan Area.
- 6.6.3** In areas where development may create negative impacts on any significant natural areas, environmentally sensitive lands, or culturally significant sites, Conceptual Schemes shall be required to include one or all of the following:
- i. Environmental Impact Assessment (EIA);
 - ii. Biophysical Impact Assessment (BIA);
 - iii. hydrological evaluation;
 - iv. geotechnical and slope stability analysis;
 - v. Historical Resources Overview or Historical Resources Impact Assessment (HRIA);
 - vi. environmental protection plan or mitigation plan;
 - vii. identification of any activities, operations, or facilities requiring approval under the Environmental Protection Act, Water Resources Act, Historical Resources Act, or Department of Environment Act; and
 - viii. any other analysis deemed appropriate by the Municipality.

- 6.6.4 Protection of any significant natural areas, habitat connections, environmentally sensitive lands, or culturally significant sites identified within this Area Structure Plan shall be addressed in all applications for Conceptual Schemes, land use redesignation, and subdivision submitted to the M.D. of Rocky View.
- 6.6.5 Wherever possible, natural vegetation buffers should be encouraged between uses.
- 6.6.6 Land use activities should not compromise the conservation and protection of the natural environment.
- 6.6.7 Lighting associated with development in the Plan Area shall be designed and directed so that it will not create adverse impacts on any significant natural areas or environmentally sensitive lands.
- 6.6.8 In addition to Municipal Reserve, alternative means of open space dedication are strongly encouraged for protection of significant natural areas, habitat connections, environmentally sensitive lands, or culturally significant sites identified within the Plan Area.

6.7 Reserve and Trails

The Reserve and Trails policies are intended to establish a framework for the creation of a connected and comprehensive system of public open spaces, pedestrian and bicycle pathways, equestrian trails, and natural areas within Cochrane North. An analysis of Municipally-owned lands and the natural environment within the Plan Area has resulted in the identification of the following potential linear open space corridors:

- Big Hill Creek valley escarpment corridor
- Horse Creek valley escarpment corridor
- Cochrane Lake and wetlands system
- Hamlet pathway and trail system
- Existing Municipal Reserve lands
- Government Road Allowances that Council deems are appropriate for linear open space
- Other Municipally-owned lands.



Not To Scale

- ASP Boundary
- Native Grass (Fescue)
- Wetland
- Slopes and Ravines
- Springs
- Willows
- * Rare Plant
- Possible Habitat Connections
- Conceptual Regional Pathways

Figure 7:
NATURAL AREAS AND
CONCEPTUAL REGIONAL
PATHWAYS

COCHRANE NORTH
 AREA STRUCTURE PLAN
 M.D.OF ROCKY VIEW

May 2006

Municipally-owned lands within the Plan Area include approved Municipal Reserve lands, Government Road Allowances deemed to be appropriate for linear open space corridors, and other lands owned by the M.D. of Rocky View at the time of adoption of this ASP. Over time, on an opportunity basis and as subdivision and development occur within the Plan Area, those Municipally-owned lands will be incorporated into the overall open space system.

Policies

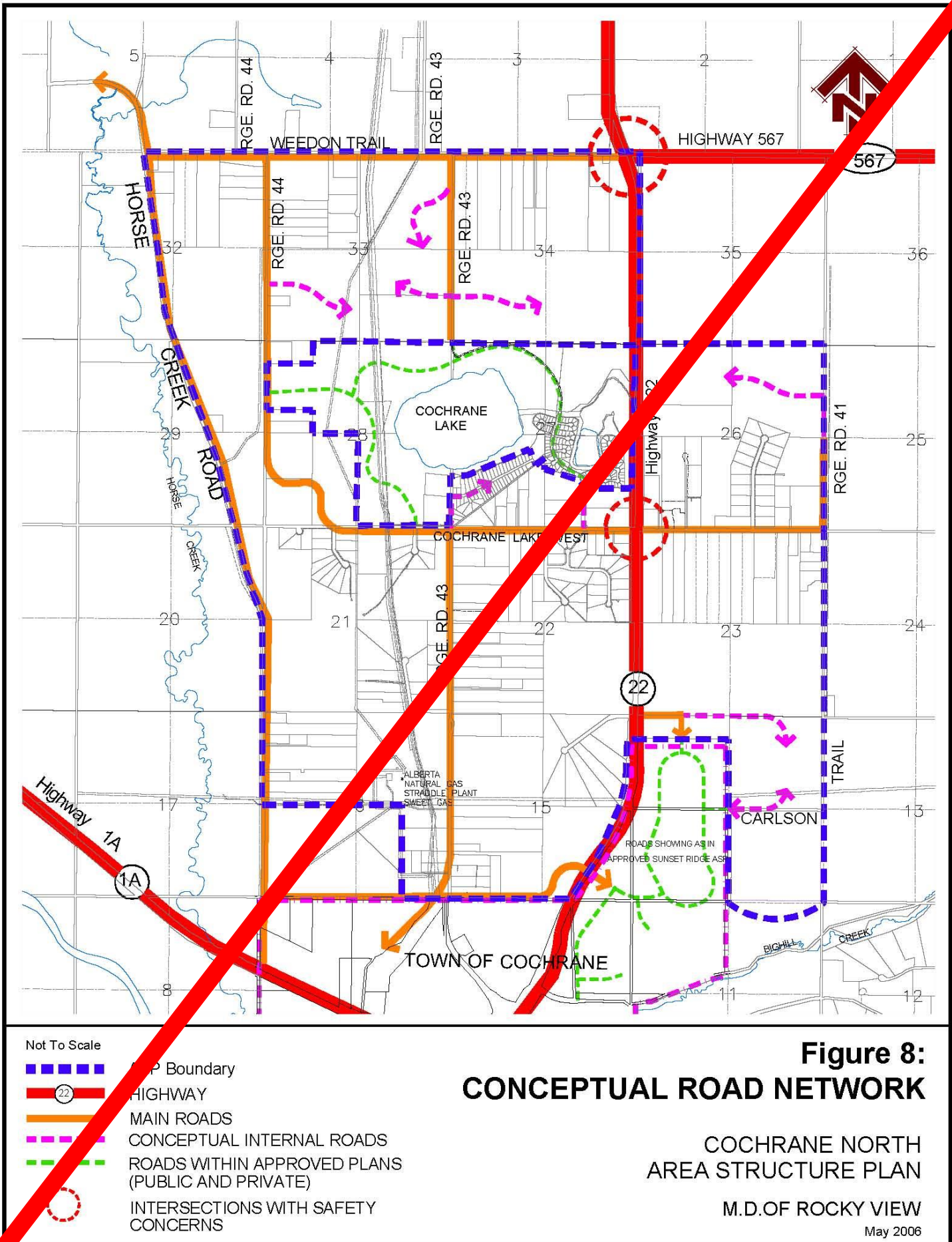
- 6.7.1** Subject to budgetary considerations, the M.D. of Rocky View should consider preparation of a Recreation and Open Space Master Plan for this Area Structure Plan, to include planning for:
- i. assessment of recreation and open space needs within the Plan Area.
 - ii. a central open space in the Hamlet;
 - iii. a system of pathways and trails throughout the Plan Area;
 - iv. playgrounds and playfields;
 - v. open spaces for passive recreation; and
 - vi. recreation facilities.
- 6.7.2** In accordance with any approved recreation plans within Cochrane North, linkages and continuity among pathway and trail systems, public open spaces, and significant natural areas are encouraged in order to provide passive recreational opportunities for both existing and developing communities.
- 6.7.3** Conceptual Schemes prepared within this Area Structure Plan shall be required to address open space, pathway, and trail linkages to adjacent lands within and outside the Plan Area (e.g., Cochrane Lake Conceptual Scheme, Town of Cochrane, Grand Valley, other areas outside Cochrane North).
- 6.7.4** In addition to Municipal Reserve, alternative means of open space dedication are strongly encouraged for the creation of an overall open space, pathway, and trail system within the Plan Area.
- 6.7.5** Wherever Municipal Reserve land is dedicated within the Plan Area, it shall result in the creation of new, publicly accessible, and useful open space.
- 6.7.6** Municipal Reserve dedication may be deferred where appropriate opportunities to contribute to the overall open space system are not available at the time of subdivision.
- 6.7.7** Reserve dedication and open space planning on land within the boundaries of the Town of Cochrane / M.D. of Rocky View Intermunicipal Development Plan shall be subject to the policies outlined in that Intermunicipal Development Plan (Bylaw C-5369-2001).
- 6.7.8** In accordance with any approved recreation plans within Cochrane North and where appropriate or necessary to enhance connections within the overall open space system, the M.D. of Rocky View may dispose of Municipal Reserve within the Plan Area, provided the revenue from such disposition is used to acquire other land in the Plan Area for open space purposes.
- 6.7.9** The planning of open space and recreational opportunities should be coordinated with the Local Recreation Board.
- 6.7.10** Stewardship, maintenance, and operation of open space and reserves serving the Plan Area should be encouraged through a number of initiatives, including partnerships with the Ranch Lands Recreation District Board, Community or Homeowner Associations, neighbouring Municipalities, and the M.D. of Rocky View.

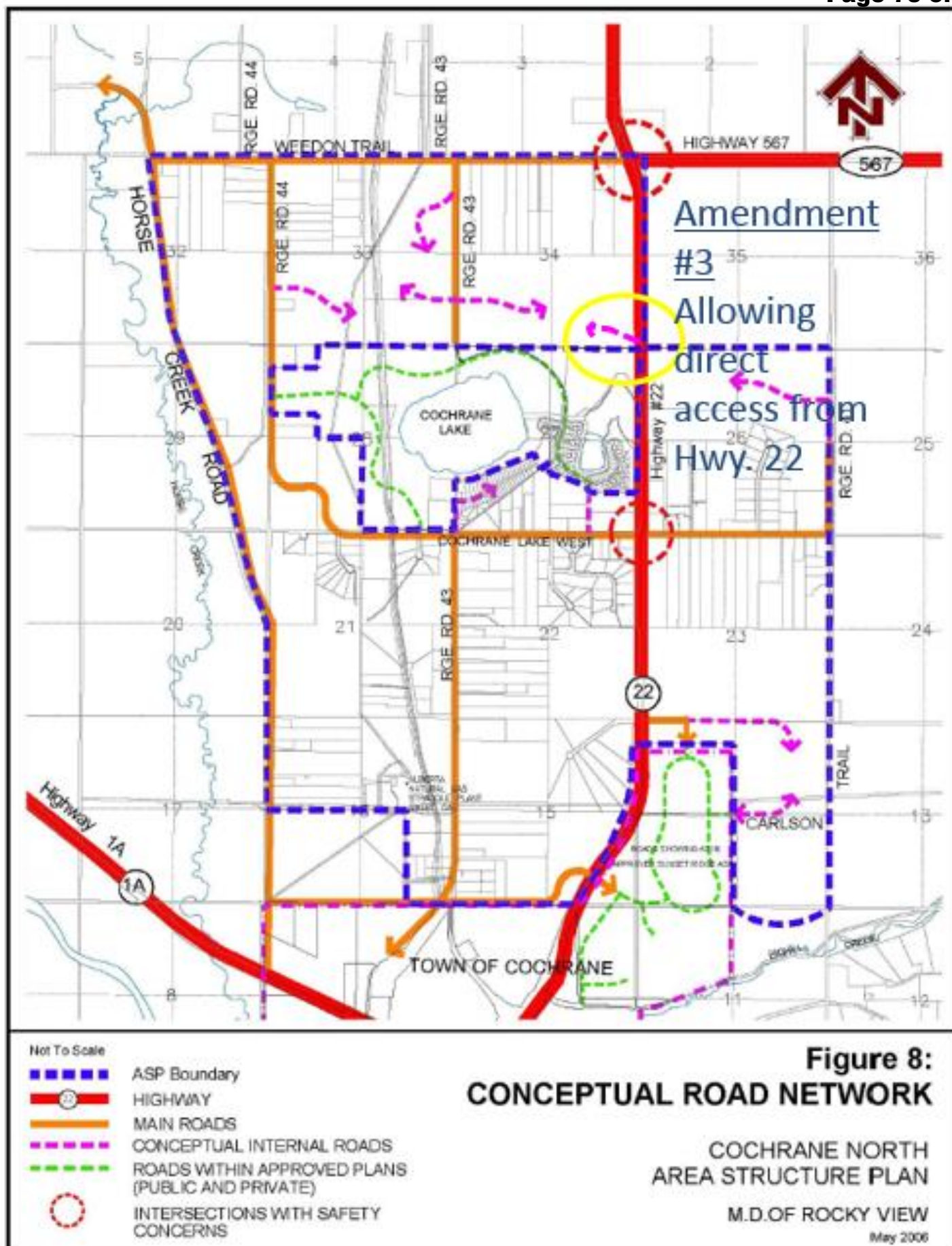
- 6.7.11 Reserve dedication and open space planning shall be coordinated with the planning of future school sites.
- 6.7.12 Community, Business, and Homeowner Associations are encouraged to take responsibility for the stewardship, maintenance, and operation of local Municipal Reserves, pathway and trail systems, significant natural areas, and environmentally sensitive lands.
- 6.7.13 The pathway and trail system should provide recreational and travel opportunities and connections that will accommodate a variety of users (e.g., pedestrian, bicycle, and equestrian users).
- 6.7.14 Pathways and trails should be designed, constructed, and well marked with signs to provide for the safe and enjoyable use of those for which they are intended (e.g., pedestrian, bicycle, equestrian, or the appropriate combination of such users).
- 6.7.15 Safe and accessible provision of pedestrian crossings at major roadways shall be subject to approval of the appropriate Municipal and Provincial authorities through the Conceptual Scheme process.
- 6.7.16 Pedestrian, bicycle, and equestrian pathways and trails should be directed away from the Municipal road network, except where appropriate accommodation of such users can be safely integrated in relation to the carriageway.
- 6.7.17 Wherever possible, pathways and trails should be located along significant natural areas and natural drainage or water courses, provided that they will not create any adverse environmental impacts.

6.8 Transportation

The road network shown in Figure 8 is conceptual only and is intended to illustrate in general terms how a hierarchy of highways, Municipal roads, major roadways, collector roads, and internal roads could serve development in accordance with the land use strategy of this Area Structure Plan. Future Conceptual Schemes will include Traffic Impact Assessments (TIAs) to define the actual road network based upon both existing and future traffic volumes, the traffic impacts of new development, and the roadway system improvements that will be required to serve new development. Those TIAs will also take into account relevant traffic impacts and transportation systems outside the ASP boundaries, such as the Town of Cochrane, rural areas within the M.D. of Rocky View, and the Provincial highway system.

The conceptual road network shown in Figure 8 has been designed to accommodate both existing and planned conditions. For example, Alberta Infrastructure and Transportation has recently completed an Access Management and Functional Planning Study for this segment of Highway 22. Proposed long-term improvements to Highway 22 include future right-of-way requirements for the widening of the highway, limited access, twinning, future intersection locations, and intersection improvements.





The conceptual road network reflects the best information available at the time of adoption of this Area Structure Plan. Similarly, the conceptual road network has been designed to promote connectivity with adjacent road systems and approved plans outside the Plan Area. This ASP specifically acknowledges the existing and future transportation system within the Town of Cochrane and the need for coordination of the transportation systems in both Municipalities.

In addition to the conceptual road network, the transportation policies of this ASP address requirements for safe and efficient internal roadway design. It will be necessary to coordinate internal roadways with the linear open space and trail system for the purposes of public safety (directing pedestrian, bicycle, and equestrian traffic off the major highways) and to acknowledge that the pathway and trail system can ultimately become part of the overall transportation system.

Policies

- 6.8.1** The conceptual road network and hierarchy shown in Figure 8 shall provide a basis for further Municipal review, approval, and implementation in response to future transportation studies and monitoring of future development in the Plan Area.
- 6.8.2** Subject to Council authorization, the M.D. of Rocky View or a qualified professional consultant shall prepare a Transportation Master Plan for this Area Structure Plan that is in accordance with any applicable MD-wide Master Transportation Plan or Traffic model, prior to or concurrent with approval of any major Conceptual Scheme or Hamlet Plan within the Plan Area.
- 6.8.3** Required road widening (i.e., land dedication) shall be secured upon subdivision and development in accordance with the Municipal Government Act in conjunction with the recommendations of the Transportation Master Plan.
- 6.8.4** Conceptual Schemes prepared within this Area Structure Plan shall be required to include Traffic Impact Assessments in accordance with the Transportation Master Plan.
- 6.8.5** Conceptual Schemes contemplated by this Plan and proposals for subdivision where serviced with an internal local road system should provide a minimum of two access points for vehicular traffic, in accordance with Municipal policy.
- 6.8.6** Traffic Impact Assessments shall address the location of existing and future internal roads, detailing traffic generation and its cumulative impacts on the road network, including necessary improvements based upon traffic volume and engineering advice.
- 6.8.7** Conceptual Schemes prepared within this Area Structure Plan shall be required to address linkages with lands outside Cochrane North, including linkages with the Cochrane Lake Conceptual Scheme, the Town of Cochrane, Grand Valley, and other lands outside the Plan Area.
- 6.8.8** In accordance with any approved Transportation Master Plan for Cochrane North, access from driveways should be directed to local roads rather than to primary roads of higher classification.
- 6.8.9** Panhandle access shall generally be discouraged, but may be considered only where it is deemed, by the Municipality, that an internal subdivision road is not a viable or desirable option.
- 6.8.10** All new roads within the Plan Area shall be built in accordance with the Municipality's Servicing Standards for Subdivision and Road Construction.

- 6.8.11 Subject to the approval of the Municipality, alternative roadway standards are encouraged within the Hamlet and the Cluster Residential and Open Space Policy Areas. Alternative standards may be considered appropriate for environmental, safety or design reasons (e.g., to provide for transition between uses or clustering of development).
- 6.8.12 Notwithstanding policy 6.8.10, any variance of the Municipality's Servicing Standards for Roadways or Servicing Standards for Subdivision and Road Construction shall require the approval of the Municipality.
- 6.8.13 The developer shall be responsible for the design and construction costs of all internal roadways and any off-site roadway costs to the satisfaction of the M.D. of Rocky View.
- 6.8.14 Roadway signage shall meet or exceed minimum standards within the M.D. of Rocky View and shall be compatible with the character of the community.
- 6.8.15 Where development may affect the Provincial highway system or where required by the Municipality, Alberta Infrastructure and Transportation shall be consulted in the preparation of any Conceptual Schemes within the Cochrane North Area Structure Plan.
- 6.8.16 The Municipality's Transportation Offsite Levy shall apply to all development within the Plan Area, in accordance with Bylaw C-6273-2006 or subsequent offsite levy bylaws, as amended.

6.9 Servicing and Utilities

Given the land use strategy of this ASP, it is important to provide economic and environmentally sustainable utility servicing for development within the Plan Area. There are opportunities to provide water and wastewater services to this area, which could include expansion of the Cochrane Lake Conceptual Scheme servicing system, connection to the Town of Cochrane servicing system, connection to existing water co-op systems, or a new Municipal or regional system.

An important goal of the Servicing and Utilities policies of this ASP is to design and implement stormwater management solutions that respect the natural drainage patterns. Through formulation of a Master Drainage Plan, the M.D. of Rocky View could be able to provide an environmentally sound basis for a comprehensive stormwater management system within the Plan Area. By requiring comprehensive staged master drainage plans for all Conceptual Schemes, the M.D. of Rocky View will be able to ensure that all new development within the Plan Area will conform to the Master Drainage Plan. Such smaller-scale staged master drainage plans will also provide for integration of stormwater management systems with both comprehensive and infill development, roadways, linear open space systems, natural features, and environmentally sensitive areas.

Potable water servicing within any Conceptual Schemes approved in this Area Structure Plan (except for those in Residential Infill A) shall eventually be provided through connection to Municipal, water co-op, or regional utility servicing systems. Sewage disposal servicing within any Conceptual Schemes approved in this ASP shall also eventually be provided through connection to Municipal or regional sanitary sewer servicing systems. Where regional or Municipal sewer systems are not available and where environmental or other impacts may be deemed acceptable, private sewage disposal systems may continue to be allowed within the Residential Infill Policy Areas. Within the Cluster Residential and Open Space Policy Area, all potable water servicing shall be provided through connection to Municipal, water co-op, or regional water utility servicing systems and all sewage disposal shall be provided through connection to Municipal or regional sanitary sewer utility servicing systems.

The M.D. of Rocky View would also benefit from a comprehensive Utility Servicing Strategy to address future regional or Municipal sewer and water servicing within the Plan Area.

General Servicing and Utilities Policies

- 6.9.1** Prior to the approval of any Conceptual Schemes within the Plan Area, as determined by Council, the M.D. of Rocky View, or, at the discretion of the Municipality, a qualified professional engineering consultant, shall prepare a Master Drainage Plan and comprehensive Utility Servicing Strategy for this Area Structure Plan.
- 6.9.2** Any approved Master Drainage Plan and comprehensive Utility Servicing Strategy may identify staged or phased stormwater management or utility servicing strategies.
- 6.9.3** The MD may require that the developer prepare, to the satisfaction of the Municipality, and in accordance with a Master Drainage Plan, individual site specific drainage plans.
- 6.9.4** The extension of all utility infrastructure required to serve a proposed subdivision shall be the responsibility of the developer.
- 6.9.5** The developer shall be responsible for the costs of all infrastructure improvements required to serve the development, including but not limited to any upgrades, pumping, lift stations, control stations, peak clipping, oversizing, and any other off-site costs that the Municipality may deem to be appropriate.
- 6.9.6** All development shall be responsible for the management and disposal of all solid waste generated on the site to the satisfaction of the Municipality.
- 6.9.7** All new development is encouraged to incorporate water conservation measures, in accordance with the Provincial *Water for Life* strategy and any applicable MD bylaw or policy.
- 6.9.8** Each Conceptual Scheme shall include a utility servicing concept in conformity with any approved Master Drainage Plan or Utility Servicing Strategy for this Area Structure Plan.

Stormwater

- 6.9.9** Prior to development within any particular drainage sub-basin, a stormwater drainage plan shall be prepared for that sub-basin, to the satisfaction of the Municipality, and in accordance with a Master Drainage Plan
- 6.9.10** Each Conceptual Scheme shall contain a staged site implementation plan for stormwater management.
- 6.9.11** Curb and gutter roadway standards are encouraged within the Hamlet and Cluster Residential and Open Space Policy Areas, unless other standards are deemed more appropriate for environmental, safety, or design reasons (e.g., to promote clustering).

Potable Water

- 6.9.12** Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.
- 6.9.13** Notwithstanding 6.9.12, new lots less than (4) acres in size shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.
- 6.9.14** Within the Cluster Residential and Open Space Policy Area and the Hamlet Policy Area, all new lots shall be required to connect to a regional, municipal or co-op water utility system, as a condition of subdivision approval.

Wastewater

- 6.9.15** Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.
- 6.9.16** Within the Cluster Residential and Open Space Policy Area and the Hamlet Policy Area, all new lots shall be required to connect to a regional or municipal wastewater utility system, as a condition of subdivision approval.
- 6.9.17** Notwithstanding 6.9.15, within Infill Policy Area B, all new lots two (2) acres or less, shall be required to install a Municipally approved advanced septic system, as a condition of subdivision approval.
- 6.9.18** Each Conceptual Scheme shall contain a wastewater servicing concept in accordance with any approved comprehensive Utility Servicing Strategy.

Solid Waste

- 6.9.19** All solid waste disposal and diversion programs shall adhere to the policies set forth in the current Solid Waste Master Plan.
- 6.9.20** All solid waste disposal and diversion programs shall be in accord with all applicable intermunicipal agreements between the Municipality and the Town of Cochrane, or other regional partners, and should be compatible with other municipal programs whenever possible.
- 6.9.21** All developments shall be responsible for the management and disposal of solid waste generated through all phases of development to the satisfaction of the Municipality, and should include a waste minimization plan.
- 6.9.22** Community or Homeowner Associations are encouraged to administer and enforce solid waste servicing programs.
- 6.9.23** The Municipality encourages curbside waste collection servicing for developments within hamlets and cluster residential communities.
- 6.9.24** Waste minimization and waste diversion practices are encouraged in the Plan Area.
- 6.9.25** Use of burning barrels for waste disposal is prohibited in the Plan Area.

6.10 Community, Protective, and Emergency Services

The purpose of the Community, Protective, and Emergency Services policies is to identify challenges and opportunities for the provision of adequate levels of service for all current and future residents Cochrane North.

Policies

- 6.10.1** Where appropriate, applications for Conceptual Schemes, land use redesignation, subdivision, and development permits shall address fire and emergency response measures as well as on-site fire fighting requirements.
- 6.10.2** For proper identification of distress calls and property locations in times of emergency, new community and development names, road names, and addresses shall comply with the M.D. of Rocky View road naming and addressing policies.
- 6.10.3** Where appropriate within the Plan Area, an Emergency Response Plan may be required as a condition of development approval.
- 6.10.4** The M.D. of Rocky View shall periodically review and monitor levels of need with respect to the provision of community, protective, and emergency services within Cochrane North.
- 6.10.5** Developers are encouraged to incorporate the principles of Crime Prevention Through Environmental Design (CPTED) in all new development.

6.11 Intermunicipal and Regional Planning

The purpose of the Intermunicipal and Regional Planning policies is to place the Cochrane North Area Structure Plan in the broader geographical and jurisdictional context, particularly as it relates to the Town of Cochrane, other Municipalities in the region, and the strategic aspirations of the Municipal District of Rocky View.

The M.D. is committed to responsible planning in collaboration with regional, intermunicipal, and interjurisdictional partners. These policies express that commitment in terms of approaches and processes for further cooperation in the region.

Policies

- 6.11.1** All Conceptual Schemes within the Cochrane North Area Structure Plan shall address the following regional, intermunicipal, and interjurisdictional matters:
 - i. compatibility of neighbouring land uses, transportation, and utility services;
 - ii. connectivity of transportation, open space, and utility servicing systems;
 - iii. interfaces of neighbouring land uses, development, and transportation networks;
 - iv. provision of school sites;
 - v. integration with and connections to regional open space systems;
 - vi. provision of community and regional recreational facilities;
 - vii. provision of community services;
 - viii. future provision of public transit; and
 - ix. protection of water resources through proper stormwater management, sanitary sewer systems, provision of potable water, and water conservation and recycling.

- 6.11.2** The Municipal District of Rocky View shall endeavour to collaborate with the Town of Cochrane and Alberta Infrastructure and Transportation on planning for areas within and outside the Cochrane North Area Structure Plan, particularly to address the following:
- i. compatibility of neighbouring land uses, transportation, and utility services;
 - ii. connectivity of transportation, open space, and utility servicing systems; and
 - iii. interfaces of neighbouring land uses, development, and transportation networks.
- 6.11.3** The Municipal District of Rocky View shall endeavour to collaborate with the Local Recreation Board, local school divisions, and other community and social service agencies in the provision of the following within Cochrane North:
- i. school sites;
 - ii. recreation services; and
 - iii. community and social services.
- 6.11.4** The Municipal District of Rocky View shall endeavour to collaborate with Alberta Environment and other Municipalities in the region to protect water resources within the Bow River watershed, particularly in relation to development within Cochrane North.
- 6.11.5** The Municipal District of Rocky View shall endeavour to collaborate with the Town of Cochrane and Alberta Environment in the preparation of a master drainage study and utility servicing strategy for Cochrane North, particularly as stormwater flows relate to the protection of water resources within the Bow River watershed.
- 6.11.6** The Municipal District of Rocky View shall endeavour to collaborate with the Town of Cochrane and Alberta Infrastructure and Transportation in the preparation of a regional transportation study that addresses all modes of travel in and around Cochrane North.

Section

7.0 Implementation Policies

7.1 Phasing

The purpose of these implementation policies is to provide for the logical progression of development to accommodate the ultimate land uses, densities, and infrastructure systems proposed in this ASP. Development in Cochrane North is anticipated in phases, beginning in the area within and surrounding the existing Hamlet of Cochrane Lake. Subsequent phasing is expected to proceed in areas where comprehensive sewer, water, and transportation services are extended. In general, interim land uses or servicing strategies are not supported within the Cochrane North Area Structure Plan.

Policies

- 7.1.1 The phasing of development within the Cochrane North Plan Area should be based upon the prior approval of Conceptual Schemes and the availability of sewer, water, and transportation servicing.
- 7.1.2 The M.D. of Rocky View may consider approval of Conceptual Schemes and development phasing that are not contiguous, provided the developer will be responsible for the costs of all utility servicing extensions to the proposed Conceptual Scheme.

7.2 Implementation

The Cochrane North ASP joins a family of plans that work in conjunction with one another, as outlined in Section 2 of this document. The M.D. of Rocky View Municipal Development Plan (MDP) is the guiding document for all development within the Municipality. The M.D. of Rocky View/Town of Cochrane Intermunicipal Development Plan (IDP) contains policies promoting communication, cooperation, and coordination of planning between these two adjacent Municipalities. All Area Structure Plans (ASPs) are required to be consistent with those broad statutory plans. In turn, the Land Use Bylaw (LUB) establishes land use rules and regulations in accordance with all statutory policy plans. As required by Section 638 of the Alberta Municipal Government Act (MGA), the Cochrane North ASP meets the requirements for consistency with all other planning legislation approved by the M.D. of Rocky View.

All Conceptual Schemes, land use designations, subdivisions, and development permits approved within the Plan Area shall be consistent with the policies contained in this ASP. As development occurs and circumstances change, it may be necessary to amend the ASP prior to approval of certain developments. The policies in this Section are intended to set direction for the implementation of the ASP policies and to provide for consideration of ASP amendments where development that does not conform with this ASP is proposed.

Policies

- 7.2.1** When considering proposals for Conceptual Schemes, land use redesignations, subdivisions, and development permits within this Plan Area, the Municipality shall confirm that the proposal is in accordance with the provisions of this Area Structure Plan.
- 7.2.2** Conceptual Schemes shall not be required for first-parcel-out subdivisions.
- 7.2.3** In instances where proposed Conceptual Schemes, land use redesignations, subdivisions, or developments do not conform with the policies of this Area Structure Plan, the proponent shall be required to submit an application for an Area Structure Plan amendment, in order to provide for consistency between this Area Structure Plan and the subject proposal.
- 7.2.4** In the event that amendments to this Area Structure Plan render it inconsistent with the M.D. of Rocky View Municipal Development Plan, the M.D. of Rocky View/Town of Cochrane Intermunicipal Development Plan, the M.D. of Rocky View Land Use Bylaw or any other statutory plans or bylaws approved by Council, the necessary amendments shall be adopted to make such statutory plans and bylaws consistent.
- 7.2.5** In order to facilitate the implementation of the policies contained in this Area Structure Plan, the M.D. of Rocky View shall consider preparation of the following for the Plan Area:
- 7.2.6**
- i. Land Use Bylaw definitions, uses, regulations, or districts for uses not currently included in the Land Use Bylaw;
 - ii. Hamlet or other area plans;
 - iii. Master Stormwater Drainage Plan;
 - iv. Utility Servicing Strategy;
 - v. Transportation Master Plan;
 - vi. Recreation and Community Services Plan;
 - vii. Open Space and Pathways Master Plan;
 - viii. Natural Areas Management Plan; and
 - ix. any other studies or plans the Municipality deems necessary.

SUMMARY OF ACTIONS TO BE TAKEN BY THE MUNICIPALITY AS IDENTIFIED IN PREVIOUS SECTIONS

In addition to these implementation policies, the following list of policies from elsewhere in this Area Structure Plan summarizes the specific actions to be taken by the Municipal District of Rocky View.

- 6.3.2** The Municipality shall prepare and adopt a Hamlet Plan or Hamlet Plans for the existing Hamlet of Cochrane Lake and future growth areas prior to approval of any significant new development or redevelopment within the Hamlet Policy Area.
- 6.7.1** The M.D. of Rocky View should consider preparation of a Recreation and Open Space Master Plan for this Area Structure Plan, to include planning for:
- i. assessment of recreation and open space needs within the Plan Area.
 - ii. a central open space in the Hamlet;
 - iii. a system of pathways and trails throughout the Plan Area;
 - iv. playgrounds and playfields;
 - v. open spaces for passive recreation; and

- vi. recreation facilities.
- 6.8.2 Subject to Council authorization, the M.D. of Rocky View or a qualified professional consultant shall prepare a Transportation Master Plan for this Area Structure Plan prior to or concurrent with approval of any major Conceptual Scheme or Hamlet Plan within the Plan Area.
- 6.9.1 Prior to the approval of any Conceptual Schemes within the Plan Area, as determined by Council, the M.D. of Rocky View shall prepare a Master Drainage Plan and comprehensive Utility Servicing Strategy for this Area Structure Plan.
- 6.10.4 The M.D. of Rocky View shall periodically review and monitor levels of need with respect to the provision of community, protective, and emergency services within Cochrane North.
- 7.2.5 In order to facilitate the implementation of the policies contained in this Area Structure Plan, the M.D. of Rocky View shall consider preparation of the following for the Plan Area:
 - i. Land Use Bylaw definitions, uses, regulations, or districts for uses not currently included in the Land Use Bylaw;
 - ii. Hamlet or other area plans;
 - iii. Master Stormwater Drainage Plan;
 - iv. Utility Servicing Strategy;
 - v. Transportation Master Plan;
 - vi. Recreation and Community Services Plan;
 - vii. Open Space and Pathways Master Plan;
 - viii. Natural Areas Management Plan; and
 - ix. any other studies or plans the Municipality deems necessary.

7.3 Monitoring

The future land use and development outlined in the Cochrane North Area Structure Plan is intended to address a long-term time planning and development horizon. As conditions change within Cochrane North, the M.D. of Rocky View, and the region, it may be necessary for the Municipality to amend this Area Structure Plan. Such amendments may result from regular review of the ASP. In addition to ASP amendments, it will be necessary to review the ASP to maintain realistic and effective policies and implementation practices. Such periodic ASP review may be conducted in conjunction with the review of the Land Use Bylaw or other statutory plans such as the MDP and IDP.

Monitoring of the Cochrane North Area Structure Plan is expected to occur on a regular basis, including measurement of achieved results in terms of the Objectives of this ASP and other established benchmarks.

Policies

- 7.3.1** The Municipality may consider periodic review and occasional amendment of the Cochrane North Area Structure Plan through Council Public Hearings in accordance with the Municipal Government Act.
- 7.3.2** The Cochrane North Area Structure Plan may be subject to regular review and amendment every five years, unless the Municipality deems otherwise.
- 7.3.3** The Municipality shall review and revise the phasing and implementation policies contained within this Area Structure Plan at the discretion of Council.
- 7.3.4** The Municipality may use the following benchmarks or indicators with respect to achievement of the Vision and Objectives of this Area Structure Plan:
- 7.3.5**
- i. population growth;
 - ii. residential density;
 - iii. employment and commercial development;
 - iv. residential and non-residential assessment balance;
 - v. infrastructure life cycle and maintenance requirements;
 - vi. environmental auditing, including assessment of stormwater management, water quality, native habitat, and other biophysical resources;
 - vii. adequacy of recreational, community, protective, emergency, health, and public transit services;
 - viii. balance among transportation modes;
 - ix. variety of housing types, choices, options, and affordability;
 - x. availability of educational and institutional uses and services;
 - xi. community and social needs assessments;
 - xii. design and aesthetic quality of the built environment;
 - xiii. compatibility, consistency, and integration of Area Structure Plan policies with other Municipal, intermunicipal, regional, provincial, and national policy directives and initiatives; and
 - xiv. degree of civic engagement in elections, Municipal processes, local authorities, community associations, and other service organizations.

Section

8.0 Glossary**Glossary**

Agricultural Land Use - The use of land, buildings or structures for the raising of domestic animals and growing plants for food or other production.

Architectural Controls - Guidelines that are registered on the title of land(s) by virtue of a caveat or restrictive covenant which guide the design and appearance of buildings and other improvements on the land.

Area Structure Plan - A statutory plan, adopted by Bylaw, that provides a policy framework for the evaluation of proposals for Conceptual Schemes, land use redesignation, subdivision and development of a specified area of land in the Municipality.

Berm - A constructed embankment used for separating potentially incompatible areas, sites and districts; or for protecting an area, site or district from any intrusions generated by other activities, operations, facilities or traffic.

Biophysical - Refers to the inter-relationship between landforms, climate, vegetation, and animal life. The functioning of ecosystems is tied directly to these interactions. Inter-relationships of landform and element, climate, vegetation, and fauna are not only assessed on the basis of their general characteristics, but also on the basis of their relative health: they can be strong or weak. The Plan requires an inventory of biophysical characteristics before development occurs.

Business Land Uses - The use of land, buildings or structures in which the provision of goods and services for sale is the primary function and may include auxiliary pursuits, dependent upon parcel size and proximity to other land uses.

Cluster Development - A form of residential development that concentrates buildings or lots on a part of the site to allow the remaining land to be used for common or private open space, recreation, appropriate agricultural uses, and preservation of environmentally sensitive features. The concentration of lots is facilitated by a reduction in lot size. A cluster development should consist of one or more cluster groups surrounded by open space.

Collector Road - A road in the Municipal District of Rocky View which acts as a link between primary and secondary highways or other collector roads. A collector road may be either a major or minor roadway depending upon design and traffic volumes.

Conceptual Scheme - A plan for the subdivision and development of lands including, but not limited to: generalized land uses at the scale of a ¼ section to a section; rationale for the developability of the lands; and an internal road hierarchy.

Construction Management Plan - A program of activities that details the site management of all construction activity including, but not limited to, the management of construction debris and dust.

Contemporary Agriculture - May include specialty crops such as herbs and flowers, and market gardens and greenhouses.

Council - The Council of the Municipal District of Rocky View No. 44.

Deferred Services Agreement - An agreement entered into by the Municipality and a developer/landowner, which is registered against the title (by caveat) and obligates the developer/landowner to tie-in to surface/public utility systems when they become available or economically feasible.

Development

- an excavation or stockpile and the creation of either of them;
- a building or an addition to or replacement or repair of a building and the construction or placing of any of them on, in, over or under land;
- a change of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the use of the land or building, or;
- a change in the intensity of use of land or a building or an act done in relation to land or a building that results in or is likely to result in a change in the intensity of use of the land or building;

Development Plan - A proposal for the development of lands over time that may include, but is not limited to detailed site planning, topographic information, geophysical assessment, hydrological assessment, traffic impact assessment, environmental overview, phasing, community impact assessment, and an archaeological and historical impact assessment.

Direct Control District - A district of the *Land Use Bylaw* that is subject to regulations established by Council for control over the use and development of a defined area and pursuant to the provisions of the *Municipal Government Act*.

Emergency Management Plan - Means a program that details site management of all emergency service delivery within a specific area.

Environmental Audit - An evaluation of any adverse effects that may qualify the site as contaminated pursuant to the *Environmental Protection and Enhancement Act*, as amended from time to time.

Environmental Overview - An area-specific study that may include, but is not limited to:

- a. the identification and analysis of natural factors for the study area;
- b. an evaluation of the potential impact that a subdivision or a development proposal may have on the factors identified; and
- c. a program of avoidance and/or mitigative measures.

Environmental Protection Plan - Means a program that details site management of all environmentally sensitive areas within a specific area.

Environmental Reserve - Environmental reserve is a swamp, gully, ravine, coulee, or natural drainage course; land that is subject to flooding or unstable; a strip of land not less than 6 metres in width abutting bed and shore of any lake, river, stream, or other body of water. It may be taken at the time of subdivision at the discretion of the Municipality for the purposes of preventing pollution, or providing public access; and must be left in its natural state. Environmental reserve remains the responsibility of the Municipality as guided by the *Municipal Government Act*.

Environmental Reserve Easement - Land that qualifies as environmental reserve yet is maintained by the owner of the land as guided by the *Municipal Government Act*.

First Parcel Out – means a single residential parcel created from a previously unsubdivided quarter section.

General Agriculture - The raising of crops or the rearing of livestock, either separately or in conjunction with one another and includes buildings and other structures incidental to the operation.

Geotechnical Report - Means a report that details, among other things, the slope stability within a specific area and may make mitigation recommendations in order for development to proceed safely.

Highway - A road that is designated as a primary highway or a secondary highway pursuant to the Public Highways Development Act.

Historical Resources Impact Assessment - An analysis of the potential impacts of development on archaeological, paleontological, and historical resources.

Home Enterprise - A residential use with an ancillary permanent commercial or industrial land use on the same site. The commercial or industrial use was established initially as a home based business and over time has expanded to the point that it exceeds the criteria for a home based business in the Land Use Bylaw.

Home Based Business - A commercial or industrial use which may be confined to the residence or the site and is ancillary to a principal residential land use as per the Land Use By-law, as amended.

Horticultural Development - The intensive growing of specialized crops, either enclosed or not, and without restricting the generality of the above may include:

- a. greenhouses;
- b. nurseries;
- c. tree farms;
- d. market gardens;
- e. mushroom growing; and
- f. other similar uses.

Hydrogeological Evaluation - Means a review or assessment that details the groundwater supply and the quality of that supply for a specific area.

Infrastructure - Public and private utility systems in the Municipality that may include, but are not limited to, the transportation network, water supply, sewage disposal systems, stormwater management, pathways, parks, and other utilities.

Institutional Land Uses - Refers to the use of land, buildings, or structures for a public or non-public purpose and may include places of worship, community centres, and government uses.

Intensive Agriculture - Any use of land, buildings, shelters, corrals or other structures for the purposes of confining, rearing and/or feeding livestock at concentrated numbers on a continuous basis and/or the intensive growing of specialized horticultural crops; excepting the wintering of a breeding herd.

Land Use Bylaw - A bylaw of the Municipality passed by Council as a *Land Use Bylaw* pursuant to the provisions of the *Municipal Government Act* and intended to control, and/or regulate the use and development of land and buildings within the Municipality.

Land Use District - One or more divisions of the Land Use Bylaw establishing permitted and discretionary uses of land or buildings with attendant regulations.

Large Lot Acreage - Development of primarily or exclusively residential uses on lots larger than 2 acres, with separate access, individual sewage disposal systems, and private water wells or communal water servicing.

Local Commercial - A variety of commercial land uses, of a scale and character compatible with the existing land use pattern, which serve the local community.

Low-Rise Multi-Unit Residential - Means a form of housing with multiple dwelling units in buildings no higher than four storeys, which create minimal visual impacts on the landscape.

Master Drainage Plan - A Master Drainage Plan is a drainage plan for a sub-basin or a watershed that identifies drainage management concepts within the existing topography, physical and biological resources of the area. It details short, medium, and long-term strategies to establish a sub-basin wide stormwater management system.

Municipal Government Act - Refers to the *Municipal Government Act, Statutes of Alberta 1994, Chapter M-26.1* as amended from time to time.

Municipal Development Plan - The Municipal District of Rocky View No. 44 *Municipal Development Plan* is the principal statutory land use plan for the entire Municipality, adopted by Council, in accordance with the provisions of the *Municipal Government Act*.

Municipality - The Municipal District of Rocky View No. 44 and, when the context requires, means the area contained within the boundaries of the Municipality.

Municipal or School Reserve - Land which the subdivision Authority may require the owner of a parcel of land that is the subject of a proposed subdivision to provide for Municipal or school purposes, up to 10% of the area proposed for subdivision or an equivalent cash-in-lieu disposition.

Natural Features - Includes landscapes that are found in their natural state and may be remnant, undisturbed, diverse or contain unique environmental characteristics.

Open Space (in Cluster Development) - Land within a cluster development that has been designated, dedicated, or reserved as open space, and may consist of natural areas, appropriate farmland and agricultural uses, open space recreation, parks and playgrounds, and other uses in accordance with the Land Use Bylaw, and may be privately held, or be set aside for the use and enjoyment by residents of the development or public.

Operational Plan - An outline of the operating practices proposed for a commercial proposal including, but not limited to hours and days of operation and the methods proposed for site management.

Plan - Refers to the Cochrane North Area Structure Plan as adopted by Council and amended from time to time.

Plan Area - Refers to the extent of land over which the Cochrane North Area Structure Plan policies have force and effect.

Principal Road Network - Means a grid system of expressway, arterial, major collector and roadways and future alignments. The Principal Network roads carry the vast majority of traffic in the Plan Area. The primary function of these roads is to convey traffic through the Plan Area or to local roads within the Plan area as efficiently as possible with minimal disruption to traffic.

Private Utility - A utility service offered to the public by a private utility company or cooperative including, but not limited to, the provision of gas, electricity, water or telephone services.

Public/Private Partnership - A collaborative relationship between private industry, government agencies, and occasionally not-for-profit organizations. These arrangements are typically for the purposes of providing a service to the public and they are used in many different policy and service areas. Public/private partnership can include regional Municipalities, community associations, naturalist organizations, private developers, and utility providers. All parties are included in the development, management, and provision of programs and services.

Qualified Professional - An individual with specialized knowledge recognized by the Municipality and/or licensed to practice in the Province of Alberta. Examples of qualified professionals include, but are not limited to, agrologists, engineers, geologists, hydrologists, environmental consultants, archaeologists, and surveyors.

Recreation Business Land Use - A business land use in which recreational activities or tourist related services and facilities are offered and a fee is charged for use of the services and facilities.

Recreation Master Plan - A non-statutory plan prepared by the Municipality or a Regional Recreation Board intended to provide for recreation needs within a portion of the Municipality.

Redesignation - Refers to the reclassification by the Municipality of a land use designation in the *Land Use Bylaw* applicable to a specific area of the Municipality.

Residential Land Use - A primarily residential land use in which auxiliary pursuits including local commercial uses may be allowed dependent on the parcel size and proximity to other residences.

Rural Cluster Development - See Cluster Development.

Secondary Suites - Also referred to as 'granny suites or flats' and 'auxiliary suites', this form of accommodation is usually developed as an additional dwelling unit incorporated, either within the same building or within a separate building, with the principal residence.

Site Implementation Plans - Plans that detail how drainage and stormwater will be managed on a developed site in accordance with a Master Drainage Plan. They include the site-specific implementation of Best Management Practices within a sub-basin.

Small Agricultural Operation - The use of lands, buildings or structures for the raising of livestock and/or the growing of plants or food or other production on 10 acres (4.0 ha) of land or less. It is important to note that within the Municipality, livestock is not allowed on 2-acre parcels. A density of one "livestock manure unit" is allowed per 4 acres of land, and a density of two "livestock manure units" per 4 acres is a discretionary use for parcels of 4 acres or more in size.

Stormwater Management Plan - A plan prepared to adequately address on-site stormwater retention, demonstrate that post-development flows equal pre-development flows, and the method of on-site containment during a 1:100 year storm event. Recommended Best Management Practices to improve water quality as well as water quantity should be included in a stormwater management plan.

Strip Business Development - Developments that is generally long and narrow in configuration and oriented toward a linear road.

Tentative Plan of Subdivision - A proposal detailing a site-specific subdivision design that forms the basis for an application for subdivision approval.

Traffic Calming - The combination of mainly physical measures that reduce the negative effects of motor vehicle use, alter driver behavior and improve conditions for non-motorized street users.

Traffic Impact Analysis - An area-specific study that may include, but is not limited to, an analysis and evaluation of:

- a. the potential impact of a proposed subdivision and/or development on the existing transportation network; and
- b. a program of future expansion and/or improvement of the transportation network to accommodate the proposed growth and to preserve the function and integrity of the network.

Utility Servicing Strategy - The utility servicing strategy is a plan of action outlining how the Municipality will provide water and wastewater services to the landowners in a cost-effective manner. The strategy will forecast the short, medium, and long-term water and wastewater objectives of the Municipality, including future regional collection systems. It will also contain mechanisms for implementing and financing the necessary infrastructure.

Waste Management Plan - Means a program that details site management of all waste management activity on a particular site and any mitigation measures taken to reduce the impact on adjacent lands.

Wastewater Management Plan - Means a program that details site management of all wastewater servicing activity on a particular site.

Water Management Plan - Means a program that details site management of all water servicing activity on a particular site.

Appendix

A**Public Involvement Program****NON-STATUTORY FOR INFORMATION ONLY****DOES NOT FORM PART OF THE AREA STRUCTURE PLAN**

Public Involvement Program Timeline

Advisory Committee

Newsletters

Newspaper ads, flyers

Comments from Public Meetings

Appendix

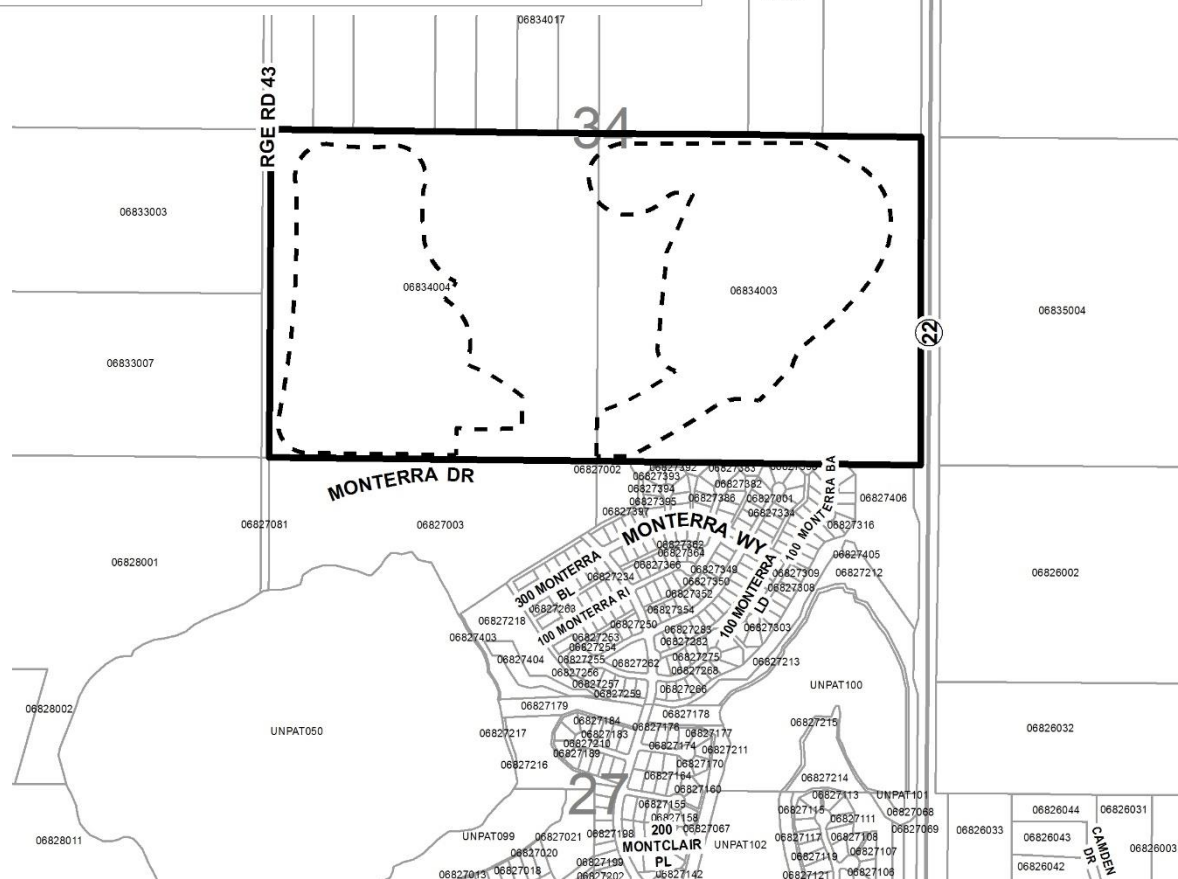
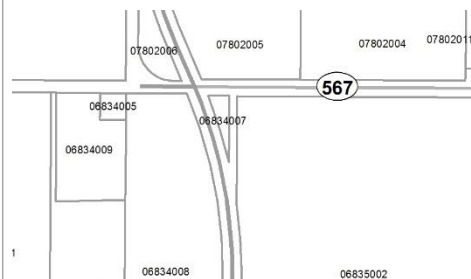
B**Supporting Information and
Studies****NON-STATUTORY FOR INFORMATION ONLY****DOES NOT FORM PART OF THE AREA STRUCTURE PLAN****LAND USE DESIGNATIONS**

Figure B shows the following land use designations approved under the M.D. of Rocky View Land Use Bylaw at the time of adoption of this ASP:

- Ranch and Farm District RF (RF* see exceptions listed within this District)
- Ranch and Farm Two District RF-2
- Ranch and Farm Three District RF-3
- Agricultural Holding District AH
- Farmstead District F
- Residential Two District R-2
- Residential Three District R-3
- Hamlet Residential Single Family District HR-1
- Natural Resource Industrial District NRI

The Land Use Concept for the Plan Area is shown in Figure 6 of the Cochrane North Area Structure Plan. Approximate areas are calculated below for each Policy Area.

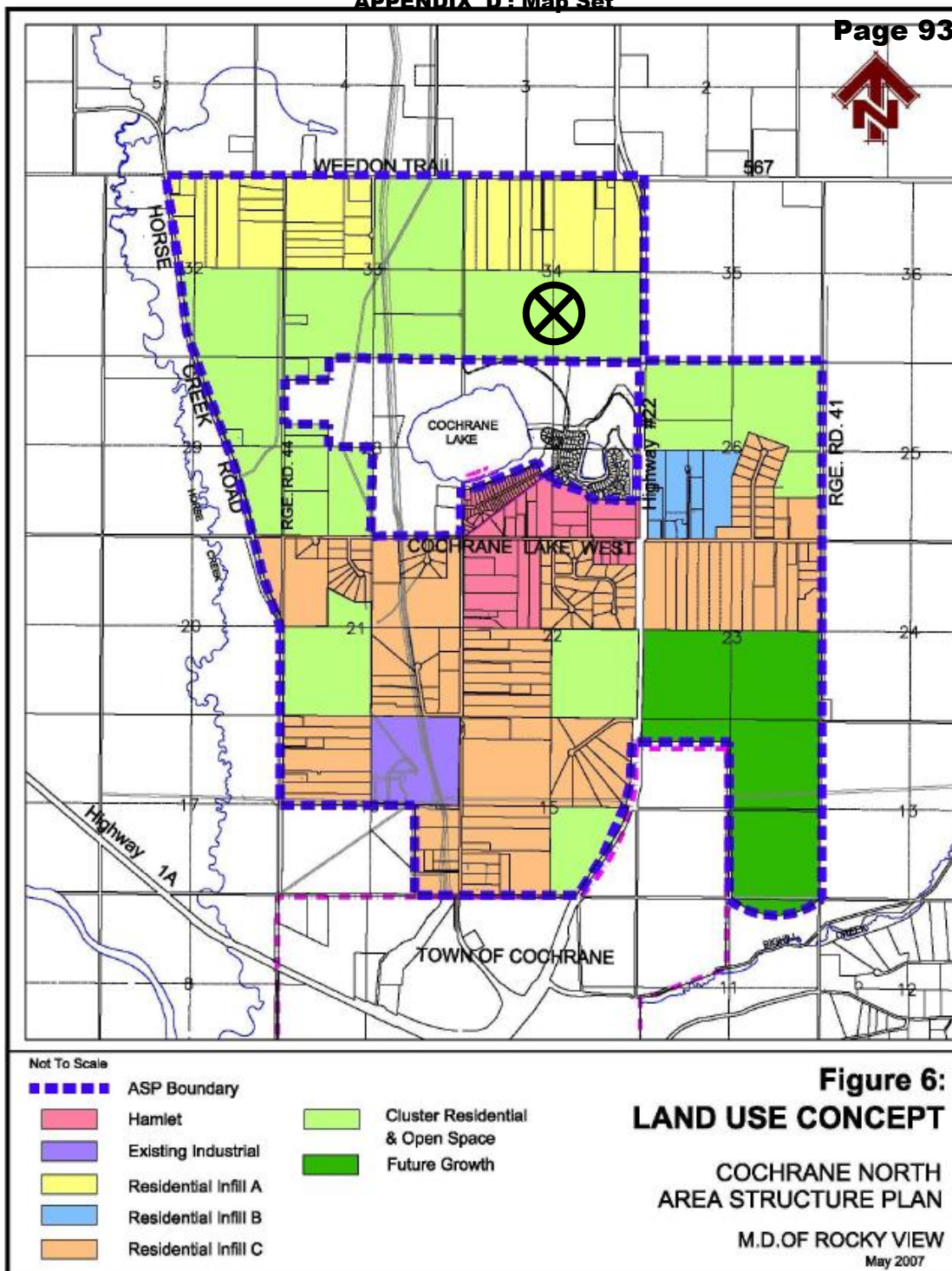
Land Use	Acres	Hectares	Percentage of Total
Residential Infill A			
Residential Infill B			
Residential Infill C			
Cluster Residential and Open Space			
Hamlet			
Future Growth			
Existing Industrial			
Gross Developable Area			
<i>Average Density</i>			



LOCATION PLAN

SW/SE-34-26-04-W05M





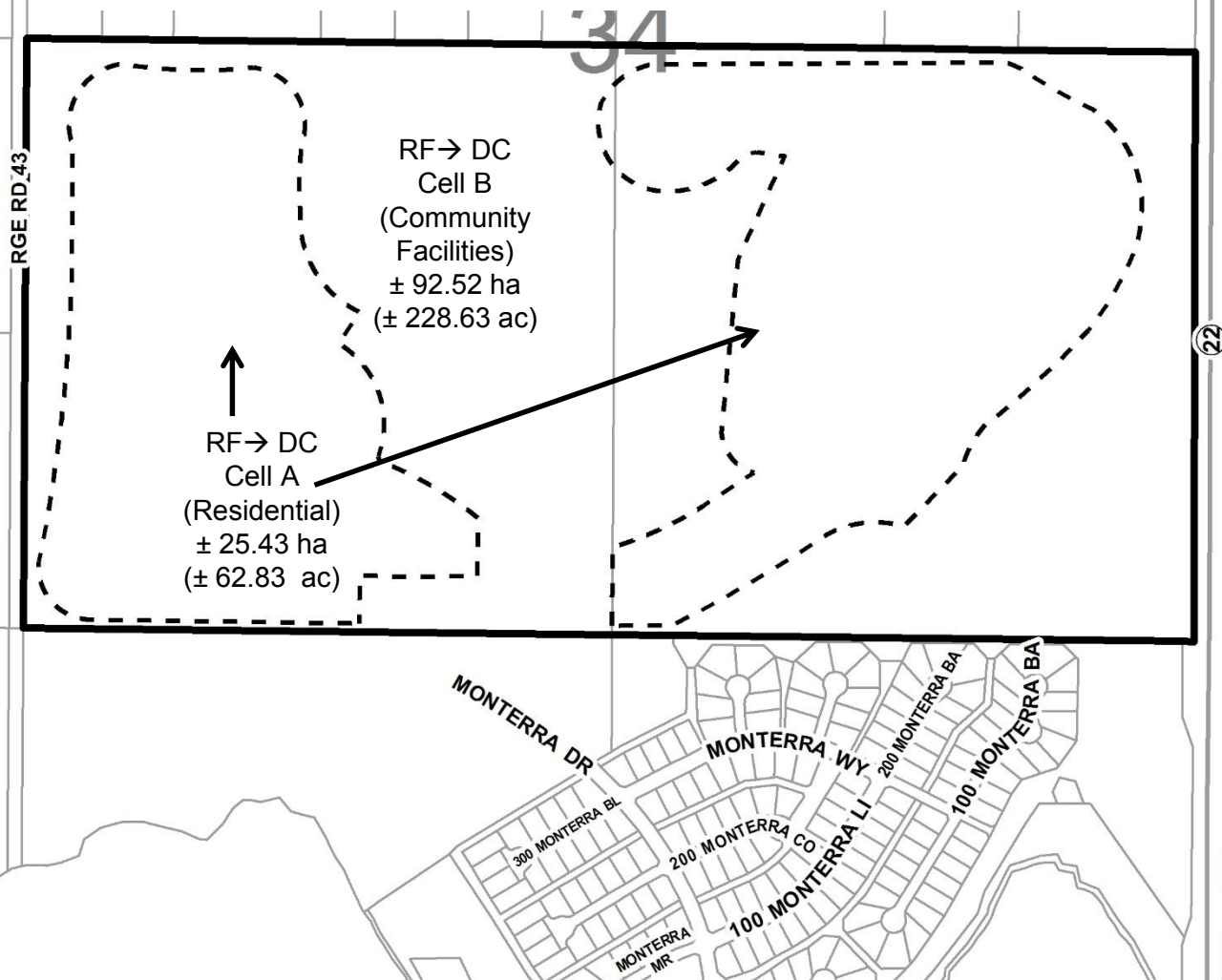
CNASP - FIGURE 6: LAND USE CONCEPT

SW/SE-34-26-04-W05M

Area Structure Plan Amendment Proposal: To amend the Cochrane North Conceptual Scheme to accommodate the proposed Cochrane North Conceptual Scheme. **Page 94 of 103**

New Conceptual Scheme Proposal: To adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the S-1/2-34-26-04-W05M.

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District in order to facilitate the creation of 425 single-detached and semi-detached homes on lots ranging from ± 0.040 hectares (± 0.10 acres) to ± 0.049 hectares (± 0.12 acres) in size, together with open space, utility services, and a commercial hub.



DEVELOPMENT PROPOSAL

SW/SE-34-26-04-W05M



FIGURE 4. DEVELOPMENT CONCEPT

DEVELOPMENT PROPOSAL

SW/SE-34-26-04-W05M

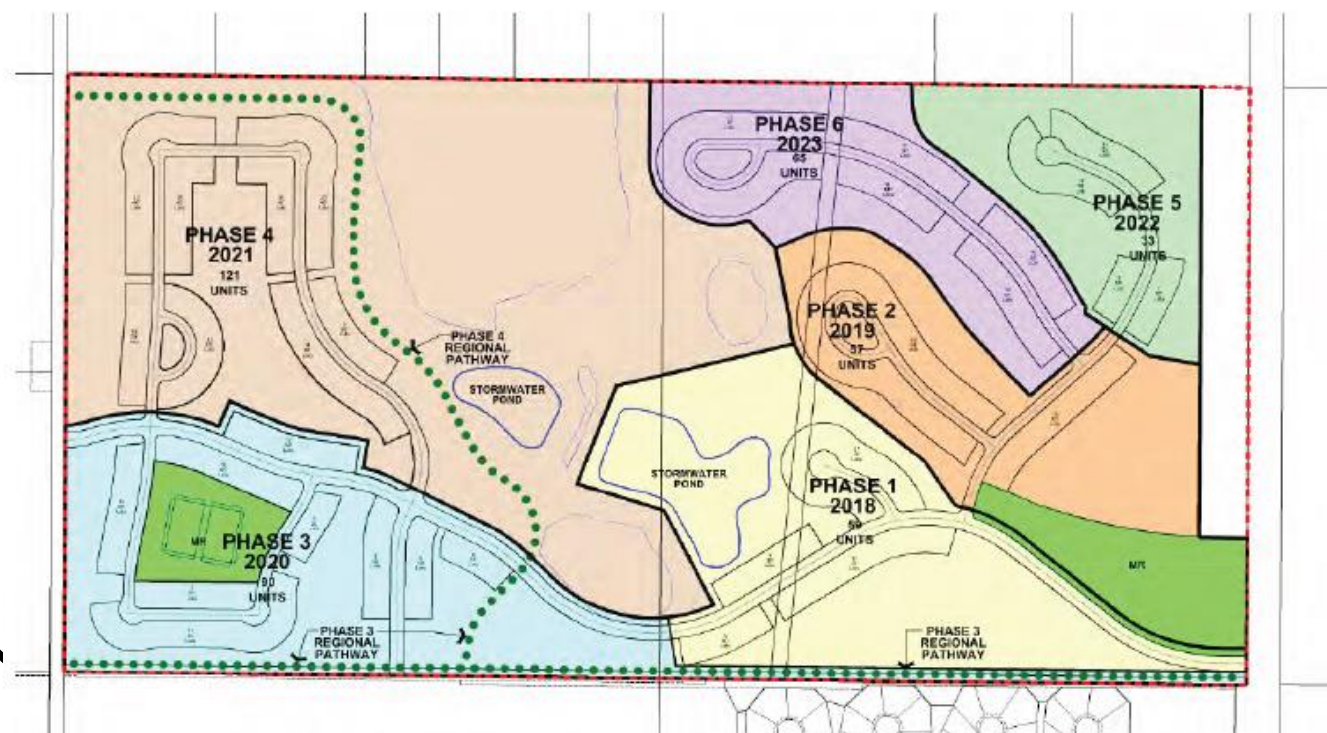
Date: Sept 27, 2016

Division # 9

File: 06834003/04

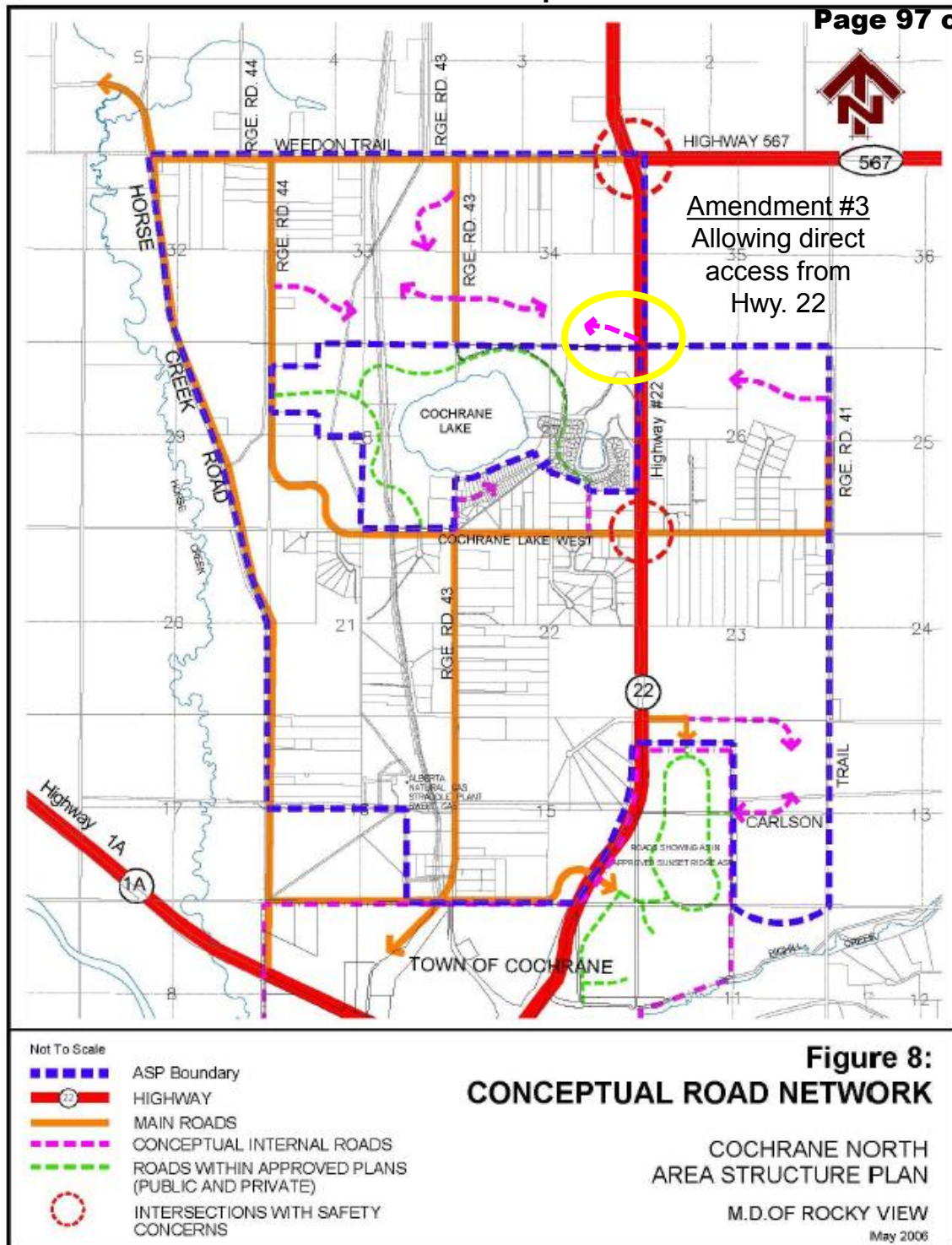
AGENDA

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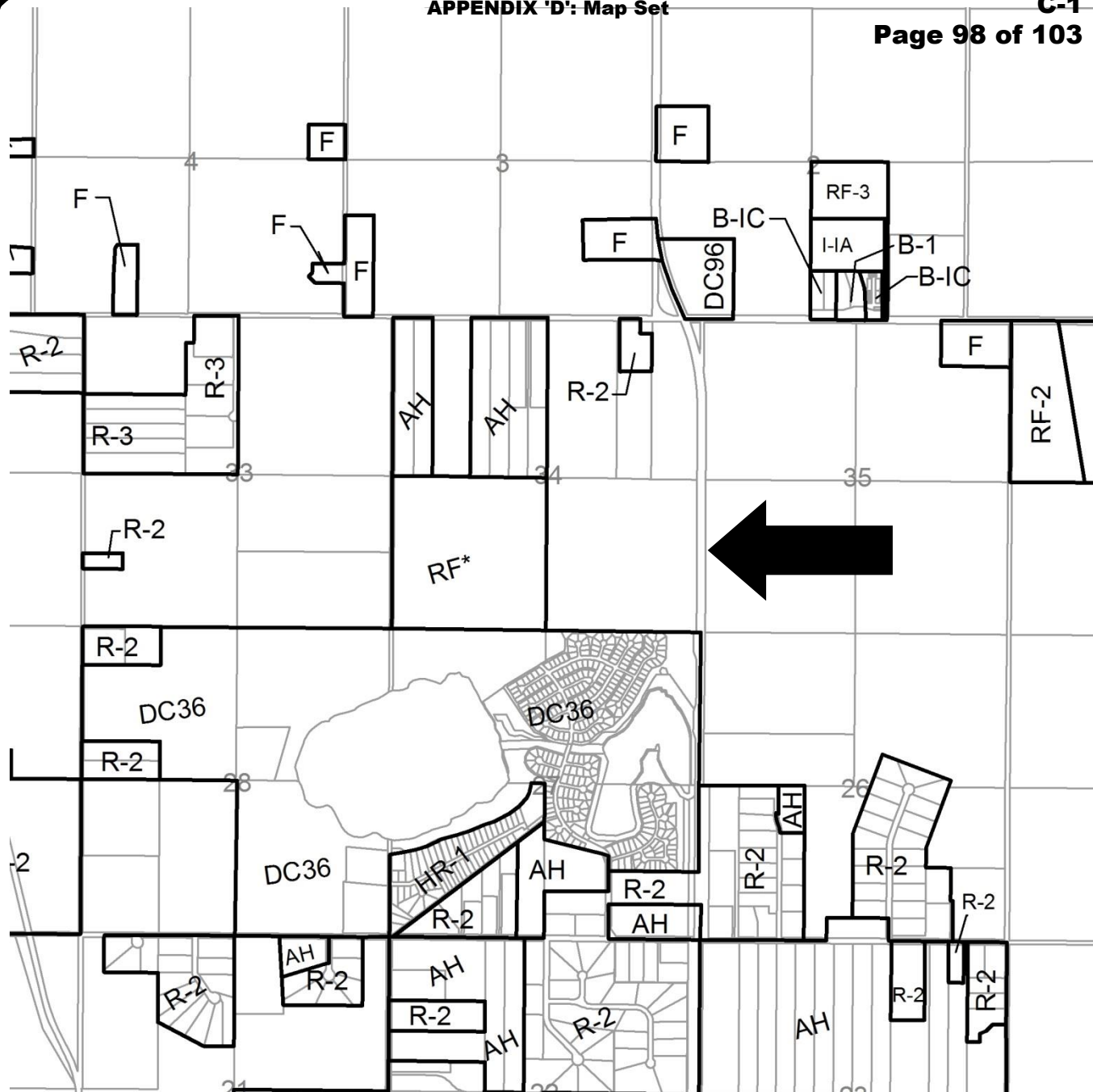
LAND USE AND PHASING PLAN

SW/SE-34-26-04-W05M



COCHRANE NORTH ASP - FIGURE 8: CONCEPTUAL ROAD NETWORK

SW/SE-34-26-04-W05M



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

SW/SE-34-26-04-W05M



TOPOGRAPHY

Contour Interval 2 M



SW/SE-34-26-04-W05M



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

AIR PHOTO

Spring 2014

SW/SE-34-26-04-W05M

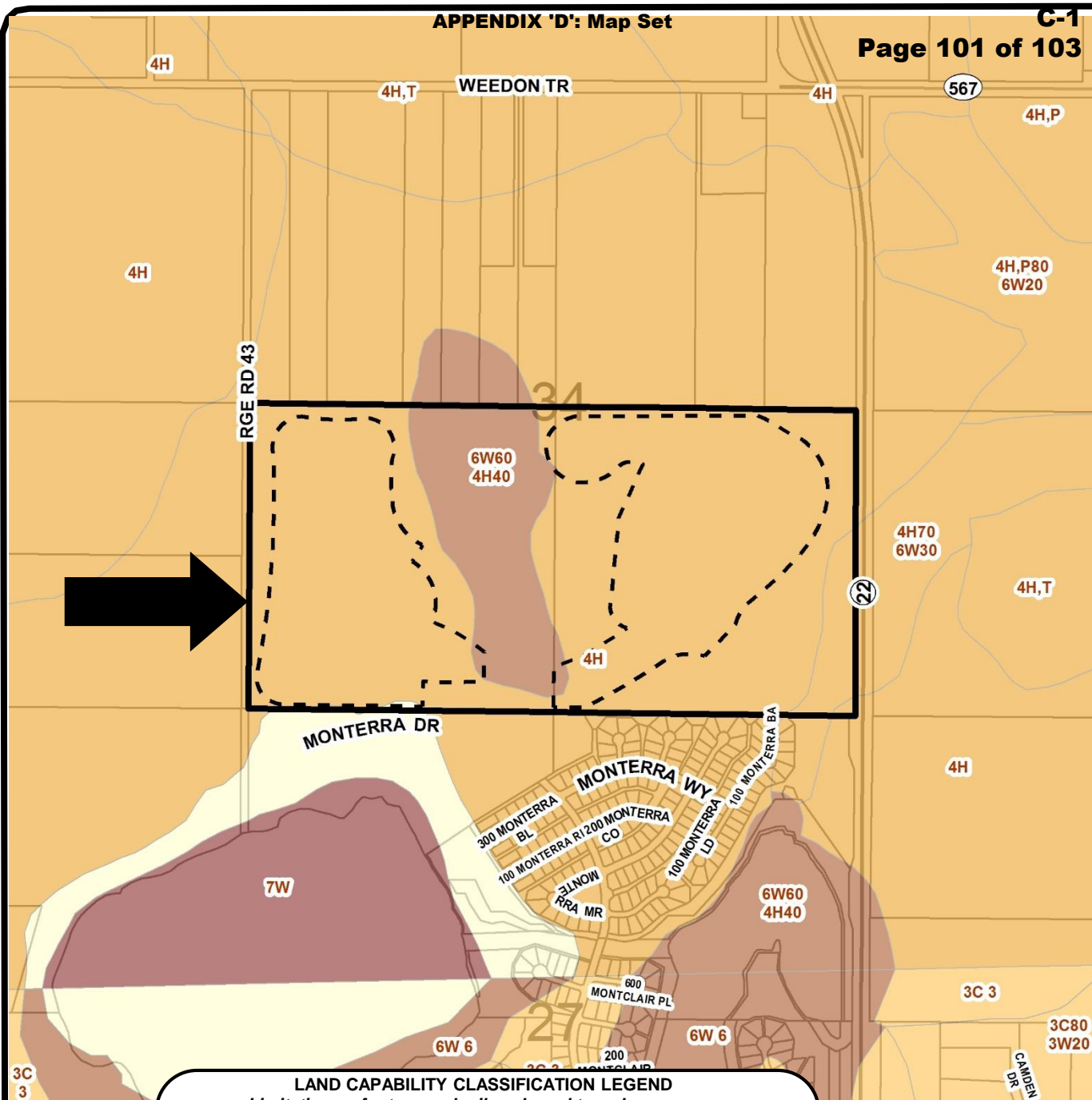
Date: Sept 27, 2016

Division # 9

File: 06834003/04

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

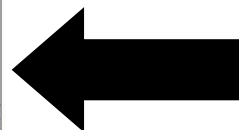
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

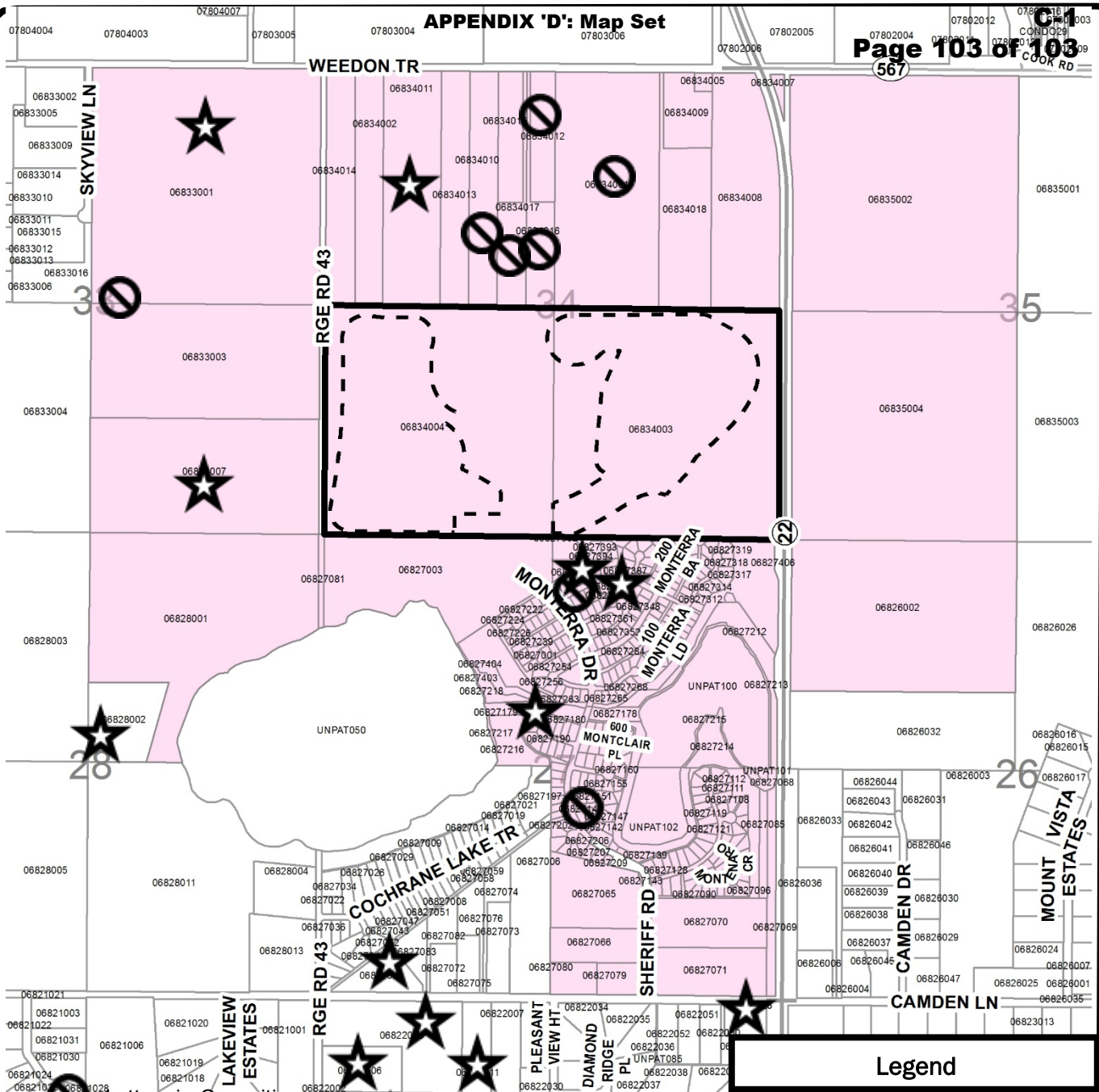
SW/SE-34-26-04-W05M



- 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

SW/SE-34-26-04-W05M

AGENDA



LANDOWNER CIRCULATION AREA

SW/SE-34-26-04-W05M

PLANNING SERVICES

TO:	Council	
DATE:	February 27, 2018	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06834003/04	APPLICATION: PL20160092
SUBJECT:	Conceptual Scheme Item – Cochrane North Conceptual Scheme Note: This application should be considered in conjunction with PL20160091, Cochrane North Area Structure Plan amendment and PL20160093, land use redesignation.	

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7719-2017 be given first reading.
- Motion #2 THAT Bylaw C-7719-2017 be given second reading.
- Motion #3 THAT Bylaw C-7719-2017 be considered for third reading.
- Motion #4 THAT Bylaw C-7719-2017 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to consider the adoption of the proposed Cochrane North Conceptual Scheme (See Appendix 'B'); a Cluster Residential and Open Space community. As directed by the Cochrane North ASP, the Conceptual Scheme provides for a comprehensive overview of the proposed development, addressing matters such as land use concept, open space design, and the proposed servicing, stormwater, and transportation solutions. This application is considered with two concurrent applications: PL20160091 (C-1, ASP amendment) and PL20160093 (C-3, Redesignation).

This report provides a summary of the key aspects of the proposed conceptual scheme, including an overview of the land use concept, the open space design, and the proposed servicing, stormwater, and transportation solutions. In order to implement this Conceptual Scheme, an amendment to the Cochrane North ASP is required. The details of the ASP amendments are discussed in the report for C-1, and the policy analysis for this application is outlined in detail in the redesignation report (C-3).

The lands are located within the policy area of the Cochrane North ASP and the Town of Cochrane / MD of Rocky View Intermunicipal Development Plan (IDP). The application was evaluated in accordance with these plans, and Administration determined the following:

- The proposal meets the requirements for conceptual scheme submissions as outlined section 5.3 of the Cochrane North ASP;
- The proposal is consistent with the overall intent and with the Cluster Residential and Open Space policies in section 6.20 of the Cochrane North ASP;
- The proposal is consistent with Open Space Policies 6.2.30 to 6.2.39 of the Cochrane North ASP;
- The associated ASP amendment application was submitted in accordance with Cochrane North ASP Policy 7.2.3;
- The proposal is consistent with the associated land use application;
- The proposal is consistent with the policies of the IDP; and

¹ Administration Resources

Jessica Anderson, Planning & Development Services
 Vince Diot, Engineering Services



- The Applicant demonstrated that the technical aspects of the proposal are feasible, and would provide and implement detailed design at the subdivision stage.

Therefore, should Council adopt PL20160091 (C-1), Administration recommends approval of PL20160092 (C-2), in accordance with **Option #1**.

DATE APPLICATION DEEMED COMPLETE: October 18, 2017 (Received: August 31, 2016)

PROPOSAL:	To adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals within the S-1/2-34-26-04-W05M.
LEGAL DESCRIPTION:	S-1/2-34-26-04-W05M
GENERAL LOCATION:	Located 0.41 kilometer (1/4 mile) south of Weedon Trail and on the west side of Highway 22, 2.0 miles north of the town of Cochrane.
APPLICANT:	Urban Systems (Mike Coldwell)
OWNERS:	Krause Enterprises Inc.
EXISTING LAND USE DESIGNATION:	Ranch and Farm District and Ranch and Farm*District
PROPOSED LAND USE DESIGNATION:	Direct Control District (PL20160093; C-3)
GROSS AREA:	± 128.47 hectares (± 317.46 acres)
SOILS (C.L.I. from A.R.C.):	6W 60 4H 40 – Cropping is not feasible due to excessive wetness/poor drainage, and temperature limiting factors. 4H - Severe limitations due to temperature limiting factors.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to forty four (44) adjacent landowners, to which eight (8) letters in opposition and twenty (21) letters in support were received in response, all of which are attached to the redesignation report package, shown within the map set for that application (PL20160093; C-3), and reflected within Appendix 'C' to this report. The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A' to this report.

HISTORY:

July 3, 2007 The Cochrane North Area Structure Plan (Bylaw C-6388-2006) was adopted.

BACKGROUND:

The purpose of this application is to consider the adoption of a new conceptual scheme (See Appendix 'B'). An application has been submitted to redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District (PL20160093), and this Conceptual Scheme was submitted with the application in accordance with the policies of the Cochrane North ASP.

The lands are currently undeveloped and consist of cultivated farm land, pasture land, and a number of wetlands. Of these wetlands, one large, permanent wetland, known as Dawson's Pond, is located in the central area of the plan. The land slopes from north to south and generally from east to west. The west quarter is accessed via a farm approach off Range Road 43, and the east quarter is accessed via a paved approach from Highway 22.



The subject lands are undulating, with slopes generally toward the central area of the lands where a large wetland and associated wetland complex flow south towards Cochrane Lake. Lands in the vicinity are varied, with larger agricultural parcels to the west and east, smaller agricultural parcels to the north and the hamlet to the south.

CONCEPTUAL SCHEME OVERVIEW:

The proposed Conceptual Scheme provides for a comprehensive overview of the proposed development, addressing matters such as an overview of the land use concept, the open space design, and the proposed servicing, stormwater, and transportation solutions.

Proposed Land Use Concept

The proposed Cochrane North Conceptual Scheme would create a comprehensive development of 425 cluster residential parcels, ranging in size from 0.10 acres to 0.12 acres, on ± 128.47 hectares (± 317.46 acres). Housing types would include both single and semi-detached units. Single family residences would range from 1,500 to 3,500 square feet on lots approximately 45 to 60 feet wide. Semi-detached residences would feature villa-style attached bungalows marketed towards retirees and seniors. The clustered residential community concept is intended to provide neighborhood connections with an urban residential feel, while keeping the overall density low (approximately 1.3 units per acre), and preserving significant open space areas. Interface with adjacent agricultural uses was considered by buffering the proposed residential lots with open space, which is consistent with the Agricultural Boundary Design Guidelines.

The proposed Cochrane North Conceptual Scheme states that ecological features on the landscape formed a basis for the development of the community concept. The largest wetland, Dawson's Pond, serves an important ecological function and migratory staging refuge for many migratory bird species. It is surrounded by stands of aspen and mixed deciduous trees and forms part of a wildlife corridor that connects the site to the region. The significant biodiversity on the land is to be preserved by avoiding major biophysical features, including the wetlands, and preserving natural topography.

Transportation and Access

The parcel is currently served by an approach off Highway 22. This access would be replaced with a modified Type IV intersection as the primary access point for the development. An internal road network would be constructed to Rocky View County standards. A second access point would be provided from Range Road 43, which is currently a gravel standard. At the future subdivision stage, Range Road 43 would be upgraded to a paved standard, along with the construction of the internal road network, and intersection improvements on Highway 22. As shown in Figure 21 within the Conceptual Scheme, a connection to the Monterra development to the south is also proposed along with a potential secondary emergency access onto Highway 22.

Servicing

Potable water is proposed to be supplied to the new lots by Horse Creek Water Services Ltd., and the Applicant demonstrated that capacity is available for the lots. The Horse Creek system is located within the existing Monterra development, directly to the south of the Cochrane North lands. Two connections to the existing systems would be completed to provide potable water supply to the Cochrane North development.

With respect to wastewater, the Applicant proposes to connect to the Horse Creek Sewer Services Ltd., and demonstrated that capacity is available for the lots. The wastewater collected within the plan area would be conveyed via gravity to a wastewater lift station located in Monterra Phase 1. The proposed development, through connection to the Horse Creek utility infrastructure, would send wastewater to Cochrane, which ultimately flows to Calgary. The Town of Cochrane acknowledged the ability of these lands to connect to existing utility infrastructure.



The Water and Wastewater Off-Site Levy Bylaw identifies that the Cochrane Lakes Wastewater Transmission system is to service 1,166 residential units at a peak rate of 48.1 L/s. Full build out of approved development in Monterra at Cochrane Lakes (Phases 1, 2, and 2A) includes 287 residential units. Combining the proposed development within the Cochrane North Conceptual Scheme of 425 residential units with the approved development of Monterra at Cochrane Lakes results in a total 712 residential units. Excess capacity in the systems, governed also by the peak rate of 48.1 L/s, would remain for an additional 454 residential units.

Stormwater Management

The Applicant prepared a Cochrane Lake Sub-Catchment Master Drainage Plan and a Cochrane North Sub-Catchment Master Drainage Plan, and would be required to submit a comprehensive stormwater management report at the time of subdivision. The development proposes to manage stormwater on-site through the use of a central stormpond, existing wetlands, LID measures, and irrigation. In addition, runoff would be directed to Cochrane Lake, and a dedicated stormwater outfall would be constructed to the Bow River to appropriately manage water levels. The proposed location for the stormwater outfall is upstream of the Town of Cochrane's water intake and would require continued collaboration as part of future detailed design.

Open Space Concept

The proposed Cochrane North Conceptual Scheme proposes a mix of environmental and municipal reserve dedication, public utility lots, and privately-owned open space lands to form the open space around which the residential lots would be clustered. The open spaces account for nearly 72 percent of the gross area of the lands to be developed.

The core of the Cochrane North Conceptual Scheme area is the Kettle Corridor, featuring Dawson Pond and three smaller ponds to the south, two of which are proposed to be dedicated as public utility lots and used for stormwater management. Dawson Pond is proposed to be dedicated as environmental reserve in accordance with section 664(1) of the *Municipal Government Act*. The Kettle Corridor is proposed to include a bird blind, parkour stations, nature/nordic winter trails, scenic overlook/star gazing point, sledding area, wildlife viewing platform, local trails, regional pathways, and the community hub.

The community hub is proposed to be located adjacent to the kettle corridor, and is envisioned to include community mailboxes, community-focused, flexible space, and some small-scale commercial operations. Programming is proposed to be centered around a community barn owned and operated by the Homeowners Association, and is intended to provide services and activities for local residents.

Two neighborhood parks are proposed to the east and west of the community hub at 10.44 acres and 5.94 acres respectively, which would provide for active recreation opportunities. Three additional 'pocket parks' are proposed to serve immediate residents within a five minute walk. These parks would provide passive recreation opportunities.

The proposed trail network includes regional pathways, local trails, and nature trails that traverse the diverse landscape zones of the site and connect to the various neighborhood nodes including the parks and community hub, and supplement the on-street network of sidewalks. Each of the trail types would be designed in accordance with the County's Parks and Pathways Planning, Development, and Operational Guidelines, and would be open to the public.

Land Use District

The Applicant has proposed a Direct Control District to accommodate the proposed development. Provisions of the proposed district are discussed in detail in the related staff report for application PL20160093 (C-3). The proposed district is consistent with the proposed Cochrane North Conceptual Scheme and provides the appropriate regulations to implement the plan.



Phasing

Figure 11 of the proposed Cochrane North Conceptual Scheme sets out a phasing plan for the development, which includes six phases to be developed according to market demand. Public pathways, amenity areas, servicing, and utilities including water, wastewater, and stormwater management would be developed in each phase.

CONCLUSION:

The lands are located within the policy area of the Cochrane North Area Structure Plan (ASP) and the Rocky View County/Town of Cochrane Intermunicipal Development Plan (IDP), and the application was evaluated in accordance with these plans. Administration reviewed the proposal and determined that the proposed conceptual scheme provides a framework for subsequent planning stages and is consistent with the relevant higher level plans. Therefore, Administration recommends approval in accordance with **Option #1.**

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7719-2017 be given first reading.
 Motion #2 THAT Bylaw C-7719-2017 be given second reading.
 Motion #3 THAT Bylaw C-7719-2017 be considered for third reading.
 Motion #4 THAT Bylaw C-7719-2017 be given third and final reading.
- Option # 2: THAT Application No. PL20160092 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

JA/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
 APPENDIX ‘B’: Bylaw C-7719-2017 and Schedule A
 APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	<p data-bbox="618 390 1446 457"><u>July 31, 2017 Comments (County requested clarification on July 17, 2017 comments):</u></p> <p data-bbox="618 470 1425 506">An RVS school site is not required in the Cochrane North plan.</p> <p data-bbox="618 537 1446 604"><u>July 17, 2017 Comments (response to Applicant and information provided by the County):</u></p> <p data-bbox="618 619 1458 1024">There are 200 RVS students residing in Cochrane Lakes today, which attend schools in Cochrane. In time, RVS is expecting two schools will be essential in the entire proposed Hamlet of Cochrane Lakes. The reason RVS was considering a school site in the Cochrane North plan is due to the large area of land being proposed for development and a 10-12 acre school site could reasonably be dedicated as part of the 10% reserve owing, as there are 25.85 acres of reserve lands owing. RVS is not concerned about the population from Cochrane North Plan needing the second school, my concern is future development in the Cochrane Lakes Hamlet will 'come in' as small developments and a second school site will be very difficult to assemble.</p> <p data-bbox="618 1039 1458 1241">That being said, if Rocky View County is confident and willing to take on the responsibility of assembling the second school site in a timely matter, which is simply ensuring a site is ready for a building by the time RVS is ready to build the second school in Cochrane Lakes, then RVS is supportive of Cochrane North Conceptual Scheme going forward without a school site.</p> <p data-bbox="618 1255 1442 1425">Jessica, I would like this email to be a part of the package that goes forward to the councilors as well, as the need of for school sites is an issue for both Rocky View Schools and the municipalities (in this case the County) and both organizations need to be accountable to the families living in our jurisdictions.</p> <p data-bbox="618 1457 1292 1493"><u>February 3, 2017 Comments (Applicant responded):</u></p> <p data-bbox="618 1507 1365 1575">Thank you for meeting with me on January 17th to discuss development around Cochrane Lake.</p> <p data-bbox="618 1589 1451 1724">After reviewing the information you provided, it is clear that school site(s) in this area will be needed. I understand that there will be over 6000 people living in around Cochrane Lake in the future, though I understand the timing is not yet known.</p> <p data-bbox="618 1738 1458 1938">As the timing of development is unknown, RVS is concerned that assimilating appropriate amount of land for a school site will be difficult. It is recommended that a school site be provided in this plan for two reasons: 1) The plan is contains a large enough area to adequately provide 10 acres of MSR land. 2) The plan will be adding another 420 units, which will be another 400-450</p>

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	<p>K-12 students.</p> <p>A school site of 10 acres is acceptable. Of that ten acres, 4 acres is actually used for the school building, parking lot, and playground. The other 6 acres will be for the active play space associated with a school and desired by most residents. Two soccer fields or a soccer field and a ball diamond are examples of the recreation space needed adjacent to a school building.</p> <p>If more information is required, please do not hesitate to contact me.</p>
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	<p><u>Comments provided November 18, 2016</u></p> <p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, as well as the traffic impact assessment prepared in support of the application. Alberta Transportation has reviewed these documents and provides the following comments:</p> <ol style="list-style-type: none"> 1. Alberta Transportation's long term plans for Highway 22 in this area include future twinning as well as construction of a roundabout at the Highway 567 intersection. To accommodate future twinning, approximately 70 metres of additional right of way will be required along the highway frontage of SE-34-26-4-WSM. It appears the additional right of way is protected in the proposed Conceptual Scheme, and should be confirmed at the time of subdivision. 2. The department has reviewed the proposed intersection concept at Highway 22 and the site access road (restricting eastbound left turns) and has concluded that this intersection concept is not appropriate for a high speed rural highway. Further, access to lands on the east side of Highway 22 would have to be relocated to the south directly opposite the new intersection, causing a similar sight distance issue. To meet the desired intersection spacing of 1.6 kilometres on Highway 22, profile adjustment will likely be required to accommodate a new intersection at the location proposed. 3. The Traffic Impact Assessment recommends traffic signal installation to accommodate the 2026 post-development

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	<p>horizon. Pursuant to Alberta Transportation Design Bulletin #68, <i>Roundabouts shall be considered as the first option for intersection designs where, in the exclusive judgment of the department, a greater degree of traffic control than a two-way stop is required on a paved roadway e.g. a signalization or 4 Way stop control.</i> Alberta Transportation requires a roundabout to be assessed for this intersection. If technically feasible, a roundabout construction should also provide a solution for the sight distance issue noted previously.</p> <p>4. The department prefers that the ultimate solution be implemented at Highway 22 & the site access (Township Road 265) for the initial phase of subdivision. Alternately, the Traffic Impact Assessment should be updated at each phase of subdivision to confirm the required initial construction at the new intersection with Highway 22 as well as additional impacts by each subsequent phase.</p> <p><u>Response provided March 22, 2017</u></p> <p>This will acknowledge receipt of the above mentioned review document, updating the previously prepared study. Alberta Transportation accepts the recommendations presented in the document, and along with previous review comments, the following will outline the requirements to support the proposed Cochrane North Conceptual Scheme:</p> <ol style="list-style-type: none"> 1. Access to Highway 22 to be installed at the location proposed, with a modified Type IV intersection treatment (outlined in the Highway Geometric Design Guide) including additional 50 metres of storage for the northbound left turn, and a separate southbound right turn lane. 2. During construction of the intersection improvement, Highway 22 will be re-profiled to improve sight distance to the south to meet Alberta Transportation's published standards. Survey will be required to confirm adequate sight distance is provided at the intersection upon completion. 3. Delineation lighting is to be installed at the intersection, as per the standards and procedures outlined in Alberta Transportation's "Highway Lighting Guide". These items will be discussed further at the subdivision stage. In the meantime, if you have any questions or require additional information, please contact me.
Alberta Sustainable Development (Public Lands)	No comment.
Alberta Culture and Community Spirit (Historical Resources)	The applicant must apply for <i>Historical Resources Act</i> review to identify possible historic resource concerns prior to proceeding with land disturbance. The applicant must submit a Historic

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Energy Resources Conservation Board	<p>Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.</p> <p>For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development <i>Historical Resources Act</i> Compliance (copy attached).</p> <p><i>Note: The applicant has provided a Historical Resources Act approval dated April 14, 2016 from Alberta Culture and Tourism.</i></p>
Alberta Health Services	<p>No comment.</p> <p>Thank you for inviting Alberta Health Services (AHS) to comment on these proposals to:</p> <ul style="list-style-type: none"> • amend the Cochrane North Area Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme. • adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the S-1/2-34-26-04-W05M. • redesignate the subject lands from Ranch and Farm District to Direct Control District in order to facilitate the creation of 425 single-detached and semi-detached homes on lots ranging from ± 0.040 hectares (± 0.10 acres) to ± 0.049 hectares (± 0.12 acres) in size, together with open space, utility services, and a commercial hub. <p>AHS has the following comments regarding the above noted proposals.</p> <p>Water:</p> <p>It is our understanding that the drinking water for future development in the area will be provided by Horse Creek Water Services Inc. The developers and the water supplier must ensure that the water system will be capable of providing potable water for the additional developments within the planned area without disrupting services to current developments connected to the system.</p> <p>Waste Water:</p> <p>It is our understanding that the waste water system for future development in the area will be connected to the system operated by Horse Creek Water Services Inc. The developers and the waste water system operator must ensure that the waste water system will be capable of handling and treating the waste water flow from the developments within the planned area in addition to the flows from current developments connected to the</p>

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	<p>system.</p> <p>Solid Waste:</p> <p>Solid waste emanating from the future development of the area must be handled in a manner such that the land is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>Please provide AHS with information on solid waste services for future development of the area as the information becomes available.</p>
Public Utility	
ATCO Gas	No comment.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comment.
FortisAlberta	No comment.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
Other External Agencies	
EnCana Corporation	No comment.
Town of Cochrane	<p><u>Comments provided June 16, 2017:</u></p> <p>Thank you for the opportunity to provide comments on the proposed amendments to the Cochrane North Area Structure Plan, proposed Conceptual Scheme and redesignation applications for the south ½ of 34;26;4;WSM lands. The following correspondence is intended to respond to the circulation documents provided on May 23, 2017 and previous. Following a comprehensive review of the circulation documents, the Town of Cochrane has significant concerns with the proposed plan, in particular the servicing plans, and would like to express again that the Town does not support this growth without agreements in place to respond to the increasing development pressures on the infrastructure in Cochrane and to provide amenities for the</p>

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	<p>residents of this development. Consequently, in accordance with the provisions of the Town of Cochrane / MD of Rocky View #44 Intermunicipal Development Plan and the RanchoHouse Accord, the Town of Cochrane formally requests that the amendments to the Cochrane North Area Structure Plan and proposed Conceptual Scheme not proceed until the following concerns have been resolved to our mutual satisfaction. Outlined below, these are the Town of Cochrane's concerns with these amendments for the benefit of these applications.</p> <ul style="list-style-type: none"> • Firstly, and most importantly, the sanitary and stormwater servicing as proposed does not work. Previous correspondence outside of the formal circulation of this file indicated as such and despite this, the application continues to move forward. These lands are outside of the "acceptable service area" in the Master Servicing Agreement between the Town of Cochrane and the City of Calgary for the sanitary servicing proposed in the conceptual scheme. Adding these lands would trigger an appeal to the City of Calgary and in the past appeals have not been accepted. • Despite that there may be capacity in the sanitary pipeline from the Cochrane North area to the Town of Cochrane, there is limited capacity in the pipeline from the Town of Cochrane to the City of Calgary and continued growth pressures mean that this capacity is quickly decreasing. The pipeline from the Town of Cochrane to the City of Calgary is planned to be twinned but only factoring in growth from the Town of Cochrane. • The proposal suggests using road right of ways within the Town's boundaries for placement of stormwater infrastructure. The Town has several issues with this, including: <ul style="list-style-type: none"> ○ The ROW along Horse Creek Road is already constrained with deep and shallow utilities as well as the Alta link overhead power and permitting further infrastructure in this ROW would hinder our ability to grow. How would the proposed infrastructure conflict onto with Town infrastructure within the ROW? ○ Third party infrastructure presents future maintenance issues thus, any infrastructure placed in the right of ways would need to be oversized and allow for tie ins and agreements to ensure the work and cost of repairs would be shared. There is no mention of this consideration. • The Town of Cochrane is very concerned that a storm main and outfall would be contemplated in the same proximity to the existing raw water intakes for the following reasons: <ul style="list-style-type: none"> ○ The discharge of storm water at this location is directly upstream of our Water Treatment Plant (WTP) and could have serious impacts on the water entering our WTP. We previously expressed concern related to the

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	<p>temporary pumping from Cochrane Lake by Alberta Environment (AE) when that work occurred, but we understood the discharge was an emergency and a one-off occurrence.</p> <ul style="list-style-type: none"> ○ The ROW along Horse Creek Road is already constrained with deep and shallow utilities as well as the Alta link overhead power. Placement of a dedicated storm outfall within this ROW could further hinder the Town abilities to provide future servicing should the Town ever wish to expand its boundaries. The alignment becomes further complicated when it crosses the CP rail and enters our residential neighbourhood of West Pointe. ● As Horse Creek is upstream from the water intakes as well as a portion of the watershed for Horse Creek is within the Town's boundaries, the Town has an interest to ensure the water body is not compromised. The Horse Creek Abbreviated Watershed Management Plan was recently presented to the Bow River Basin Council and is seeking provincial endorsement. The recommendations are based on 5 years of monitoring data. This data shows that the stream is an important spawning area for several species of fish and that it has unconsolidated banks which have a high erosion risk. Both findings support the recommendation that inputs into this system need to be carefully managed to maintain water quality and avoid increases in water quantity. ● The Province of Alberta is currently working to finalized new regulations within The Modernized Municipal Government Act ('Bill 21') that will set new expectations for improved municipal and regional collaboration throughout the Province. The Town of Cochrane is committed to this new vision and to work collaboratively with our regional partners to plan, deliver and fund intermunicipal services for the benefit of all residents within the Calgary region. The Town also recognizes this new model is the best mechanism to ensure the efficient use of land occurs when accommodating future growth in the Calgary region. The proposed amendments to the Cochrane North Area Structure Plan and proposed Conceptual Scheme make no reference to the forthcoming amendments to the MGA, or any commitment to adhering to future provisions of the Growth Management Board. This oversight is quite troubling given the collective efforts of the Province and other municipalities throughout the Calgary region toward this new direction. It also brings into question Rocky View County's long term commitment to regional collaboration. As such, the Town of Cochrane respectfully requests Rocky View County not proceed with consideration of these amendments until the formal establishment of the Growth Management Board in order to ensure the regional impacts of the proposed development



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	<p>can be comprehensively evaluated with consideration of regional planning principals and goals.</p> <ul style="list-style-type: none"> Despite the absence of an established Growth Management Board, an adopted Regional Plan for the Calgary Region and a formalized Regional Evaluation Framework, similar to what is used in the Capital Region, it remains incumbent upon Rocky View County to consider the proposed amendments to the Cochrane North ASP and Conceptual Scheme from a regional perspective and evaluate the potential regional implications this development may have on others, rather than solely focus upon the County's objectives. Accordingly, the Town of Cochrane requests that Rocky View County undertake an analysis, mitigation and action strategy of the regional impacts of the proposed development for the Town of Cochrane. <p>In closing, thank you for the opportunity to review and comment on the proposed amendments to Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications.</p> <p>However, as outlined throughout this correspondence, the Town of Cochrane is not satisfied with the proposal or the detrimental impacts on the Town of Cochrane. As you know, the Province of Alberta is poised to enter a new era with the clear expectation for improved municipal and regional collaboration. As a result, unilateral development proposals in any jurisdiction will no longer be supported, and Bill 21 will require all municipalities to create a new approach for managing the interface between all regional partners in the Calgary region. Municipalities will be expected to collaboratively work together to plan, deliver and fund intermunicipal services, including intermunicipal and use planning. All of which is intended to ensure the long term economic benefit of our region, while also ensuring the efficient provision of places to live, work and play for all residents within the Calgary region.</p> <p>Therefore, The Town of Cochrane requests the following:</p> <ol style="list-style-type: none"> That in accordance with Section 3.3 Resolution of Intermunicipal Issues of the Town of Cochrane/MD of Rocky View Intermunicipal Development Plan, the proposed amendments to the Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications be referred to the Intermunicipal Committee for further discussion and review. That Rocky View County hold the formal consideration of the proposed amendments to the Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications by Council in abeyance until such time as the Growth Management Board is established in order to ensure that the regional impacts of the proposed

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	<p>plan are fully evaluated before it proceeds. We trust you understand that the Town of Cochrane is focused upon protecting the long term interests of our community, its residents and our shared regional partners.</p> <p><u>Comments provided October 11, 2017:</u></p> <p>Just to confirm and for clarity, the Town of Cochrane does not support allowing the storm servicing to run through the Town's boundary. We see this comment acknowledged in the latest response and would like to ensure this message is clearly being sent back to the Applicant.</p> <p>Further to our conversation, the Town will most certainly work with the Rocky View County and Applicant on the alternate routing of the storm water pipe and outfall regarding the placement of this infrastructure upstream of our water intakes. When more details are available, please forward the plans to the Town.</p>
<i>Rocky View County – Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	<p>The Ag Boundary Design Guidelines, and the physical separation created by Highway 22, will play a role in buffering the non-agricultural land use from agricultural land uses. The guidelines will help mitigate areas of concerns including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.</p>
Ranch Lands Recreation District Board	<p>The Ranch Lands Recreation District Board have no concerns at this time and will comment at Subdivision stage.</p>
<i>Internal Departments</i>	
Municipal Lands	<p>Upon review of the Cochrane North Conceptual Scheme, the Municipal Land office offers the following comments:</p> <ul style="list-style-type: none"> • Our office supports the development style of clustered open space; however, the interface between residential and Environmental Reserve lands will require mitigation strategies to prevent encroachment. Typically context appropriate fencing and/or monuments are utilized. <p>Regional pathway MR corridors:</p> <ul style="list-style-type: none"> • Our office recommends the minimum width of these linear MR's be no less than 10.0 metres wide to permit meandering of pathway, inclusion or avoidance of terrain features and adjacent plantings to enhance the user experience and to establish a prominent feature within the community. Section 6.3.6 indicates: <i>"Regional Pathways are the most generous width of 2.5 – 4 metres within a</i>



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	<p><i>dedicated trail right-of-way. The Cochrane North site offers 3.3 km of regional trails. These corridors will be dedicated as Municipal Reserve lands. However, "Policy 6.5.2: The Municipal Reserve dedication includes the two neighbourhood parks and the regional trail with an easement. The trail has an easement on each side."</i></p> <p>Clarification on these seemingly conflicting statement is required. Typically, for regional pathway applications- an 8-10 metre wide linear MR is dedicated and a pathway of an appropriate width is constructed there within;</p> <ul style="list-style-type: none"> • Due to the scope and context of the proposed MR lands within this Conceptual Scheme, we recommend that the assigned Home Owners Association assume maintenance and operational responsibilities via a license arrangement with the County for all MR's and amenities there within.
Development Authority	No comment.
GeoGraphics	No comment.
Building Services	No comment.
Emergency Services	<p>Having reviewed this circulation, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> 1. Figure 21 and the corresponding road network is illegible in my copy. Please ensure that the access routes comply with the RVC Servicing Standards and the Alberta Building Code. 2. The Secondary Emergency Access route should be connected to a Twp Road to the north of the development. It is unclear whether or not this is the case. 3. The Fire Service recommends that the water Co-op register with Fire Underwriters Survey. 4. Please ensure that there is adequate provisions for water for firefighting purposes. 5. The Fire Service recommends that all buildings be provided with sprinkler protection. <p>There are no further comments at this time.</p> <p>Previous Enforcement:</p> <ul style="list-style-type: none"> • None. <p>Current Enforcement:</p> <ul style="list-style-type: none"> • None. <p>Wet Land Impact Model and/or Current Wetland Map:</p> <ul style="list-style-type: none"> • Maps indicate the presence of several significant wetland areas on both parcels.



AGENCY	COMMENTS
Infrastructure and Operations – Engineering Services	Recommendations:
	<ul style="list-style-type: none"> A detailed Storm Water Management Plan as well as Alberta Environment consultation/approval may be required for any future development.
	<u>General</u>
	<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: Engineering Services has reviewed the Historical Resources Assessment prepared by Bison Historical Services Ltd and the Act Clearance Review completed by Turtle Island Culture Resources Management Inc. (dated November 25, 2016) The review of the assessment confirm that the Historical Resources Assessment was carried out in accordance with the general standards of the cultural resource management consulting community and the County Servicing Standard. The absence of references to paleontological concerns in the report and the HRA clearance response are result of the fact that no such concerns are associated with the proposed development: <ul style="list-style-type: none"> The applicant has also provided the Historical Resources Act approval dated April 14, 2016 from Alberta Culture and Tourism; At future subdivision, the Owner shall enter into a Development Agreement(s) for off-site infrastructure and improvements to the satisfaction and requirements of the County, Alberta Transportation and Alberta Environment and Parks (AEP). The Owner will be required for the following in support of the proposed subdivision: <ul style="list-style-type: none"> Implementation of the approved TIA recommendations at the time of subdivision: <ul style="list-style-type: none"> Construction of a modified Type IV intersection including additional 50 meters of a northbound left turn lane and a separate southbound right turn lane along HWY 22 access; HWY 22 will also require re-profiling to improve the sight line distance south of the proposed intersectional improvements in accordance with the Alberta Transportations published standards; and Delineation lighting will be required at the intersection in accordance with Alberta Transportation's Highway Lighting Guide; Upgrade of Range Road 43 to a Collector standard in accordance with the Cochrane North



AGENCY	COMMENTS
	<p>ASP and Hamlet Plan Transportation Study</p> <ul style="list-style-type: none"> ▪ Implementation of the approved Water and Wastewater Servicing Assessment: <ul style="list-style-type: none"> - Upgrades to the existing Horse Creek Utility infrastructure as required by each phase of subdivision; ▪ Implementation of the Sub-Catchment Master Drainage Plan: <ul style="list-style-type: none"> - Cochrane Lake Outfall to the Bow River <p>○ At future subdivision, the Owner shall enter into a Development Agreement for on-site infrastructure and improvements to the satisfaction and requirements of the County, Alberta Transportation and AEP:</p> <ul style="list-style-type: none"> ▪ Construction of the internal road system as shown in the submitted tentative plan; ▪ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; ▪ Construction of a piped potable water distribution system (including registration of necessary easements) in accordance with the approved Servicing Strategy Assessment at the time of subdivision; ▪ Construction of a fire suppression and distribution system design to meet minimum fire flows as per the County Standards and Bylaws; ▪ Construction of a piped wastewater collection system, including upgrades to existing system and storage facilities (including registration of necessary easements) in accordance with the approved Servicing Strategy Assessment at the time of subdivision; ▪ Installation of landscaping and pathways; ▪ Installation of power, natural gas and telephone lines. <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • Engineering Services has reviewed the Groundwater Monitoring memo prepared by E2K Engineering Ltd dated December 9, 2016 and the Geotechnical Evaluation prepared by E2K Engineering Ltd dated July 19, 2016 and the Hydrological Assessment prepared by Waterline Resources Inc dated August 17, 2016. The Evaluations and Assessments assessed the feasibility of the proposed residential development in this area: <p>○ Shallow groundwater was encountered in a number of boreholes in the low-lying areas of the site.</p>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The groundwater levels were used as part of the Conceptual Scheme Stormwater Management Plan and the Geotechnical Evaluation; ○ The Geotechnical Investigation proposed recommendations regarding site preparation, site drainage, foundation recommendations, slab-on-grade, differential settlement potential and prevention, groundwater considerations, frost protection, concrete requirements, excavation and preliminary pavement recommendations based on 55 boreholes drilled across the proposed parcels; • The Hydrological Assessment prepared by Waterline Resources Inc dated August 17, 2016 and Groundwater Monitoring Memo prepared by E2K Engineering Ltd dated December 9, 2016 concluded that the water levels in Cochrane Lake are likely not going to increase due to development of the proposed site; • At future subdivision phases and/or Development Permit application stage, ES recommends that the developer shall engage the services of a qualified Geotechnical Engineering Consultant to provide a Site Specific Geotechnical update the Geotechnical Evaluation prepared by E2K Engineering Ltd dated July 19, 2016 to ensure that the recommendations of the evaluation are still accurate. The report shall evaluate the soil characteristics, existing groundwater conditions and development constraints of the proposed development including construction of the roads, stormwater pond, infrastructure or civil works for other public facilities including municipal reserve to the satisfaction of the County.
	<p><u>Transportation</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • A Transportation Impact Assessment (TIA) prepared by Watt Consulting Group dated May 8, 2017 was submitted in support of the proposed Conceptual Scheme. Alberta Transportation will require the following to be implemented as part of the subdivision stage: <ul style="list-style-type: none"> ○ Access to the proposed development is off of HWY 22. The access will require the construction of a modified Type IV intersection including additional 50 meters of a northbound left turn lane and a separate southbound right turn lane along HWY 22; ○ HWY 22 will also require re-profiling to improve the sight line distance south of the proposed intersectional improvements in accordance with the Alberta Transportations published standards; ○ Delineation lighting will be required at the intersection in

AGENCY	COMMENTS
	<p>accordance with Alberta Transportation's Highway Lighting Guide;</p> <ul style="list-style-type: none"> • Secondary access proposed to the site is proposed off of Range Road 43. Range Road 43 is currently a gravel road with approximately an 8m surface width. The intersection of Weedon Trail and Range Road 43 is a stop-controlled intersection. In accordance with the Cochrane North ASP and Hamlet Plan Transportation Study, Range Road 43 is to be a Collector standard with a 21m ROW with Curb and Gutter. At future subdivision stage, Range Road 43 will be required to be upgraded to the Collector Standard and addition 1 meter of ROW is to be acquired; • The internal road network will also include a future connection south to the Monterra Development as identified in the Cochrane North Area Structure Plan and the Hamlet Plan Transportation Study as part of the recommended road network in the long-term; • At future subdivision stage, the Owner will be required to enter into a Development Agreement for all on-site improvements including the internal Urban Residential Standard and Urban Residential Collector standard for the internal road way system, paved approaches to each parcel, cul-de-sacs and access roads; • At future subdivision stage, the Owner will be required to enter into a Development Agreement for all off-site transportation infrastructure in accordance with the Conceptual Scheme, an updated TIA, Cochrane North ASP and Hamlet Plan Transportation Study (iTrans, March 2010), Rocky View County and Alberta Transportation requirements including the upgrades to Range Road 43 and Highway 22. • At future subdivision stage, Engineering Services recommends that an update to the TIA is submitted at each phase of subdivision to insure that the assumptions and the recommendations in the TIA are valid to the satisfaction of Alberta Transportation and the County; • As a condition of future subdivision, the Owner will be required to provide payment of the Transportation Offsite Levy in accordance with the bylaw at the time of subdivision approval for the gross area of lands to be subdivided; • At future Subdivision and/or Development Permit stage an AT Waiver and a Roadside DP shall be required as this property is within 1600m of HWY 22. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • The proposal is for the development to be serviced by piped sanitary servicing from the Horse Creek Utility. Engineering Services has reviewed Wastewater Servicing Assessment prepared by CIMA+ (May 2017) in conjunction with the CIMA+ memo (July 12, 2017) of the Horse Creek Utility to



AGENCY	COMMENTS
	<p>ensure that sufficient capacity exists for the proposed development.</p> <ul style="list-style-type: none"> ○ At the Conceptual Scheme and Redesignation stage, the assessment confirms that based on the County's approved sanitary demand of 270L/C/d, the utility has sufficient capacity to supply the needs of this conceptual scheme; • The proposed development, through connection to the Horse Creek Utility infrastructure, sends wastewater to the Town of Cochrane which ultimately goes to the City of Calgary. The Town of Cochrane has acknowledged the ability of these lands to connect to existing utility infrastructure. • Confirmation from the Horse Creek Utility was provided to confirm that the Applicant has completed all paperwork for sanitary/wastewater servicing and that the Utility is prepared to service the proposed Conceptual Scheme; • At future subdivision stage, the applicant is to provide a detailed update to the Wastewater Servicing Assessment in accordance with the County Servicing Standards. The update is to include, but may not be limited to: <ul style="list-style-type: none"> ○ The assessment confirms that upgrade to the Cochrane North lift station storage facilities is not required until Phase 3 or 4. The updated assessment is to confirm that the Cochrane North lift station has adequate storage for the first two phases; ○ Detailed contingency plans to prevent overflow of the lift station storage facility; ○ The updated document may be subject to a third party review at submission stage. • The Owner shall enter into a Development Agreement for the construction of the piped wastewater collection system including upgrades to lift station as per the approved Wastewater Servicing Assessment at the time of subdivision; • As a condition of future subdivision, the Owner will be required to provide payment of the Wastewater Off-site Levy in accordance with the bylaw at the time of subdivision approval. <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> • The proposal is for the development to be serviced by piped water from the Horse Creek Utility. Engineering Services has reviewed Potable Water Use Assessment prepared by CIMA+ (May 2017) in conjunction with the CIMA+ memo (July 12, 2017) of the Horse Creek Utility to ensure that sufficient capacity is available for the proposed



AGENCY	COMMENTS
	<p>development:</p> <ul style="list-style-type: none"> ○ At the Conceptual Scheme and Redesignation stage, the assessment confirms that based on the County's approved water demand of 300L/C/d, the utility has sufficient capacity to supply the needs of this conceptual scheme. • Confirmation from the Horse Creek Utility was provided to confirm that the applicant has completed all paperwork for water supply request and that the Utility is prepared to service the proposed Conceptual Scheme; • At future subdivision stage, the applicant is to provide a detailed update to the Potable Water Use Assessment in accordance with the County Servicing Standards. The update is to include, but may not be limited to: <ul style="list-style-type: none"> ○ A water leak was identified within the Horse Creek Data through previous analysis and is currently underway. Confirmation if the leak was fixed is to be provided and any updated to the detailed design work is to be completed in accordance with the updated Horse Creek Data Analysis Report; ○ Cochrane Lake Potable Water Demands is to use a water servicing rate of 300L/C/d. • At future subdivision stage, the Owner shall enter into a Development Agreement for the construction of an internal potable water distribution network completed with connection lines to the individual lot; • At future subdivision stage, the Owner shall enter into a Development for the construction of the fire protection system, including, but not limited to piped distribution system, hydrants and all other required infrastructure; • At future subdivision application stage applicant it to provide confirmation from Horse Creek Utility on company letterhead stating that: <ul style="list-style-type: none"> ○ The applicant has completed all paperwork for water supply request; ○ The applicant has paid all necessary fees of said application; ○ The utility has sufficient capacity at time of application to supply the needs of this conceptual scheme. • At future subdivision stage, as a condition of endorsement: <ul style="list-style-type: none"> ○ Water service provider to provide a letter on company letterhead stating that: <ul style="list-style-type: none"> ▪ The applicant has completed all paperwork for water supply allocation; ▪ The applicant has paid all necessary fees for the purchase of required capacity units for subdivision;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> ▪ The utility has allocated and reserved the necessary capacity; ▪ The obligations of the applicant and/or utility to bring water lines to the subdivision (i.e. water utility to construct water line to limits of subdivision and applicant is to construct all internal water lines or, water utility will be responsible for all connections to individual lots, etc.). <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The Cochrane North Sub-Catchment Plan (Sept 2017) proposes a dedicated stormwater outfall from Cochrane Lake to the Bow River. The proposed development would manage stormwater by combination of on-site treatment and discharge to Cochrane Lake. Cochrane Lake water levels would be controlled by the new proposed outfall. The existing emergency outfall capacity to Horse Creek was separate from the analysis required in support of the development. The Sub-Catchment Plan also indicates that additional volume and flow-through for Cochrane Lake will reduce stagnation and improve water quality; • At future subdivision stage, the applicant may be required to submit an updated Cochrane Lake Management Plan; • Engineering Services has reviewed the stormwater plan proposed for the Conceptual Scheme Cochrane North-Sub-Catchment Master Drainage Plan) prepared by Stormwater Solutions Inc. (Aug 2016). The MDP is to adhere to the approved Cochrane Lake Sub-Catchment Master Drainage Plan (Sept 2017): <ul style="list-style-type: none"> ○ In accordance with the BIA, the 4 wetlands are to be protected by ensuring that the pre-development flow rates and volumes to the wetlands are maintained; ○ Proposed stormwater pond is to be a wet pond with forebay and must achieve minimum water quality standards; ○ Post development drainage will occur from road and driveway (and some fronts of lots) through a piped system discharging into grassed swales to reduce pollutants and total volumes. Back of the lots will be directed overland as sheet flow to pre-development rates and volumes. Natural overland drainage in some areas will remain; ○ The pond volume will be maintained via discharge and irrigation. • At future subdivision stage, the Owner will be required to enter into a Development Agreement(s) for all storm water infrastructure required as a results of the development including storm water conveyance systems, storm water ponds, spray irrigation systems and all other infrastructure



AGENCY	COMMENTS
	<p>outlined in the storm water management report;</p> <ul style="list-style-type: none"> • At future subdivision stage, the applicant is to provide a Stormwater Management Plan for each phase of development in accordance with the Cochrane Lake Sub-Catchment Master Drainage Plan (Sept 2017) and the Cochrane North Master Drainage Plan (Aug 2016), all to the satisfaction of Rocky View County and AEP; • At future subdivision stage, the applicant will be required to enter into a Development Agreement for the implementation of the Cochrane Lake Sub-Catchment Master Drainage Plan including all the improvements as required in the Plan and the construction of the pipe to the Bow River. Registration for the construction and outfall will be required through AEP prior to entering into the Development Agreement; • At future subdivision stage, the Owner shall enter into a Cost Recovery Agreement for offsite stormwater infrastructure improvements providing benefit to other lands; • At future subdivision stage, the Owner will be required to register any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan to the satisfaction of the County and AEP; • As a condition of future subdivision, the Owner will be required to provide payment of the Stormwater Offsite Levy in accordance with the bylaw at the time of subdivision approval for the gross area of lands to be subdivided; • All AEP approvals are the sole responsibility of the applicant. <p><u>Environmental</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • Engineering Services has reviewed the Biophysical Impact Assessment (BIA) and Wetland Assessment prepared by EnviroLead Canada (May 4, 2017). The proposed preliminary design and the Cochrane North Conceptual Scheme propose low environmental impacts on the landscaping of the subject parcels. At future subdivision and/or development permit stages, standard mitigation protocols including those of sediment and erosion control, vegetation monitoring, environmental monitoring, and construction monitoring will be required; • 7 Wetlands were identified as part of the assessment. 3 wetlands are proposed to be impacted as they are classified as temporary, ephemeral wetlands of low quality (farming activity impact). At future subdivision and/or development permit stage Water Act Approval application or wetland replacement and compensation will be required; • Based on the wetland assessment and the review of the preliminary concept scheme, the BIA concludes that the other 4 wetlands will have none or minimal direct impacts on the wetlands and are required to be protected. If during



AGENCY	COMMENTS
	<p>future development these wetlands are replaced or removed than the wetland compensation plans may need to be prepared under the Water act authority and wetland boundaries will need to be assessed;</p> <ul style="list-style-type: none"> • The BIA assesses the overall environmental effects and determined that the potential negative environment effect low as the proposal aims to maintain significant vegetation where possible and incorporate native plant species and maintain wetland health by ensuring poste development runoff mimics pre-development values; • At future subdivision stage, the applicant is to provide an update to the BIA for the site specific development: <ul style="list-style-type: none"> ○ The applicant will be required to comply with the recommendations of the Biophysical Impact Assessment; ○ Dedication of any relevant Environmental Reserve or Environmental Reserve Easements; ○ Compliance with any AEP requirements for wetland dedication or compensation.
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	Services will need to be detailed in support of proposal.
Infrastructure and Operations - Operations	<p>This proposal will consume all excess capacity of wastewater servicing agreement between the Town of Cochrane and the County. If this CS is approved, there will be no ability to service other areas including the existing Hamlet area as the excess capacity will have to be reserved for this CS. Alberta Environment approvals to extend the water and wastewater systems will be required. As well as approval for stormwater system (policy).</p>
Infrastructure and Operations – Solid Waste	No concerns.

Circulation Period: September 29, 2016 to October 21, 2016



BYLAW C-7719-2017

A Bylaw of Rocky View County known as the Cochrane North Conceptual Scheme.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7719-2017

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Cochrane North Conceptual Scheme, the Land Use Bylaw and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

THAT Bylaw C-7719-2017, being the “Cochrane North Conceptual Scheme”, affecting the S-1/2-34-26-04-W05M, be adopted as defined in Schedule ‘A’, which is attached to, and forms part of, this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7719-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 9

File: 06834003/4 /PL20160092

<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

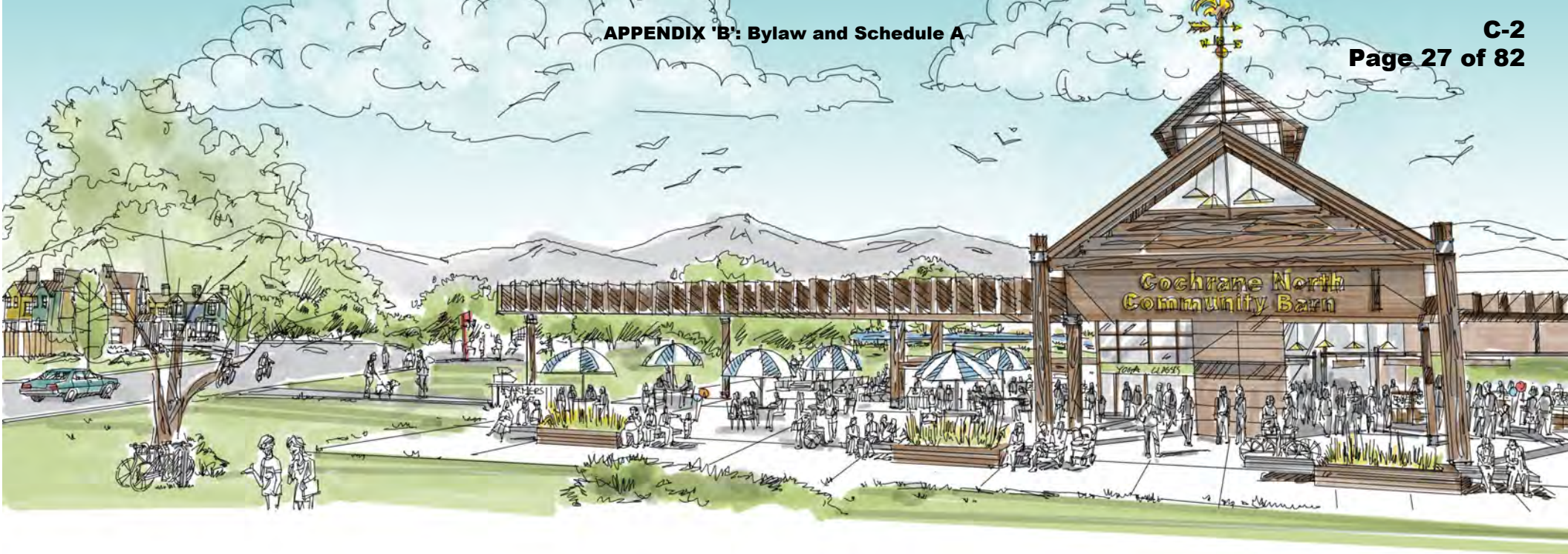
CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7719-2017

A Conceptual Scheme affecting S ½ 34-26-04-W05M, consisting of a total of ± 128.47 hectare (± 317.46 acres) of land, herein referred to as the Cochrane North Conceptual Scheme.



COCHRANE NORTH CONCEPTUAL SCHEME

February 2018



Cochrane North
Conceptual Scheme

Landowners:

Schickedanz West and Krause Enterprises (Weedon Joint Venture)
#127, 18 Royal Vista Link NW
Calgary, AB T3R 0K4

Project Manager & Landowners Representative:

Asad Niazi
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In collaboration with:

Design Workshop
BSEI Municipal Consulting Engineers/CIMA+
Watt Consulting Group
EnviroLead Canada
Waterline Resources Inc.
Stormwater Solutions Inc.

February 2018

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FIGURE 1. LOCATION MAP

Aerial Source: Google Earth, 2016

1. INTRODUCTION

This Cochrane North Conceptual Scheme was prepared on behalf of Weedon Joint Venture for the development of a new clustered residential community. Cochrane North is located immediately north of the Monterra at Cochrane Lake development on lands legally described as S $\frac{1}{2}$ -34-26-4-W5M. The Cochrane North project is within the Cochrane North Area Structure Plan area that was prepared in 2007 by Rocky View County.

The intent of this conceptual scheme is to provide a comprehensive policy framework to guide and evaluate land use redesignation and subdivision applications. It also describes the open space design as well as details pertaining to servicing, road networks, and environmental reserve. This document fulfills conceptual scheme requirements stated in the Cochrane North Area Structure Plan.

The Cochrane North lands consist of cultivated farm land, pasture land, and a number of wetlands. The land slopes from north to south and generally from east to west. The elevation at the northeast corner of the project is approximately 1316.0 m above sea level and slopes to the centre of the parcel at an elevation of approximately 1285.0 m above sea level.

See Figure 1 for the location of Cochrane North.

2. GUIDING PRINCIPLES

The following guiding principles for Cochrane North incorporate County policies, and values and ideas from the existing community and the development team. These guiding principles have informed the form and style of the proposed community.

- **Create a clustered residential community in nature**
 - Orient residential lots to take advantage of existing natural features and mountain views
 - Create urban scale lots while maintaining a rural feel by designing lots to back onto open space
 - Utilize natural site topography to inform location of residential clusters
- **Open space and trail networks**
 - Create a variety of active and passive recreational opportunities that connect to adjacent communities through the Regional Pathway network
 - Provide pedestrians and cyclists access to experience community amenities, parks, Dawson's Pond and smaller existing kettle ponds
- **Preserve wetlands and natural areas of environmental significance**
 - Create a Kettle Corridor that highlights existing wetlands as an asset and connects to the existing natural corridor
 - Maintain significant vegetation where possible and incorporate native plant species
 - Maintain wetland health by ensuring post-development runoff mimics pre-development values
- **Highlight Dawson's Pond as a local landmark**
 - Protect and enhance Dawson's Pond
 - Provide views of Dawson's Pond from residential areas and utilize trails to connect Dawson's Pond to the greater community
- **Maintain rural and agricultural character**
 - Utilize open space to maintain local agricultural practices
 - Implement architectural style that is influenced by the local rural character
 - Maintain a sensitive interface with adjacent landowners
 - Respect our neighbours
- **Provide a sound servicing and utilities solution**
 - Connect to existing regional utility servicing infrastructure where feasible
- **Multi Generational Planning**
 - Create a trail network that has amenity spaces for all ages
 - Seniors programming in the open spaces, such as bird blinds
 - Provide meeting places for residents in the community and surrounding area to interact and meet



3. PUBLIC PARTICIPATION

A transparent and inclusive public participation process was undertaken in order to better understand the local community's values, needs and concerns about development. In an effort to meet with all interested and impacted individuals, there have been several meetings held since February 2016 to allow continued dialogue with the project team.

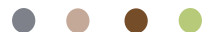
Meetings took place between the project team and the following stakeholders:

- Individual Monterra residents (from both Phase 1 and 2)
- Individual Hamlet residents
- Landowners west of RR 43 (5 people)
- Group meeting with Weedon Trail residents (+25 people)
- Public information session (+100 people)
- Alberta Transportation
- Alberta Environment and Parks
- Rocky View County Administration

On May 19, 2016 a public information session took place at the Weedon Pioneer Community Hall and over 100 local residents attended. The entire project team was in attendance to discuss the plan and approach to development and to answer any questions that residents had. Feedback from this session directly affected the plan by informing which recreational amenities should be included within Cochrane North, by clarifying servicing expectations, and by clarifying vehicle and pedestrian connection points that are needed within the area. On October 12, 2016, the project team returned to Weedon Hall to present a finalized conceptual plan that incorporated feedback heard at the May session. Approximately 80 local residents were in attendance.

A project website was created and has been updated with relevant project information. Project communications and engagement will continue with stakeholders as the project continues to evolve.

<http://cochranenorth.com/>



4. SITE CONTEXT



FIGURE 2. SITE CONTEXT

Aerial Source: Google Earth, 2016

The subject lands are located immediately north of the Monterra at Cochrane Lake development and are bordered to the east by Highway 22, to the west by Range Road 43, and to the north by private landowners.

The site consists of primarily cultivated fields, patches of remnant upland aspen woodlands, ephemeral and permanent wetland features and a native grassland patch in the central portion of the site. The vegetation types provide both food and foraging and nesting ground to many bird species. Dawson's Slough (Pond) is the local name for a large permanent wetland that serves as a landmark for the area and views of the Rocky Mountains to the west and rolling foothills add character to the area.

The site exists within the Cochrane North Area Structure Plan (ASP), and is located directly north of the Cochrane Lake Conceptual Scheme area. Although the progression of development in Cochrane Lake and Monterra has experienced some delays, it is the intention of this Conceptual Scheme to follow the guidance of the ASP, and to build upon the approved plans and vision of development in the region.

5. VISION & RATIONALE

5.1 Vision of Development

Cochrane North is a clustered residential community with strong connections to nature. Small clusters of diverse and distinctive homes will have direct access to public open space and trails. Maintaining an overall low residential density across the site, the residential lots are designed to seamlessly integrate with the rural open space character that weaves through the community. The neighbourhood layout encourages an active living lifestyle that is available to people of all ages.

Protecting and enhancing the natural characteristics of the site contributes to the distinct sense of place and will embrace the rural history of the area. The central conservation corridor will be a restored kettle landscape protecting the existing wetlands and riparian areas, while any

remaining agriculture lands will be re-established to the natural grasslands that predated agricultural production.

The open space network will be anchored by a community hub that promotes social connectivity and includes a central community centre, two

neighbourhood parks, and small pocket parks all within easy walking distance and knitted together by the off-street trail system. The landscape plan and street tree planting seek to showcase the existing undulating topography and preserve views of the Rocky Mountains to the west.

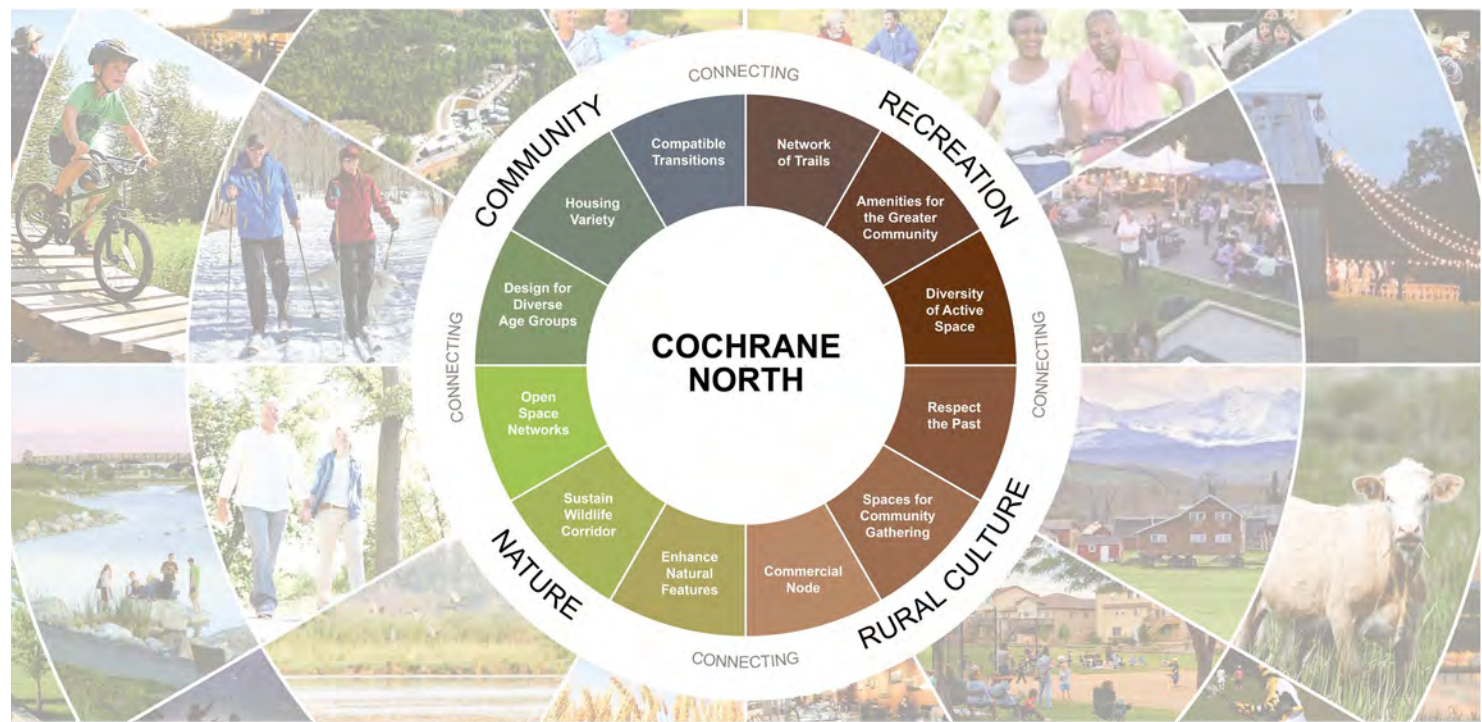


FIGURE 3. VISION



5.2 Development Rationale

The Rocky View County Municipal Development Plan (County Plan) designates the Cochrane North lands as “Country Residential (Area Structure Plan)”. The rural and agricultural character of the region is to be maintained and natural areas of environmental significance are to be preserved. The vision for Cochrane North maintains the policy intent for the area.

Cochrane North is located within the Cochrane North Area Structure Plan. Policies within this plan stipulate that this land be developed in a “Cluster Residential and Open Space” style (Figure 6; Section 6.2) with a range of housing types (Policy 6.2.2) and a minimum of 30% open space (Policy 6.2.30). Regional and local pathway connections should be enhanced to connect to adjacent lands (Policy 6.6.2) and a sensitive interface must be achieved. These policies are reflected in the proposed Cochrane North development.

Cochrane North embraces the natural features of its setting to create a unique community. The community concept capitalizes on the preservation of existing wetlands and views of mountains from the site. In order to attract a diversity of residents, Cochrane North incorporates different types of housing product. Higher density housing product will include villa-type attached bungalows, with the opportunity to offer age-friendly amenities facilitating ageing in place.

Cochrane North is located in close proximity to the Hamlet of Cochrane Lake and Monterra at Cochrane Lake. The proposed development will complement and connect to the existing communities while also providing amenities that can be used by residents of the greater area.



6. DEVELOPMENT CONCEPT & OPEN SPACE

Policy 6.1.1: Maximums and Minimums for residential lots are as follows:

- a) Maximum building height:
principle building: 12.00 m;
Accessory Building: 4.00 m*
- b) Minimum front yard: 5.00 m for
side drive garage; 7.00 m for
front drive garage*
- c) Maximum site coverage for
buildings: 40%*

Policy 6.1.2: All residential lots shall back onto open space.

Policy 6.1.3: Single family lot widths may vary between 45 and 60 feet.

Policy 6.1.4: Community RV Storage should be less than 0.8 ha in size and appropriate screening, landscaping, and fencing will be required. Users of the RV Storage site will be limited to community members.

6.1. Development Concept

6.1.1 Residential

The layout of this clustered residential community will include up to 425 residential units that are distributed across the parcel and integrated with the open space. The density of the development will be approximately 1.3 UPA, with 72% open space, including storm ponds and environmental reserve. Please refer to Section 6.4 Cochrane North Land Use Statistics for more details about the land use breakdown.

Emphasis has been placed on providing views of Dawson's Pond and the surrounding countryside with predominantly south and west facing lots. To emphasize the rural feel of the neighbourhood, all lots back onto open space. Housing types in Cochrane North will be diverse, including both single and multi-family units. Single family residences will range from 1500-3500 square feet, on lots approximately 45 to 60 feet wide and 120 feet deep. Higher density residences will feature villa type attached bungalows, which may be appropriate for Rocky View County's ageing population.

The clustered residential community concept was developed to provide an opportunity for neighbourhood connections with an urban residential feel, while keeping the overall density low and preserving as much open space as possible. Interface with adjacent agricultural uses was considered by buffering the proposed residential lots with open space. This buffer was considered to be at minimum the average distance of a single family home lot. Each lot has a smaller footprint than typical country residential lots, while also maintaining a connection with the communally owned open space.

Ecological features on the landscape formed a basis for the development of the community concept. The large wetland, Dawson's Pond, serves an important ecological function and migratory staging refuge for many migratory bird species. It is surrounded by stands of aspen and mixed deciduous trees and forms part of a wildlife corridor that connects the site to the region. The significant biodiversity on the land is to be preserved by avoiding major biophysical features including the wetlands, and preserving natural topography.





FIGURE 4. DEVELOPMENT CONCEPT



6.2. Landscape Concept

The open space and park concepts reflect feedback from the preliminary public open house regarding programming preferences to the parks and open space areas as well as guidance from the Rocky View County Parks and Open Space Master Plan, Agricultural Master Plan and Parks and Pathways Planning Development and Operational Guidelines. The park amenities seek to balance the needs of a range of ages, provide activities throughout the year, and balance both active and passive spaces. Design strategies seek to enhance human comfort by maximizing solar exposure and providing protection from prevailing winds.

Approximately 72% of the site area will be publicly accessible open space. Wetland preservation and avoidance formed the basis of the landscape concept, with 13.1 ha of wetlands preserved. Throughout the site, strategic tree plantings will identify trail intersections and rest nodes, while allowing for desirable vistas and screening unwanted views. The plantings and restored landscapes will provide texture and colors that are attractive and distinctive throughout the seasons.

FIGURE 5. LANDSCAPE CONCEPT



Policy 6.2.1: A Landscaping Plan shall be required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit.

Policy 6.2.2: Grassland landscape shall not require irrigation from potable water.

Policy 6.2.3: Open space amenities throughout the plan shall be aimed at serving a range of ages and providing activities throughout the year.

Policy 6.2.4: Design of open spaces shall seek to enhance human comfort by maximizing solar exposure and providing protection from prevailing winds

Policy 6.2.5: Access to open space shall be publicly accessible and street trees and other plantings shall be designed to enhance views.



FIGURE 6. VISUALIZATION KETTLE CORRIDOR

This landscape plan employs landforms and tree massing to create buffers from harsh winter winds while channeling pleasant summer winds and allowing for solar access.

The majority of the residential block development occurs to the east and west of the Kettle Corridor on what is now cultivated lands. The residential areas are situated in the context of a restored prairie. Restored native grasslands naturally occur on the driest south and west facing slopes. The dominant species found in this landscape type is mountain rough fescue, bluebunch fescue, and Perry oatgrass. This landscape will provide wildlife habitat, open views, and highlight the majestic rolling hills in Cochrane North. Once

established, the grassland landscape will not require irrigation. Maintenance of these lands will consist of occasional mowing to sustain a healthy landscape. Maintenance activities will be managed by the Home Owner's Association (HOA); however, are likely to be carried out by a contracted professional in combination with neighbourhood volunteers.

Street tree plantings, particularly along the urban and rural collector road running from east to west, will follow regular spacing with strategic clearings framing the open landscapes of the site and toward the mountains at key points. Along the east-west collector, the intent of tree plantings will be to create contrasting experiences between



a sense of enclosure and expansiveness through tree density and strategic clearings. The clearings will open to both the central conservation corridor and Kettle Ponds as well as towards the mountains to the west. The tree placement and species selection will help to create a sense of character and identity throughout the site. Trees will be utilized to screen on-coming vehicles at three-way intersections to protect homes from vehicle lights and provide a privacy screen.

6.3. Parks and Recreation

Cochrane North boasts a number of programmed park spaces throughout the development, the developed parks complement the landscape and passive recreational amenities offered within the open space corridor. Three park typologies are integrated into the clustered residential development, including the community hub, neighbourhood parks and pocket parks.

6.3.1. Kettle Corridor (40.06 hectares/98.99 acres)

The core of Cochrane North is the central Kettle Corridor featuring natural resources including Dawson's Pond to the north and three small kettle ponds to the south. The Kettle Ponds or sloughs are remnants from glaciers in the region and are natural assets that will be preserved for their ecological functions as wetlands and riparian zones. This conservation corridor ties into the Cochrane Lake area to the south of the site, providing for a connected wildlife corridor as well as passive recreation and educational or interpretive features. Regional trails traverse along both the southern and western edges of the corridor which link to an integrated network of local paths and nature trails providing access to both residents of Cochrane North and the general public. These trails will allow for passive, trail based recreation while preserving the integrity of the landscape. The

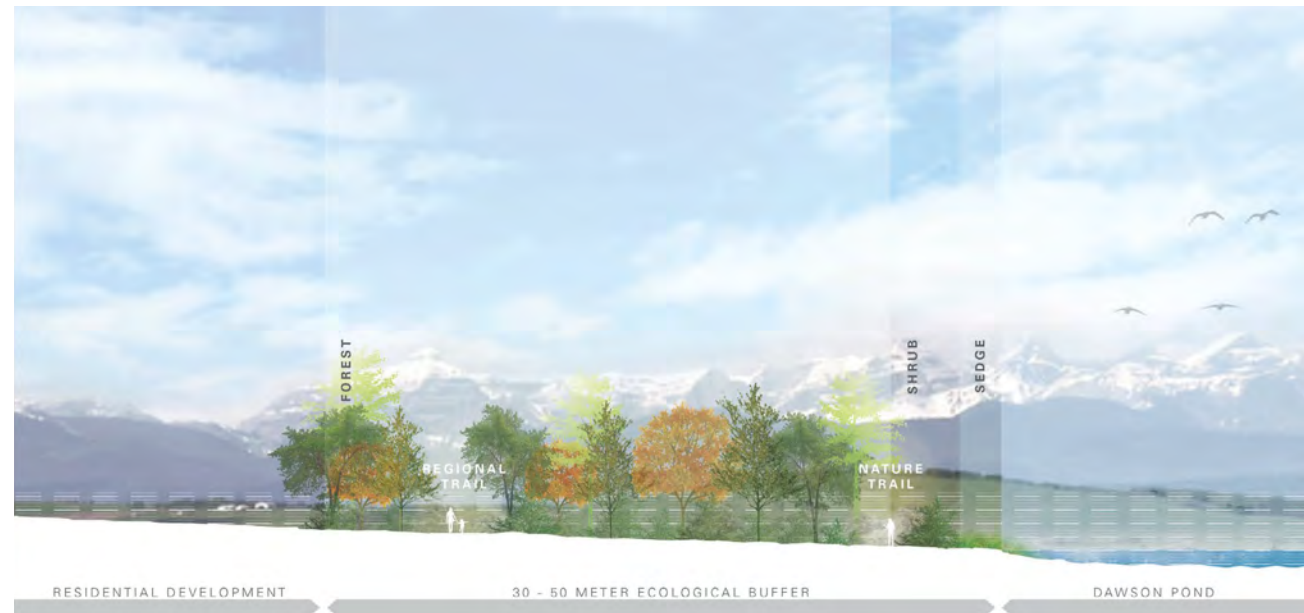


FIGURE 7. KETTLE CORRIDOR CROSS SECTION

nature trail leads to a high point within the Kettle Corridor, opening up the views to the west toward the Rocky Mountains.

Two constructed stormwater ponds on Public Utility Lots (PULs) will be located within the Kettle Corridor and will be accessed by 4-metre maintenance paths. These ponds mitigate much of the stormwater on the site, they are designed to emulate the natural shape, native wetland vegetation, and comparable depths of the existing ponds. The specifications for these PULs will align with the Master Drainage Plan submitted under separate cover. Plantings will

build on native species in the lower areas of Cochrane North, including balsam poplar, plains cottonwood, and aspens with understories of wild red raspberry, wild white geranium, and other forbs and plants including beaked hazelnut, bunchberry, wild lily of the valley, and wild sarsaparilla. The lowest depressions and edges of Dawson's Pond is where willow, sedge, and tufted hair grass communities will flourish. This particular landscape type with healthy vegetation is expected to be a destination for a variety of waterfowl.



FIGURE 8. KETTLE CORRIDOR CONCEPT PLAN

6.3.2. Community Gathering Place

The community gathering space is the social hub of Cochrane North and features various programming elements that strive to accommodate the needs of various ages and interests. This community park is located just off the main east-west collector street within easy access of the residential nodes and linked by both regional and local trails. Parking will be provided for those coming from other areas; however, walking and bicycling will be encouraged by the easy trail access which also provides access to the network of trails within the Kettle Corridor.

The location of the community hub will also function as a small commercial neighbourhood node. It will serve as a community resource, with community mailboxes located in the neighbourhood node. The neighbourhood node will also provide opportunities for social interaction with the opportunity for limited commercial operations. This community hub (or community barn) will function as a community focused, flexible space and may include small permanent/semi-permanent commercial uses and other community oriented services. For example, the space could function as a day-care during the weekdays, host movie nights during the evenings and as a yoga studio on weekends. This inherent flexibility can provide for a potentially strong revenue stream for the HOA in order to keep community fees low.



FIGURE 9. VISUALIZATION COMMUNITY GATHERING PLACE

Programming is centred around a large community barn which will be collectively owned and operated through the HOA. The barn will be designed to be tailored to the community's interests with spaces such as an artists' workshop, a community kitchen, game room and/or other indoor activity spaces. In addition, the barn will serve as a focal point for indoor and outdoor community events like farmer's markets and can be available for rentals as a private event space for weddings or birthdays. The area surrounding the barn could host park amenities

including an outdoor amphitheater, a community playground, or a basketball and volleyball court. Land in this area is also available for the HOA to utilize as a community garden or other use according to residents' needs or interests.

Policy 6.3.1: An Open Space Management Plan shall be required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit.



FIGURE 10. COMMUNITY HUB CONCEPT PLAN



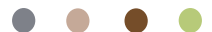


Neighbourhood Park West potential programming:

- Playground
- Sheltered seating
- Walking loop
- Open lawn
- Multi-purpose field
- Landform buffers



FIGURE 11. WEST NEIGHBOURHOOD PARK CONCEPT



6.3.3. Neighbourhood Park East and West

Two Neighbourhood Parks are located on each side of the Kettle Corridor which will be dedicated as Municipal Reserve (MR) lands. At 4.22 ha (10.44 acres) and 2.40 ha (5.94 acres) for the east and west parks respectively, these amenities follow Rocky View County standards for neighbourhood park requirements. On the east side of the development, Neighbourhood Park East anchors the entrance to the site off Highway 22, encompassing a large cluster of native vegetation along the park's eastern edge. This park also serves the neighbourhood node to the south of the entrance road. Anticipated amenities for the park include planted areas, shaded seating, a small playground, open lawn (accommodates 2 multipurpose U-8 field size 20 by 30 metres, and an enclosed, off-leash dog park, this park will serve both community members and visitors alike. The Neighbourhood Park West offers planting areas, open lawn, shaded seating, and a 1 km trail loop. The informal lawn space is sized to fit a 40 by 70 metre playing field suitable for U-11 youth.

Policy 6.3.2: Pathways shall be generally developed as shown in this Conceptual Scheme. Sidewalks shall be provided on one side of roads supporting sidewalk connections.

Policy 6.3.3: The developer shall be responsible for the construction of the major recreational amenities of Cochrane North including the integrated trail system, the community hub and the park system.

Policy 6.3.4: Management of programming in the community hub shall be by the Home Owner's Association.



FIGURE 12. EAST NEIGHBOURHOOD PARK CONCEPT

6.3.4 Pocket Parks

Cochrane North's three pocket parks serve the more immediate residences within approximately a five-minute walk. These parks will be owned by the Home Owner's Association and will follow Rocky View County's Open Space standards totaling approximately a half-acre each with simplified programming. These community gathering spaces offer a simple, passive

open space area with planted areas, shaded seating and open lawn. These spaces will each have unifying elements as well as unique features, for example parks located near semi-detached villa-style houses will feature a meditative garden and contemplative spaces as this product may be well-suited to the ageing community in Cochrane North.

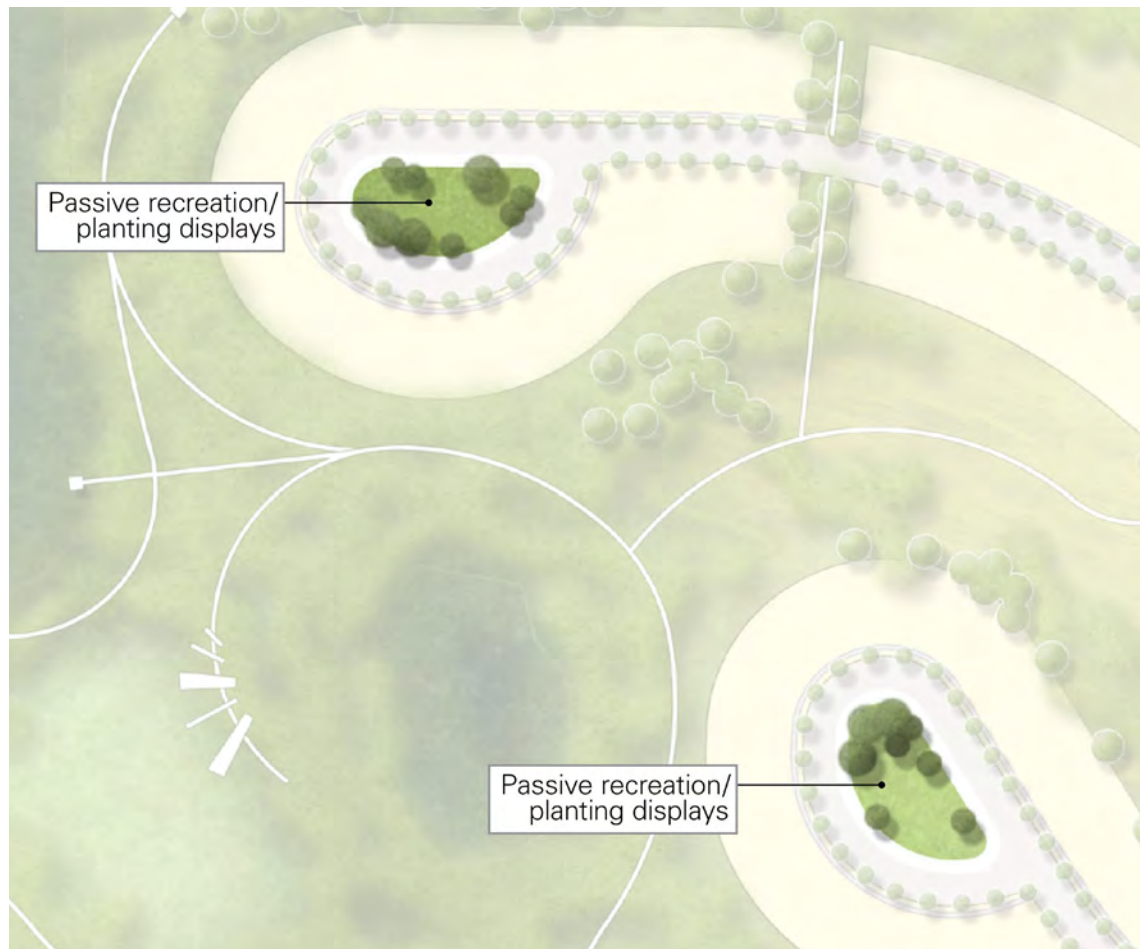


FIGURE 13. POCKET PARKS (CENTRAL)

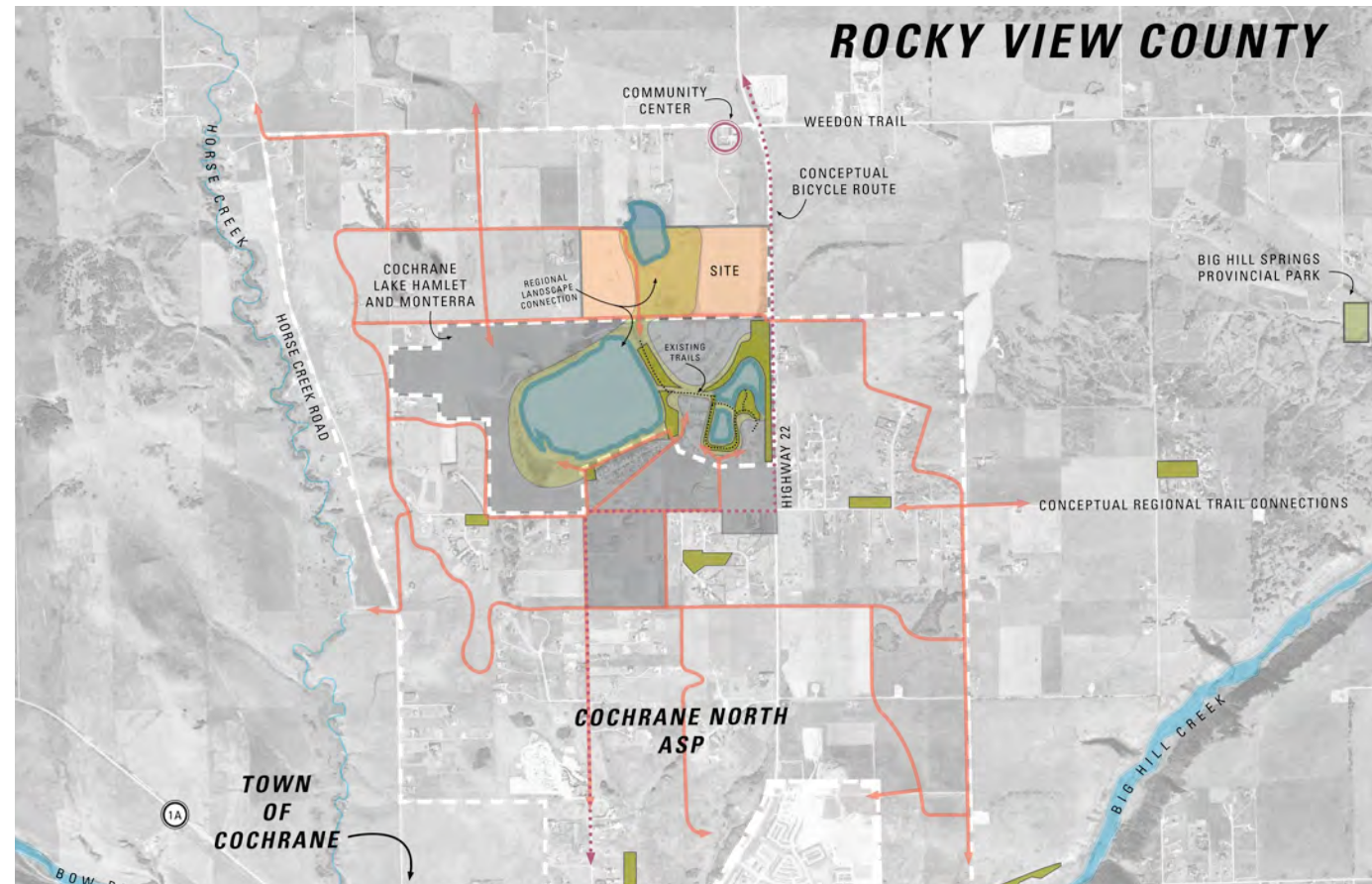


FIGURE 14. POCKET PARK (WEST)

6.3.5 Trails and Pedestrian Linkages

The non-motorized connectivity of Cochrane North is important to preserving rural character and encouraging active lifestyles. A robust and interconnected trail network includes Regional Pathways, Local Trails, and Nature Trails which traverse the diverse landscape zones of the site and offer a variety of experiences to future residents. The trails connect to neighbourhood nodes including the parks, community node and supplement the on-street network of sidewalks. Each of the trail types will be designed pursuant to Rocky View County's Parks and Pathways Planning, Development and Operational Guidelines and will be open to the public.

FIGURE 15. OPEN SPACE & TRAILS



Policy 6.3.5: The grasslands will require maintenance and will be coordinated by the Home Owner's Association. Maintenance activities in these areas may include limited mowing.

Policy 6.3.6: The community hub shall be collectively owned and operated through the Home Owner's Association.

Policy 6.3.7: The maximum total square footage of commercial uses within the community barn shall not exceed 3048 m² (10,000 square feet).

Policy 6.3.8: The community barn should be designed to accommodate both community and permanent/semi-permanent commercial uses.

Policy 6.3.9: The commercial neighbourhood node shall be pedestrian friendly, and linked with the local trails network.

6.3.6 Regional Pathways

The Regional Pathways are the foundation of the larger trail and pathway system in Rocky View County for all non-motorized users. The general locations of the Regional Pathways are consistent with the guidance provided in the Cochrane North Area Structure Plan. These routes will eventually connect the site to the broader region by providing direct access to area destinations. Regional Pathways are the most generous width of 2.5 – 4 metres within a dedicated trail right-of-way. The Cochrane North site offers 3.3 km of regional trails. These corridors will be dedicated as Municipal Reserve lands. The north-south connection links to the trails at Cochrane Lake and skirts along the edge of the Kettle Corridor, providing access to the community centre before exiting at the site's northeast corner. An east-west connection is also provided along the site's southern edge providing the opportunity to link to Big Hill Springs Provincial Park to the east and Horse Creek to the west as trail connections are completed off-site by others. The paths are designed to respond to the site's topography and minimize intersections with roadways to the greatest extent possible.



FIGURE 16. REGIONAL TRAIL CONCEPT

6.3.7 Local Trails & Sidewalks

The Local Trails provide community connections to the Regional Pathway system. Within Cochrane North, the local trails also serve as a path for community members to connect to amenities within the development such as the Community Centre and the various parks. By traveling on the local trails, non-motorized trail users can often access amenities without commuting on the vehicular roadways. These are designed to be between 1.5 and 2 metres wide with approximately 4.5 km of local trails throughout the development.



FIGURE 17. LOCAL TRAIL CONCEPT

6.3.8 Nature Trails

Nature Trails are smaller-scale, natural surface meandering pathways which are primarily located within the Kettle Corridor and the grassland meadows or common lands of Cochrane North. These trails provide low-impact access to experience Dawson's Pond and the smaller kettle ponds to the south. In addition, the trails take visitors up to a high point overlook to view the Rocky Mountains to the west. The Nature trails vary from 0.5 to 1.5 m wide, with approximately 4 km of trails. These trails, in addition to some of the local trails, can transition in the wintertime to provide Nordic trail connections for cross-country skiing and snowshoeing.

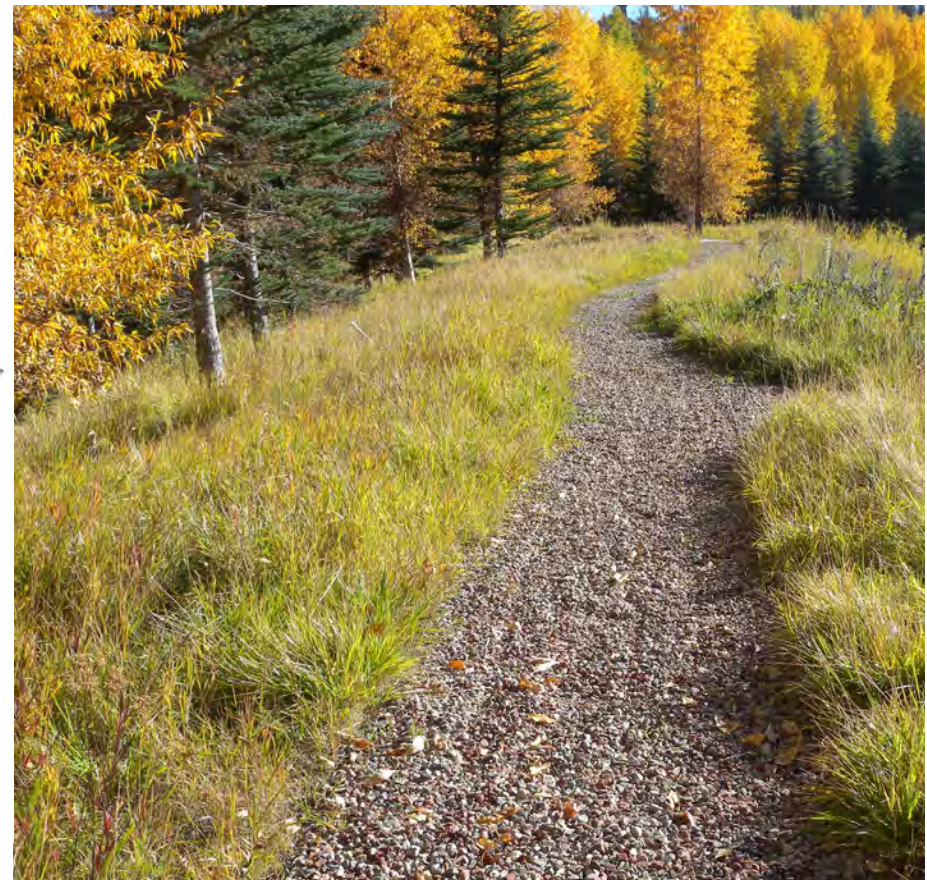
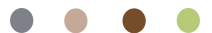


FIGURE 18. NATURE TRAIL CONCEPT



FIGURE 19. TRAILS



6.4. Architectural Guidelines

The mix of architectural forms in Cochrane North are designed to add character, interest, and definition. Homes will exhibit good design principles in a modern interpretation of traditional styles to minimize visual impact. The architectural themes are projected to include Arts and Crafts, Prairie, Farmhouse, and French Country styles and should support the rural character of the area. Both traditional and interpreted expression homes are encouraged. "True to form" Architecture is clearly defined, incorporating traditional styles while fusion techniques bring modern representation and elements to chosen available styles. Form and massing should be minimized to ensure that views of open space, the surrounding countryside, and the Rocky Mountains are available to the public. Further details are provided in the Architectural Guidelines for Cochrane North document.



Policy 6.4.1: A detailed set of architectural controls and restrictive covenants shall be prepared and submitted as a prior to release condition of subdivision.

Policy 6.4.2: Architectural Controls shall inform the quality of the built environment as an instrument on title. Applications for building permits shall not be permitted to proceed without adherence to the Architectural Guidelines.



6.5 Cochrane North Land Use Statistics Table

The municipal reserve calculation and development statistics in the following table are based on the total gross area of the site, less the areas for environmental reserve and the stormwater management ponds. The determination of the environmental reserve was based on the delineation of existing wetlands and their buffers based on the Biophysical Impact Assessment and the Wetland Value Assessment. There exists a proposed road widening area adjacent to Highway 22 on the west side of the project. However, as this road widening has not yet been registered on title, the following land use statistics do not reflect it. Figure 20 shows the distribution of land use areas over the site.

Municipal Reserve Calculation		Ha	Ac
Total gross area		128.04	316.39
Less			
Environmental Reserve		19.88	49.12
Public Utility Lot (PUL)		3.45	8.53
Net Developable Area		104.71	258.74
10% Municipal Reserve Owing		10.47	25.87
Development Statistics		Ha	Ac
Residential	24.28	25.43	62.83
Municipal Reserve	10.00	10.47	25.87
Privately Owned Open Space (Home Owner's Association)	56.33	58.98	145.75
Roads – Collector	3.93	4.11	10.16
Roads - Residential	5.46	5.72	14.13
Net Developable Area	100	104.71	258.74
Open Space		Ha	Ac
Total Gross Area	100	128.04	316.39
Environmental Reserve		19.88	49.12
Public Utility Lot		3.45	8.53
Municipal Reserve		10.47	25.87
Privately Owned Open Space		58.72	145.11
Total Open Space	72.3	92.52	228.63

Policy 6.5.1: Municipal Reserve dedication as shown on Figure 20 is to be provided to Rocky View County in accordance with Section 666 of the Municipal Government Act.

Policy 6.5.2: The Municipal Reserve lands shall be maintained and operated by the Home Owner's Association via a license arrangement with Rocky View County.

Policy 6.5.3: The Municipal Reserve dedication includes the two neighbourhood parks and the 10 meter wide regional trail.

Policy 6.5.4: The wetlands and buffers as shown on Figure 20 are dedicated as environmental reserve. Establishment of these areas were based on the Biophysical Impact Assessment and the Wetland Value Assessment. Each wetland has a unique buffer between 20 metres and 50 metres. Maintenance of these areas shall be the responsibility of Rocky View County.



FIGURE 20. LAND USE CONCEPT

7. TRANSPORTATION

7.1. External Road Network

A Transportation Impact Assessment (TIA) was completed in 2016 by Watt Consulting Group in support of this conceptual scheme. External road network connections to Cochrane North are made via Highway 22 to the east, Range Road 43 to the west, and a road connection to Monterra to the south. The external connection points and are in alignment with the Cochrane North ASP and Hamlet Plan Transportation Study which reviewed the long term road network in the area.

Currently, Range Road 43 is a low volume road with a gravel driving surface. Based on the anticipated daily traffic volumes, it is recommended that Range Road 43 be upgraded to Regional Transitional Paved Road under the Rocky View County road classification. Highway 22 will also require a road widening setback in order to accommodate the future twinning of Highway 22 by Alberta Transportation. The road widening setback will be dedicated at the subdivision stage.

7.2. Internal Road Network

The internal road network has been designed in concordance with the pedestrian trail network and supports the clustered residential layout. The east-west collector road will provide direct access to Highway 22 from Cochrane North and the surrounding communities, and is consistent with the collector road network outlined in the previous transportation study of the area. Traffic calming features will be explored at the detailed design stage to make this collector safe for the pedestrians and vehicles. A maximum speed limit has been set at 40 km/h.

Road names in accordance with approved municipal policy will be determined at subdivision stage, pending branding and theming of the neighbourhood.



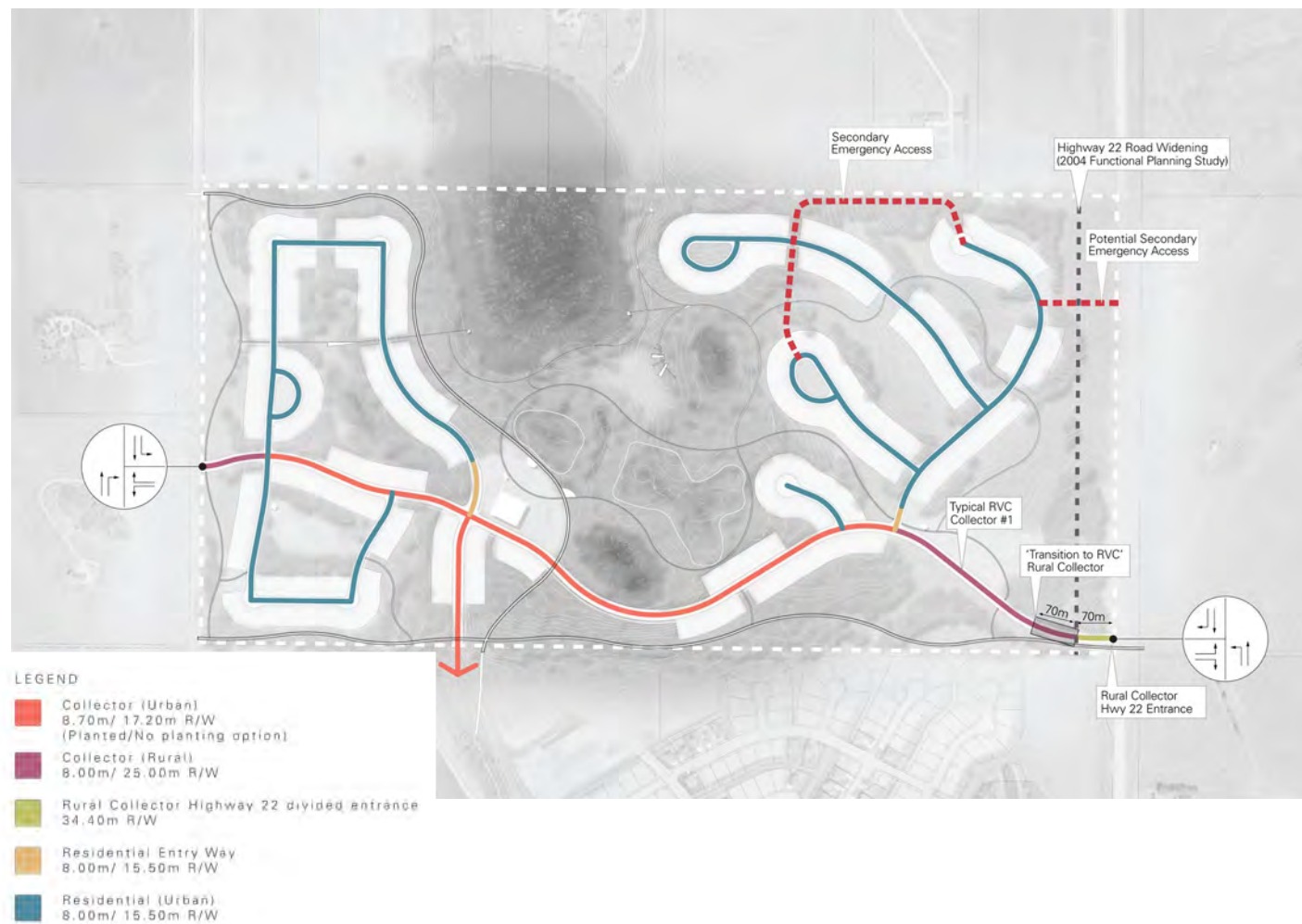


FIGURE 21. INTERNAL ROAD NETWORK

Policy 7.1.1: Development shall satisfy the requirements of Alberta Transportation with respect to access and interface with Highway 22.

Policy 7.1.2: Development shall provide the required road right of way widening of Highway 22 to the satisfaction of Alberta Transportation.

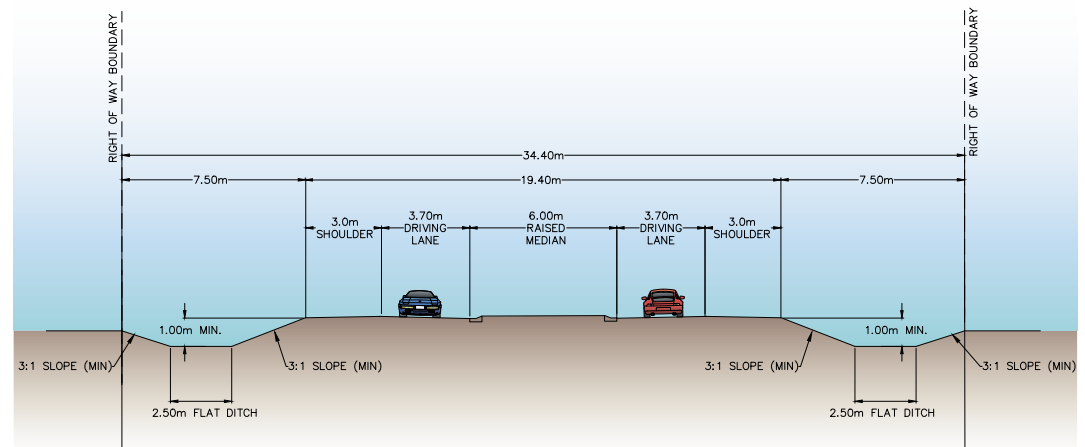
Policy 7.1.3: Access to the subdivision shall be generally in accordance with Figure 21.

Policy 7.1.4: The development will provide and maintain appropriate emergency vehicle access, to the satisfaction of Rocky View County.

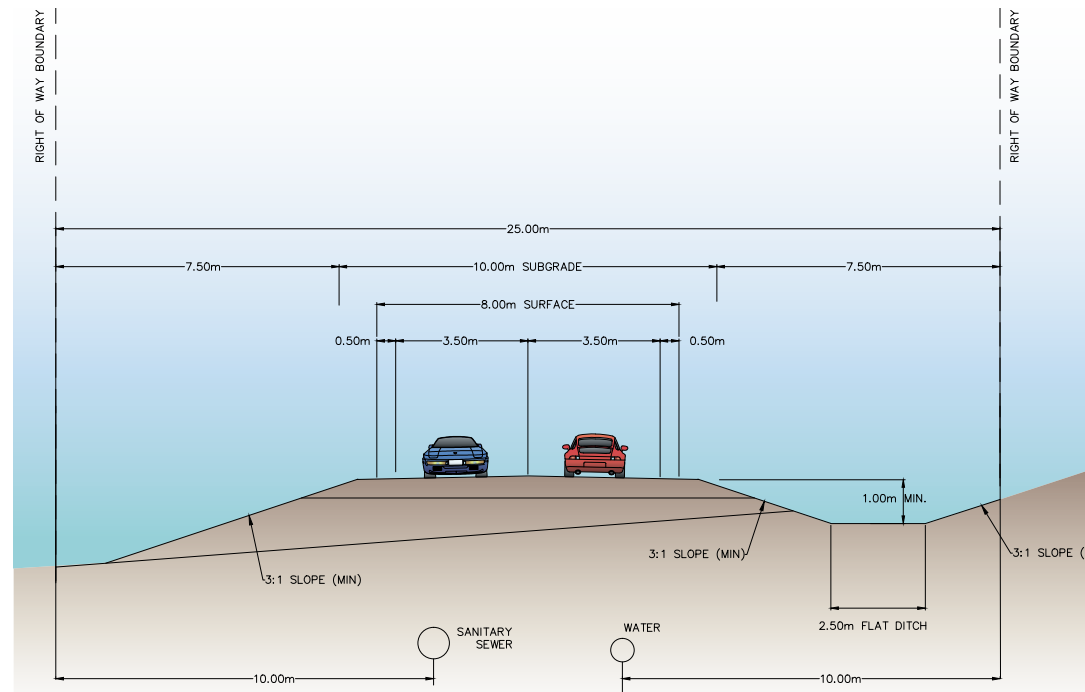
Policy 7.2.1: All road systems shall be constructed by the Developer to the satisfaction of Rocky View County.

EW COLLECTOR

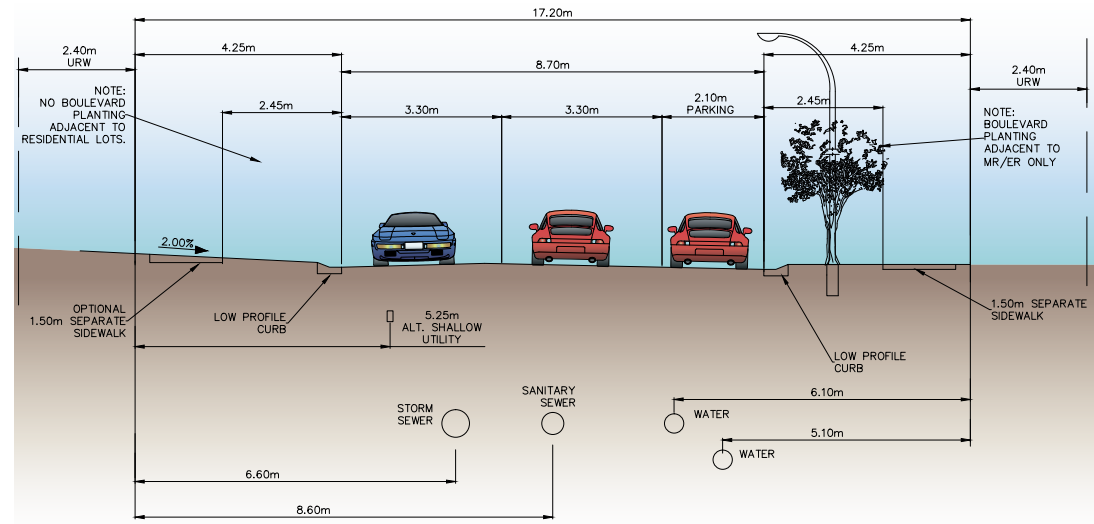
Entrance



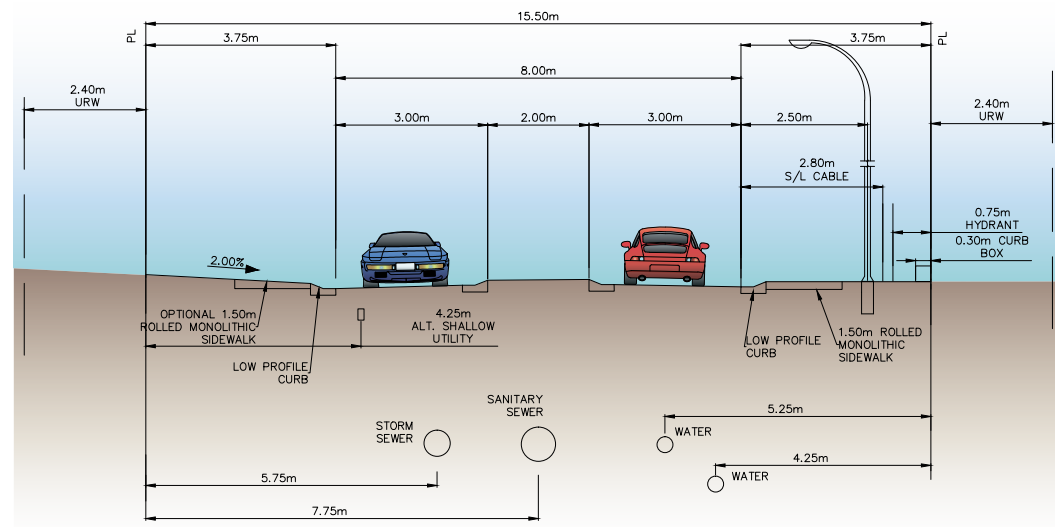
Rural



Urban

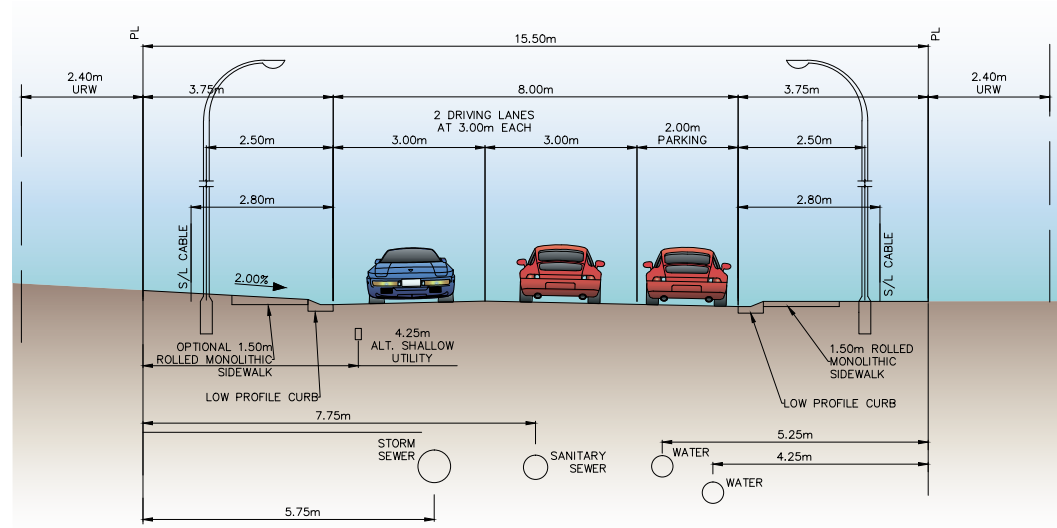


Residential Entry Way





Residential



8. WATER SUPPLY & SERVICING

8.1. Servicing & Utilities

A comprehensive servicing design brief has been prepared by BSEI Municipal Consulting Engineers (BSEI) which details the capacity of the existing utility systems and projected water and wastewater servicing demands of the Cochrane North development.

The locations of all rights-of-way, easements and related line assignments, have been determined at the conceptual scheme stage to the mutual satisfaction of the County, the developer and the utility regional utility company.

Power, telephone, gas and cable will be provided by the developer at the subdivision. All power, telephone, gas and cable utilities will be buried within the development, with installation being completed by local contractors.

A Water Use Assessment and a Wastewater Servicing Assessment have been prepared by BSEI Municipal Consulting Engineers (BSEI) to accompany the Conceptual Scheme submission, which details the capacity of the existing utility systems, and projected potable water and wastewater servicing demands of the Cochrane North development.

Policy 8.1.1: Shallow utilities shall be provided within the Conceptual Scheme Area at the sole expense of the Developer and shall be located within appropriate utility right of way established at the subdivision stage.

8.2. Potable Water

The Cochrane North project will be developed as a cluster style residential subdivision with a maximum of 425 units. (Approximately 1,275 residents) The cluster style development (including all internal roadways) will be constructed on approximately 35.66ha (88.08 acres) of the site, which accounts for approximately 27.5% of the total parcel area.

Water Use projections have been based on 300L/c/d. The calculated water demand for the proposed Cochrane North development is approximately 714.51m³/day. (260,796m³/year)

Potable Water servicing will be provided through a connection to the existing regional utility services operated by Horse Creek Water Services Ltd. The Horse Creek system is located within the existing Monterra development directly to the south of the Cochrane North lands. Two (2) connections to the existing system will be completed to provide adequate potable water supply to the Cochrane North development.

Both connections to the existing Horse Creek water system will be completed within Phase 2 of the Monterra development. There will be one connection to the existing 300mm PVC main located within Monterra Drive (north of Monterra Way), the second connection will be the existing 250mm PVC main located on Monterra Way. (East of 400 Monterra Bay) Figure 22 illustrates the location of the two connections points to the existing water distribution system.

Potable Water servicing to the Cochrane North development will occur in a logical, sequenced manner, ensuring that no more than 45 unit are serviced on without a looped water connection on a permanent basis, and that no more than 100 units will be serviced on a temporary basis, in conformance with the City of Calgary, Design Guidelines for Subdivision Servicing – Section III Waterworks, 'B-4' Looped Mains.

The Horse Creek Water Services Ltd. water distribution system has excess capacity of potable water to service the required demands of the Cochrane North project. The servicing study prepared by BSEI identifies staged upgrades to the Horse Creek system that will be required in order to meet demands for the development at full buildout.

Policy 8.2.1: Potable Water servicing shall be provided by existing regional water utility services.

Policy 8.2.2: Any portions of Cochrane North that are developed above the pressure zone limit of the existing regional water distribution system shall have a water booster station to maintain adequate pressure.

Policy 8.2.3: The potable water distribution system shall be designed to ensure adequate fire protection throughout the development, as per s.606.5 of the Rocky View County Servicing Standards. Details of Fire Flow Storage requirements will be confirmed at the detailed design stage.

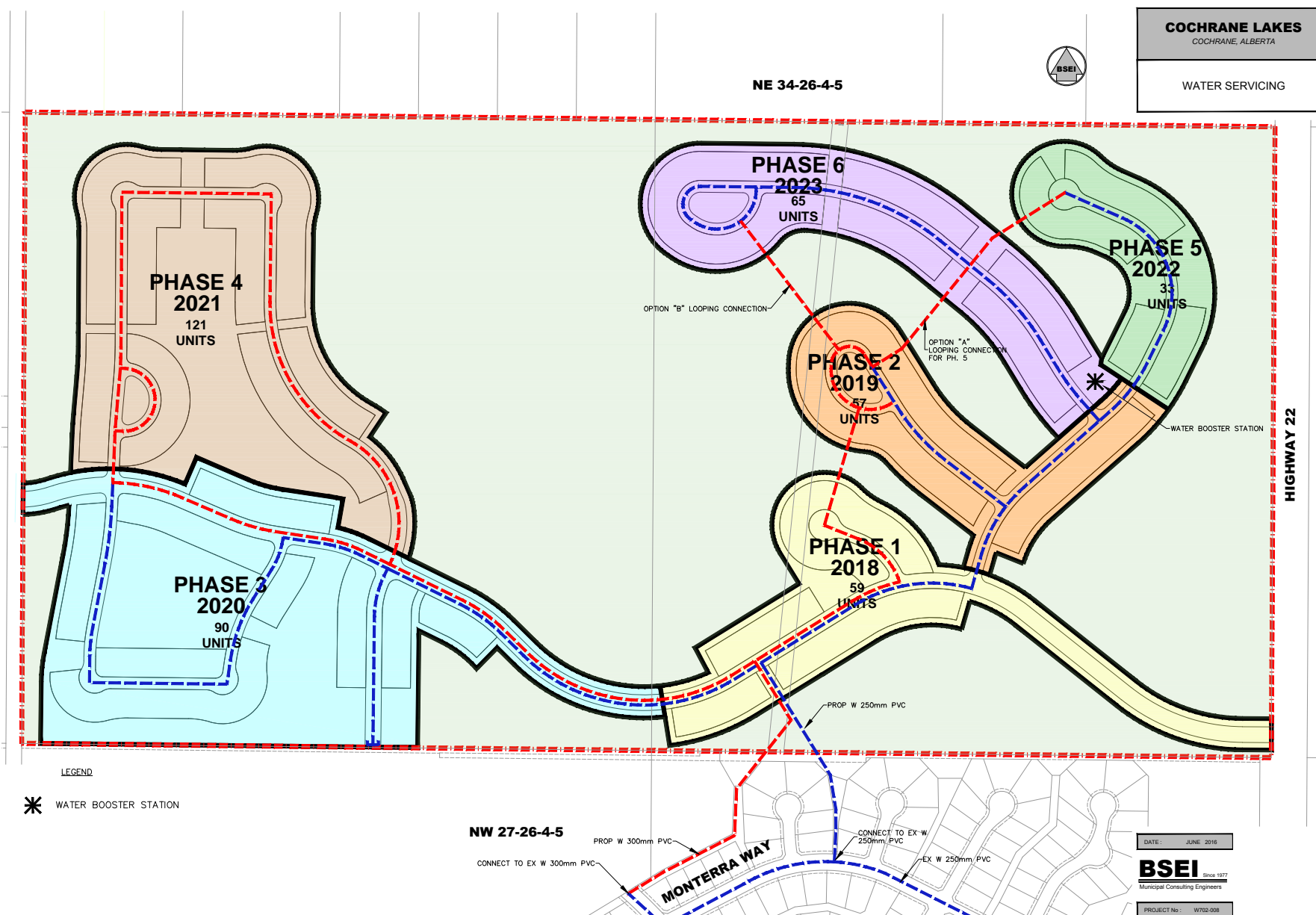


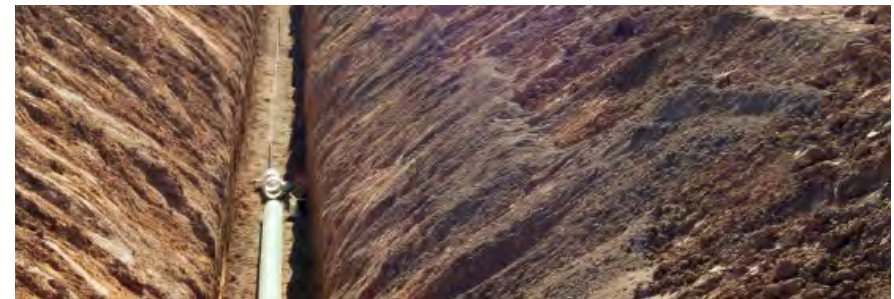
FIGURE 22. POTABLE WATER SERVICING

9. WASTEWATER TREATMENT

The gross developable area for the proposed Cochrane North development is approximately 35.66 Hectares. (88.08 Acres) Wastewater flow calculations are based on the Minimum Projected Average Day Wastewater Flows of 270L/day/unit. (An approximately 90% return rate for potable water usage) We have estimated the average day weather flow (ADWF) generated by Cochrane North to be 3.72L/s, or 321.41m³/day. Infiltration has been allowed for at a rate of 0.28L/s/ha, based on the Alberta Environment and Parks design guidelines. The estimated Peak Wet Weather Flow (PWWF) for the Cochrane North project is 23.93L/s.

Wastewater collection and conveyance systems within the Cochrane North ASP area are owned and operated by Horse Creek Sewer Services Ltd. The wastewater flow collected within the proposed Cochrane North plan area will be conveyed via gravity to a wastewater lift station located in Monterra Phase 1.

The varied terrain of the Cochrane North site will require split servicing within the development. The east half of the site (Cochrane North Phases 1, 2, 5 and 6) can be serviced and convey all collected wastewater to the wastewater lift station located in Cochrane North Phase 4 via a gravity connection. The west half of the site (Cochrane North Phase 3 and 4 will also be collected and conveyed to the wastewater lift station via a gravity main. The combined flow will be released to the Horse Creek system at the anticipated Average Dry Weather Flow (ADWF) of 3.72L/s. During heavy rainfall events where weather is contributing to the volume of wastewater generated, a wastewater holding tank located immediately adjacent to the proposed lift station will be required to store wastewater onsite in order to meet the Rocky View County servicing flow restriction of 12.1L/s.



The existing Horse Creek wastewater system has adequate capacity to convey the wastewater generated by the Cochrane North development to the wastewater lift station at full buildout, and without any upgrades to the current system. However, as noted in the Wastewater Servicing Assessment prepared by BSEI, servicing at full buildout of the Cochrane North and Monterra East projects will require upgrades Horse Creek Lift Station pumps.

Policy 9.0.1: Wastewater servicing shall be provided by piped utility services.

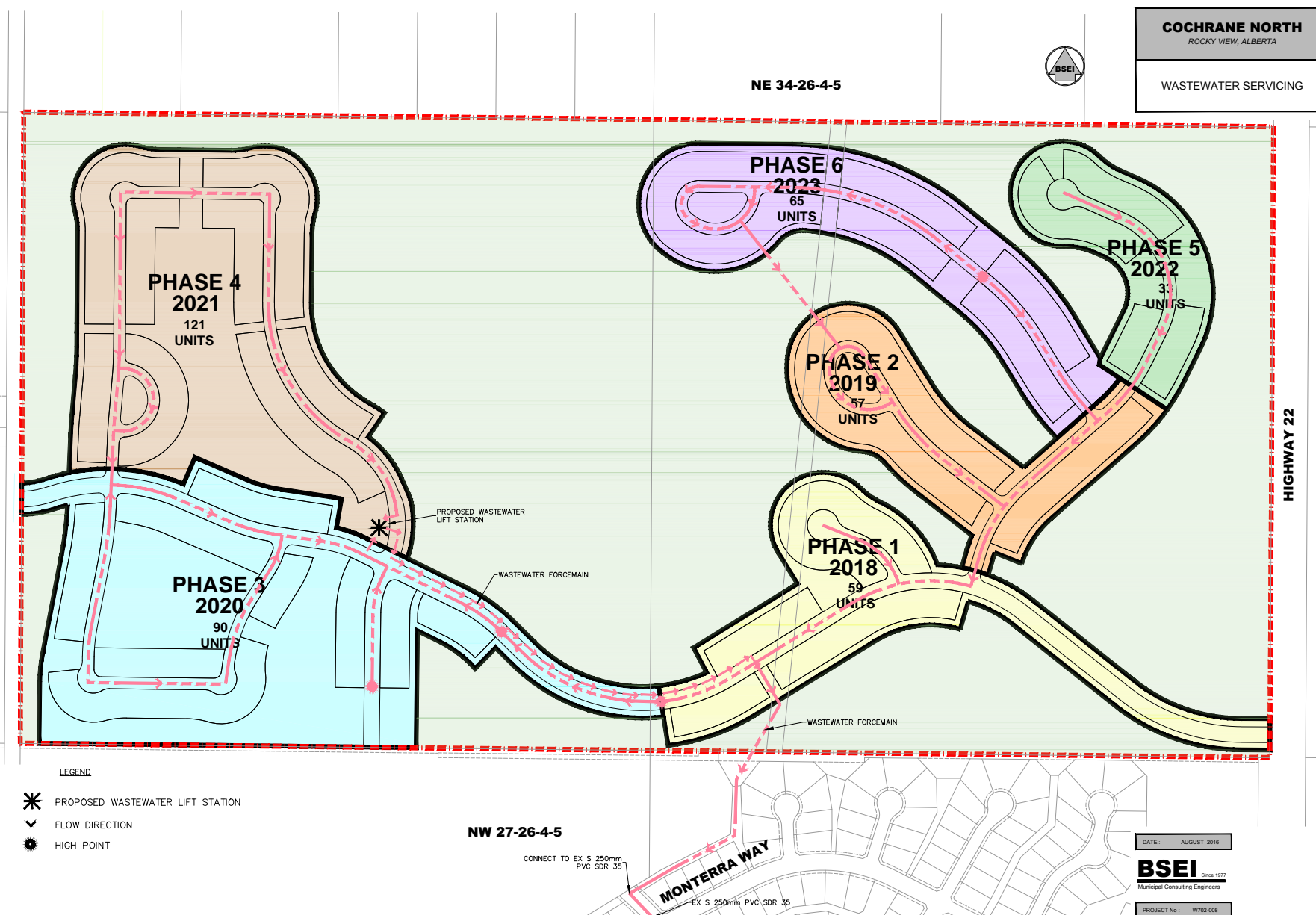


FIGURE 23. WASTEWATER SERVICING

10. STORMWATER MANAGEMENT

Cochrane North is located within the area defined by the AECOM Cochrane Lake Master Drainage Plan (2010). This report was further refined by SSI in the Sub-Catchment Master Drainage Plan for Cochrane Lake (2017).

All stormwater runoff collected within Cochrane North will be treated in onsite storm ponds, then released via a gravity main to Cochrane Lake. The Cochrane North Sub-Catchment Master Drainage Plan (2017) prepared by SSI provides the following design criteria for stormwater discharging to Cochrane Lake:

- 1.39 L/s/Ha
- 35-40 mm discharge on an annual average basis
- Removal of 85% of 50 micron particles

The existing emergency outfall pipe alignment from Cochrane Lake to Horse Creek is proposed to be decommissioned, with a new permanent outfall to the Bow River to be constructed. Figure 24 illustrates the proposed alignment. This solution will facilitate drainage and will ensure effective water recharge and refresh in Cochrane Lake while preventing flooding. All associated construction costs will be borne by new development and no municipal funds will be committed to this project. A feasibility study for the storm outlet to the Bow River has been submitted and accepted by Rocky View County.



FIGURE 24. PROPOSED COCHRANE LAKE OUTFALL ALIGNMENT

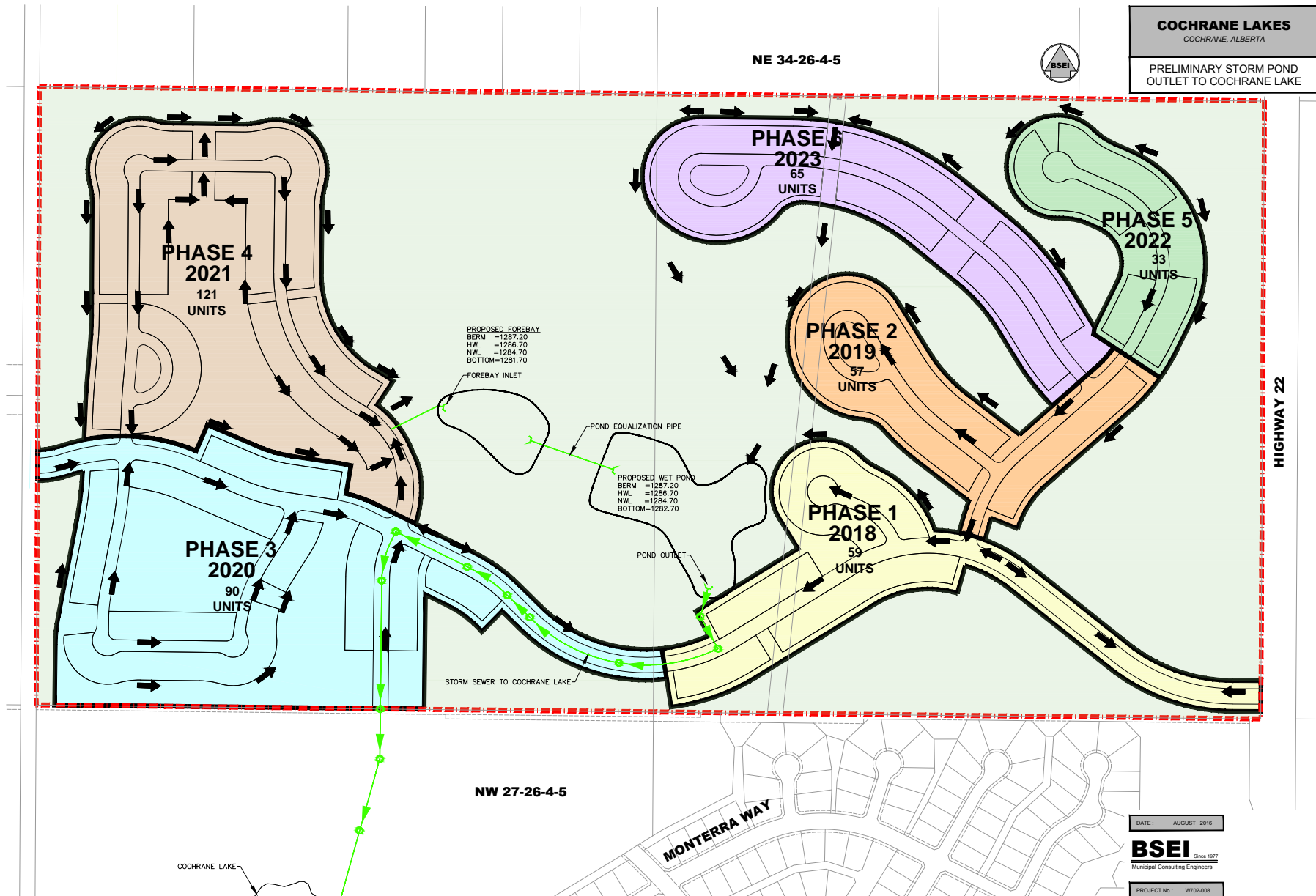


FIGURE 25. STORMWATER SERVICING



For the onsite stormwater management system, it is proposed that the majority of runoff will be directed towards a central pond system, with the exception of some back-of-lot drainage which will be directed towards the existing wetlands. The main runoff entering the pond system will be treated to the above criteria prior to release. It is expected that Low-Impact Development (LID) measures will be implemented to reduce sediment loadings and to also reduce runoff volumes. These measures may include absorbent landscaping, filter strips, disconnected downspouts, increased topsoil, and the reuse of stormwater for non-potable purposes such as irrigation within MR .

The high quality natural wetlands on site will be retained, with post-development runoff to these wetlands mimicking the pre-development values in order to maintain the wetland health. In terms of water quality, treated stormwater from the onsite ponds and back-of-lots will ensure that any water directed to the wetlands will be of higher quality than the current agricultural runoff.

As much as possible, natural open spaces will be preserved, to allow diversity of vegetation and wildlife to continue.

Policy 10.0.1: All stormwater management shall be in accordance with Rocky View County's Servicing Standards.

Policy 10.0.2: The stormwater management system for the Cochrane North site will comply with the design guidelines provided in the Sub-Catchment Master Drainage Plan for Cochrane Lake, 2016.

Policy 10.0.3: Low-Impact Development (LID) measures should be implemented to reduce sediment loadings and to reduce runoff volumes.

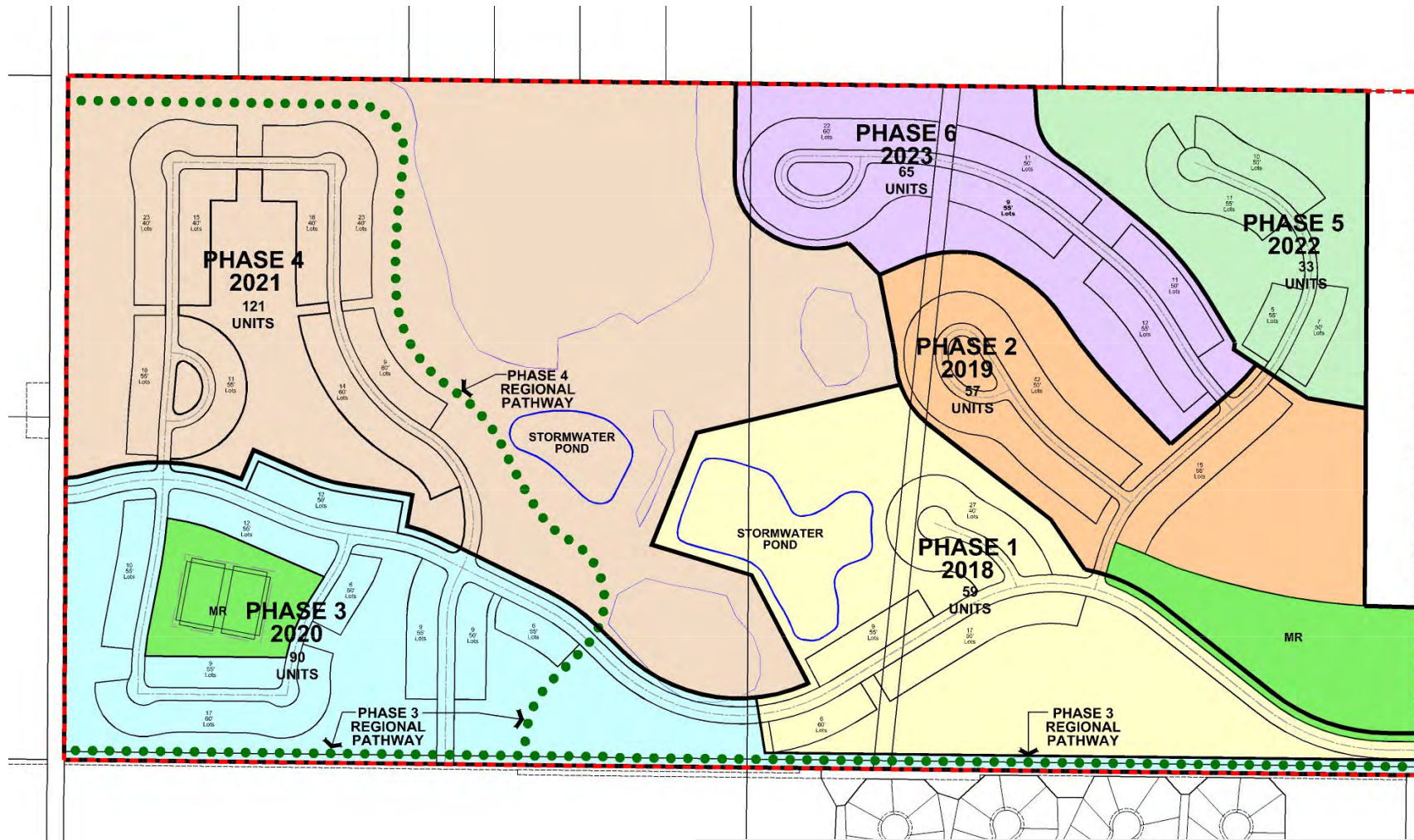
Policy 10.0.4: Reuse of stormwater for non-potable purposes will be considered where appropriate, including for irrigation within an individual lot.

Policy 10.0.5: Stormwater infrastructure shall be owned, maintained, and operated by the County.

Policy 10.0.6: Access to stormwater ponds shall be provided by a 4 metre maintenance path that is linked into the public pathway system.

Policy 10.0.7: Post-Development runoff to the wetlands will mimic pre-development hydroperiods to maintain wetland health. Stormwater entering the wetlands should be a higher quality than the current agricultural runoff.

11. PHASING



Policy 11.0.1: Public pathways, amenity areas, servicing and utilities including water, wastewater and stormwater management will be developed in phases corresponding to the development phases.

FIGURE 26. PHASING

12. HOME OWNER'S ASSOCIATION

A Home Owner's Association will be established to administer several aspects of the Cochrane North development, including but not limited to implementation and enforcement of the architectural guidelines, operation and maintenance of the open space and associated trails and pathway network, as well as solid waste management (garbage and recycling).

Policy 12.0.1: A Home Owner's Association shall be established and shall be responsible for the following:

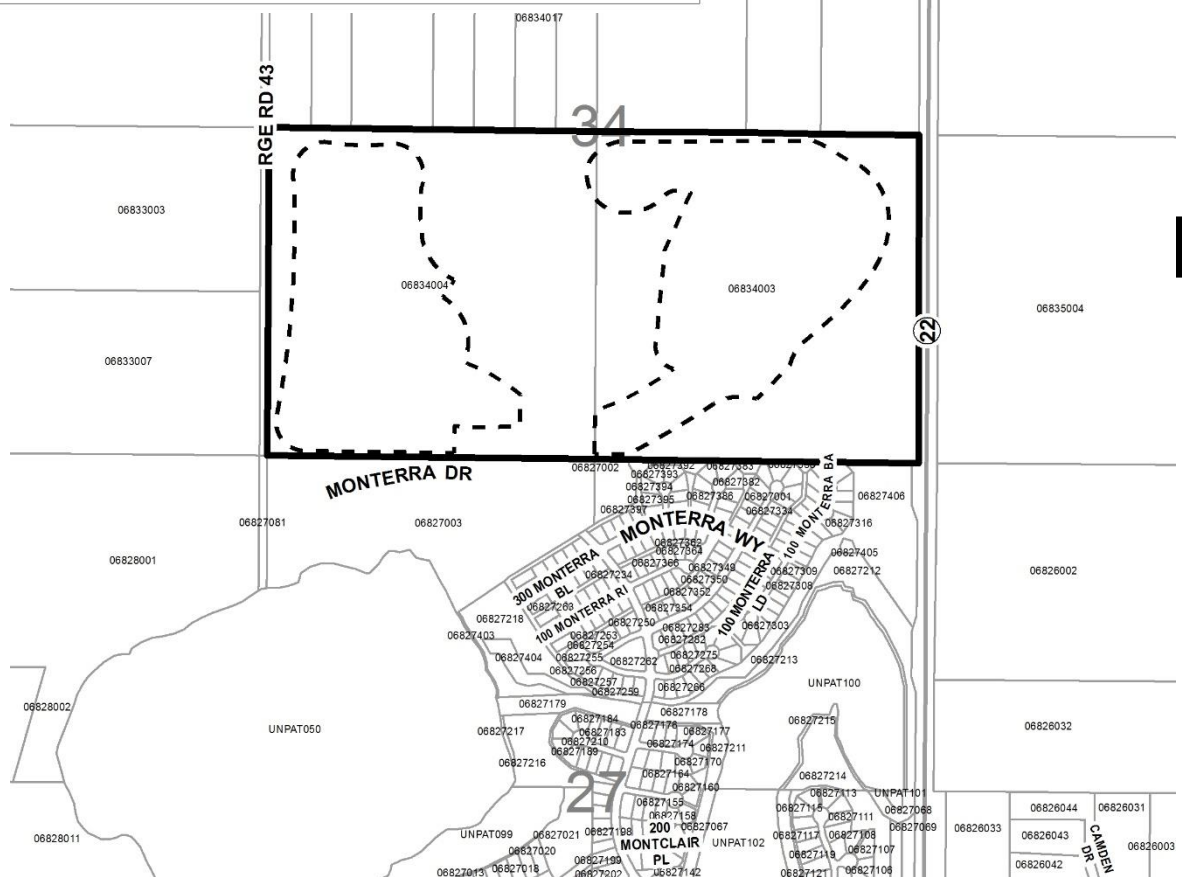
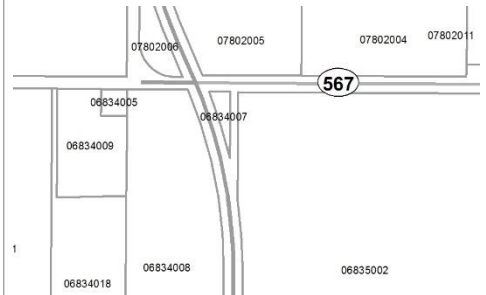
- a) Implementation and enforcement of the Architectural guidelines as established by the developer at the subdivision stage;*
- b) Operation and maintenance of both the publicly owned and privately owned open spaces, trail system, and the associated amenities; and,*
- c) Solid waste management and recycling services for the residential development.*



12. LIST OF STUDIES

- Biophysical Impact Assessment - Cochrane North
 - Prepared by EnviroLead Canada – June 2016
- Wetland Value Assessment - Cochrane North
 - Prepared by EnviroLead Canada – June 2016
- Cochrane North Transportation Impact Assessment
 - Prepared by Watt Consulting Group – August 2016
- Cochrane North Servicing Study
 - Prepared by BSEI – August 2016
- Cochrane North Stormwater Management Report
 - Prepared by SSI – August 2016
- Geotechnical Report
 - Prepared by SSI – July 2016
- Shallow Groundwater Study
 - Prepared by Waterline – August 2016
- Architectural Guidelines
 - Prepared by Williams Architecture – July 2016
- Historical Resources Assessment
 - Prepared by Bison Historical Services Ltd.





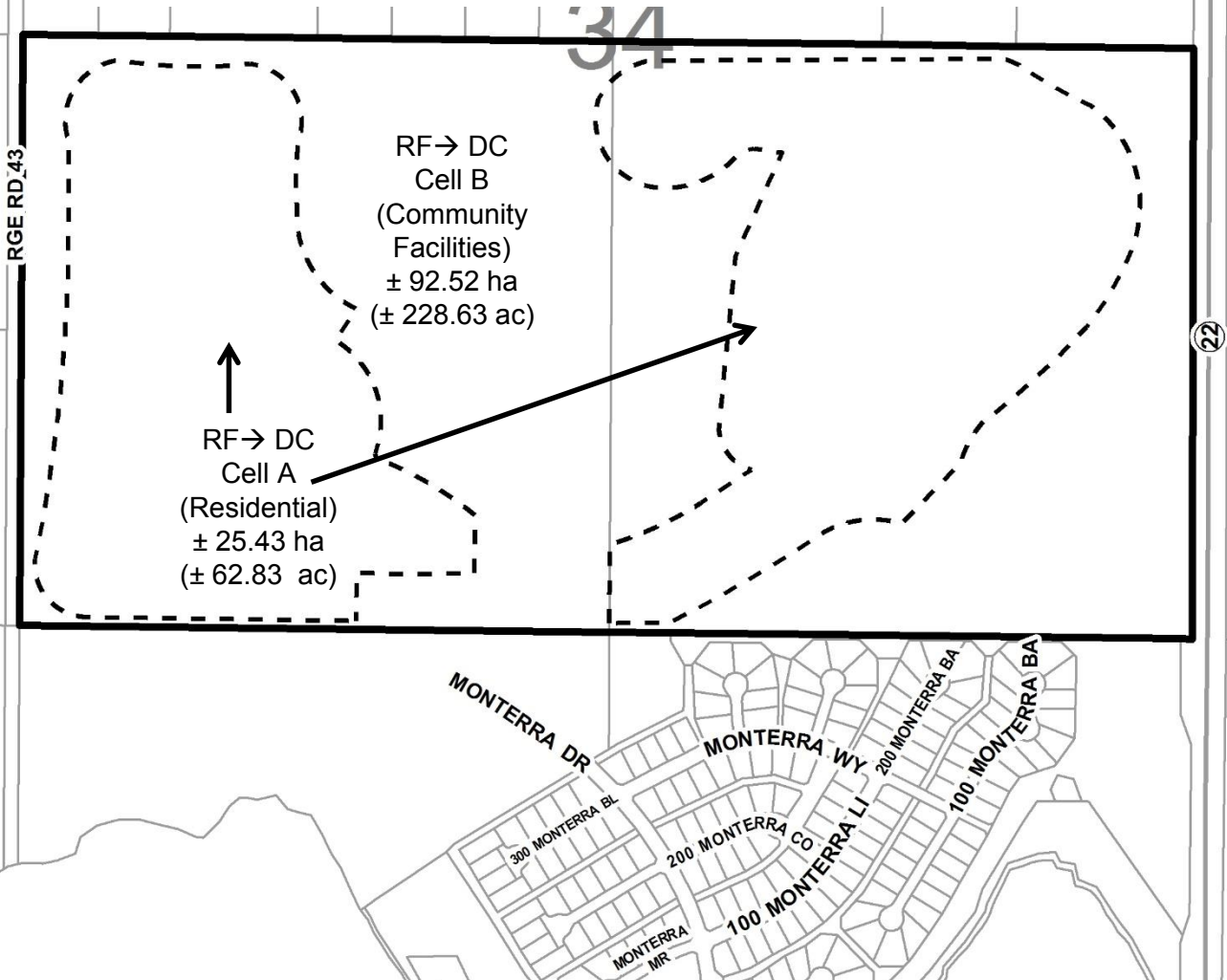
SW/SE-34-26-04-W05M



Area Structure Plan Amendment Proposal: To amend the Cochrane North Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme. **Page 74 of 82**

New Conceptual Scheme Proposal: To adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the S-1/2-34-26-04-W05M.

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District in order to facilitate the creation of 425 single-detached and semi-detached homes on lots ranging from ± 0.040 hectares (± 0.10 acres) to ± 0.049 hectares (± 0.12 acres) in size, together with open space, utility services, and a commercial hub.



DEVELOPMENT PROPOSAL

SW/SE-34-26-04-W05M

Date: Sept 27, 2016

Division # 9

File: 06834003/04

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FIGURE 4. DEVELOPMENT CONCEPT

DEVELOPMENT PROPOSAL

SW/SE-34-26-04-W05M

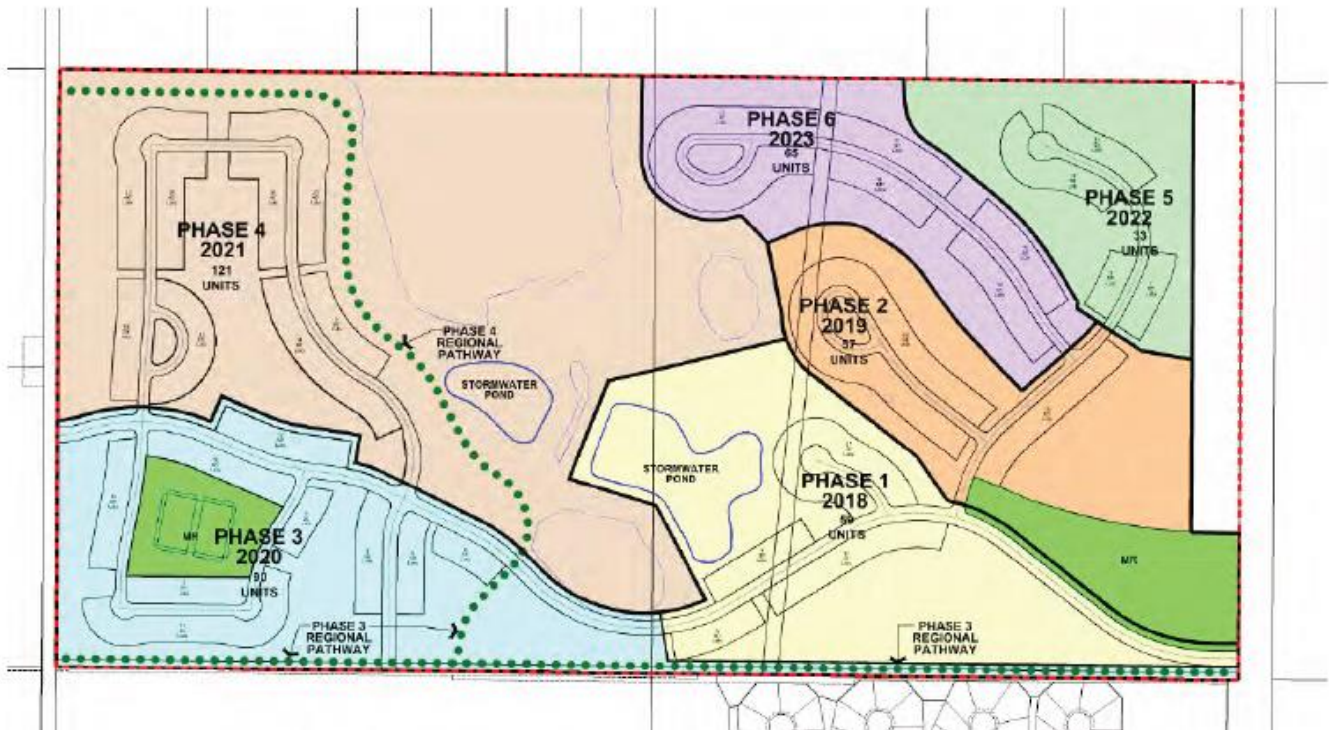
Date: Sept 27, 2016

Division # 9

File: 06834003/04

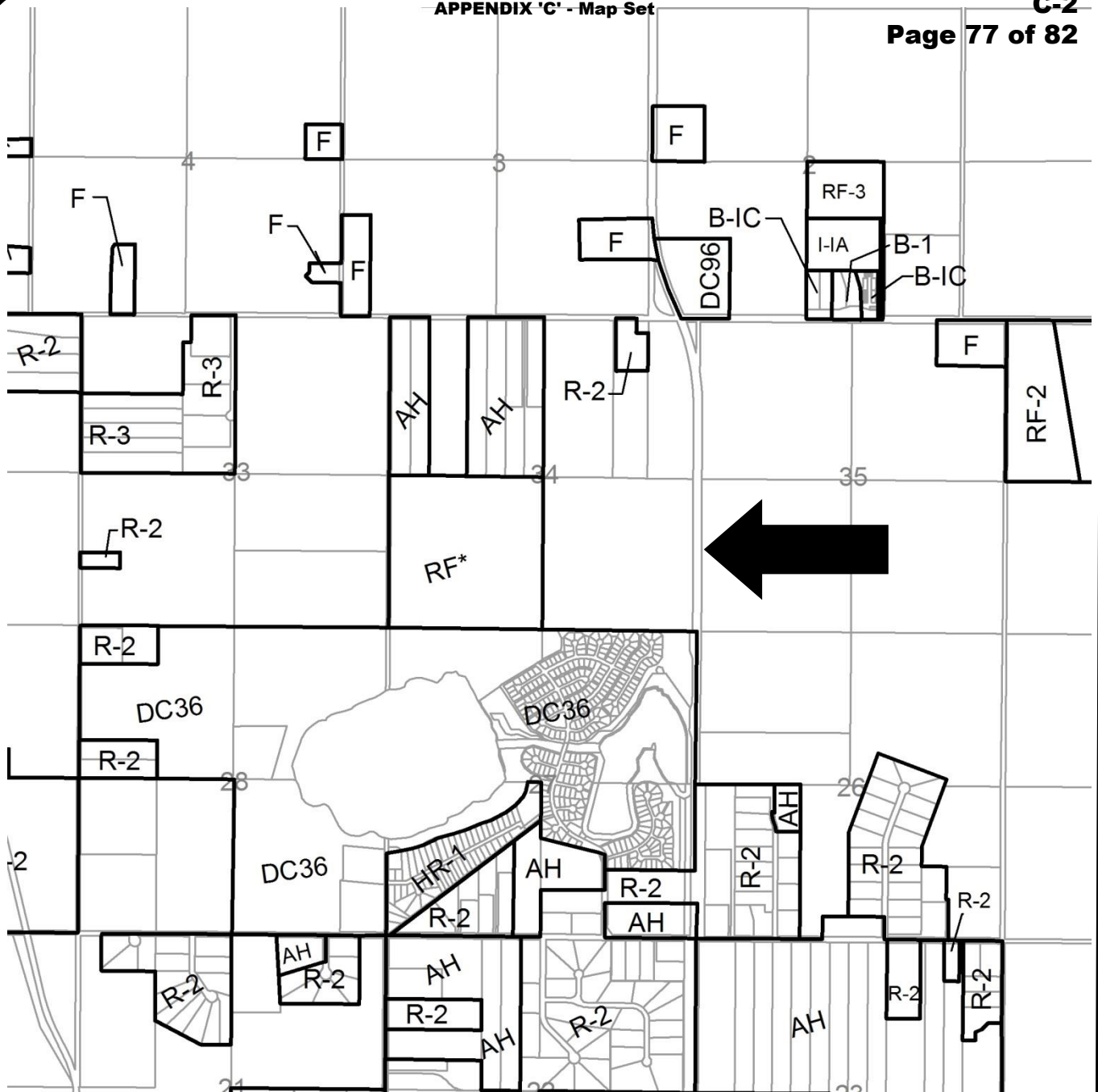
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LAND USE AND PHASING PLAN

SW/SE-34-26-04-W05M



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

LAND USE MAP

SW/SE-34-26-04-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



SW/SE-34-26-04-W05M



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

AIR PHOTO

Spring 2014

SW/SE-34-26-04-W05M

Date: Sept 27, 2016

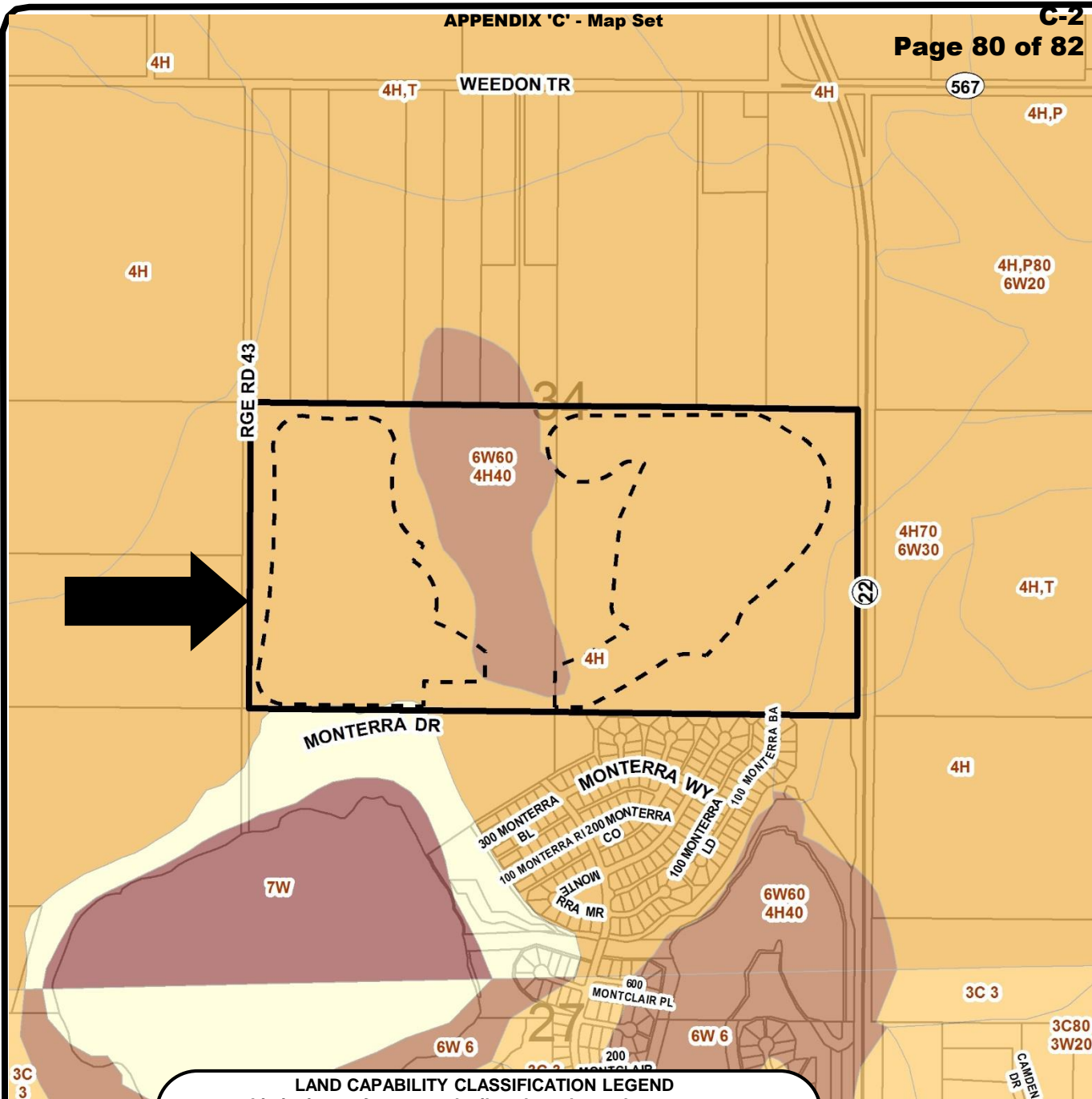
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SOIL MAP

SW/SE-34-26-04-W05M

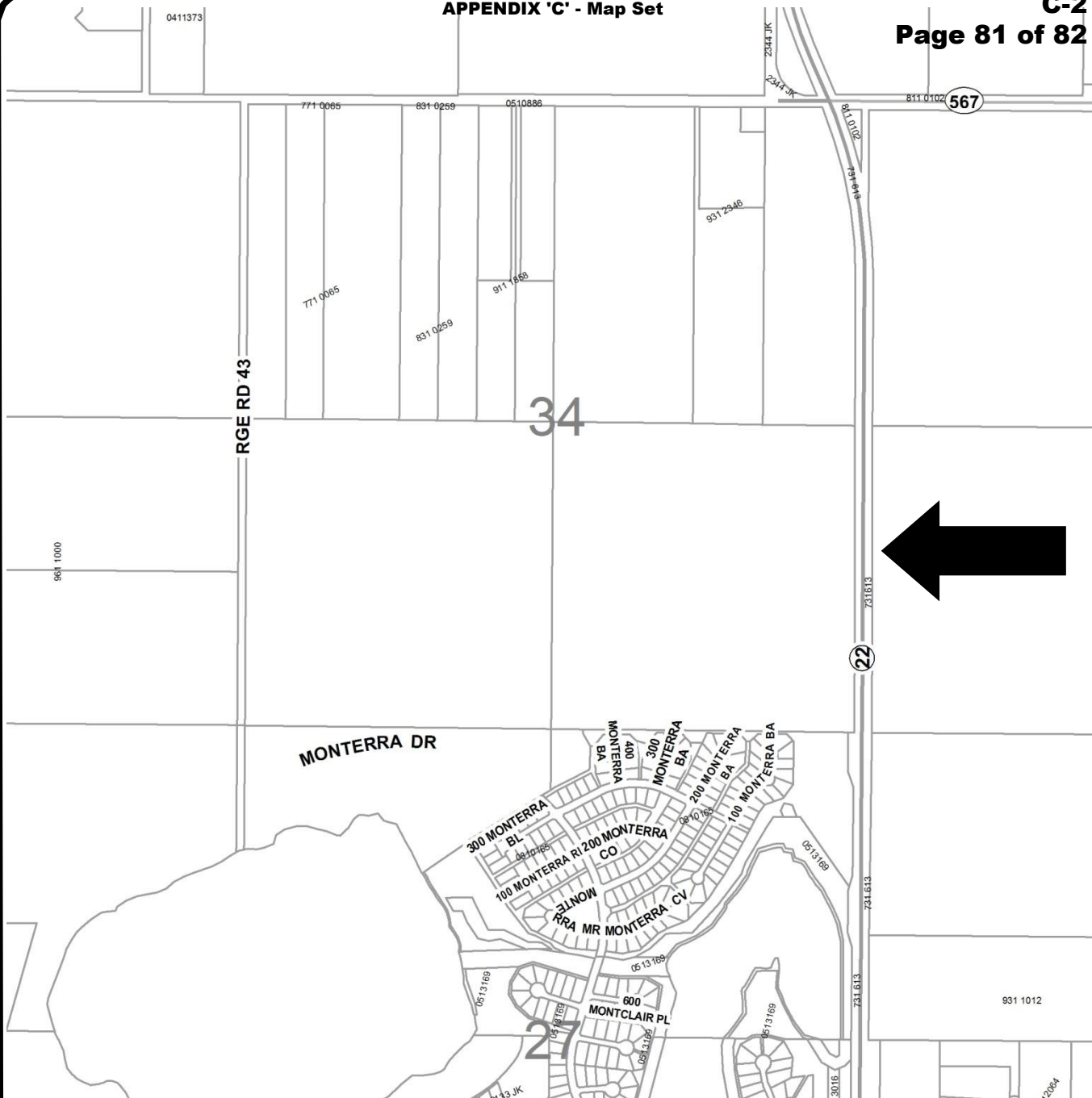
Date: Sept 27, 2016

Division # 9

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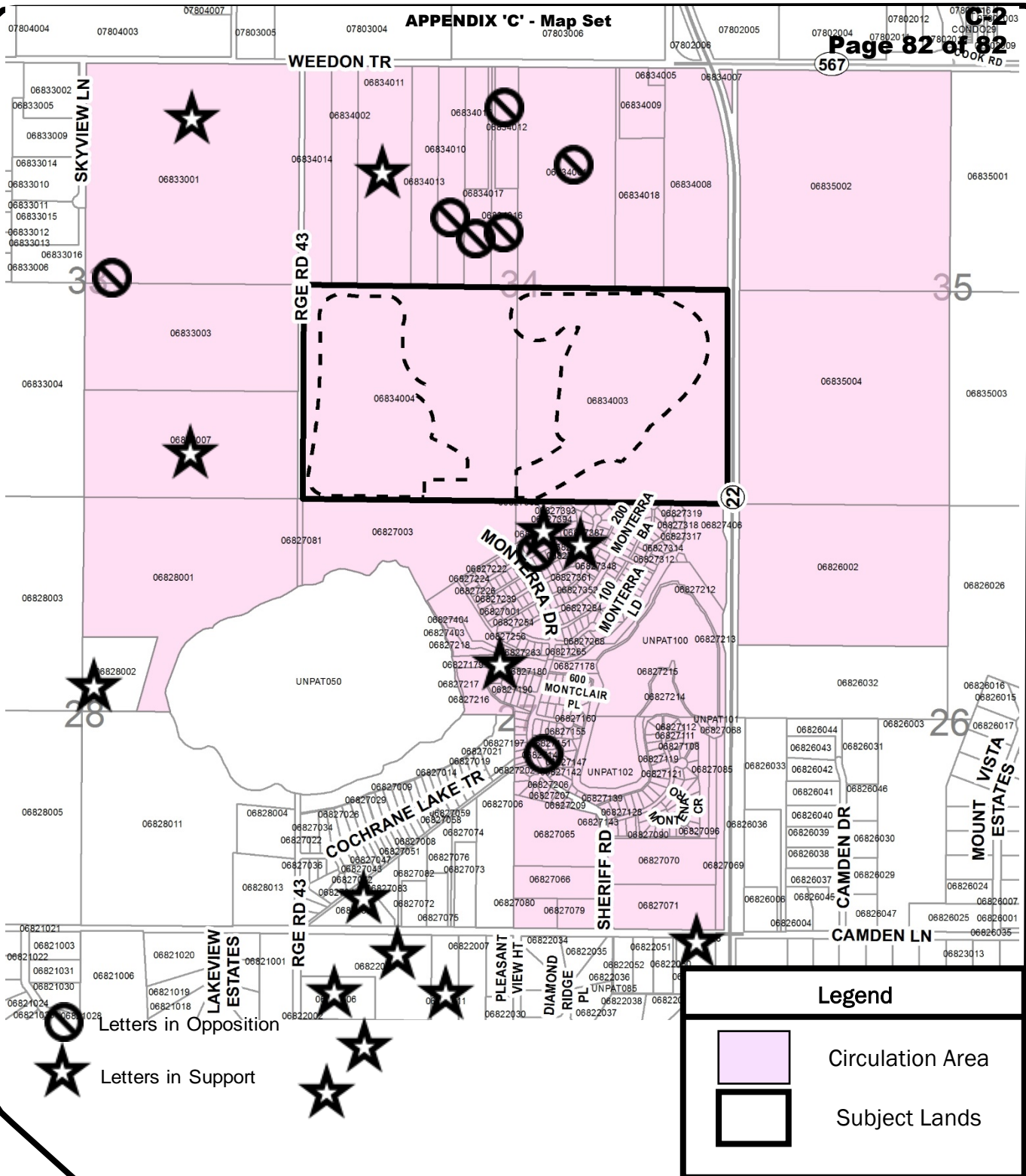
**Legend – Plan numbers**

- 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

SW/SE-34-26-04-W05M

Date: Sept 27, 2016Division # 9File: 06834003/04**AGENDA****Page 307 of 677**



LANDOWNER CIRCULATION AREA

SW/SE-34-26-04-W05M

Date: Sept 27, 2016

Division # 9

File: 06834003/04

AGENDA

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PLANNING SERVICES

TO: Council

DATE: February 27, 2018 **DIVISION:** 9

TIME: Morning Appointment

FILE: 06834003/4 **APPLICATION:** PL20160093

SUBJECT: Redesignation Item – Ranch and Farm District and Ranch and Farm* District to Direct Control District
 Note: This application should be considered in conjunction with PL20160091, Cochrane North Area Structure Plan Amendment, and PL20160092, Conceptual Scheme Application – Cochrane North Conceptual Scheme

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7720-2017 be given first reading.
- Motion #2 THAT Bylaw C-7720-2017 be given second reading.
- Motion #3 THAT Bylaw C-7720-2017 be considered for third reading.
- Motion #4 THAT Bylaw C-7720-2017 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District to provide for the development of a new country residential community on the subject lands (See Appendix 'B'). In accordance with the policies of the Cochrane North Area Structure Plan (ASP), a Conceptual Scheme (PL20160092, C-2) was submitted with this redesignation application to facilitate a comprehensive planning framework for redesignation, subdivision, and development to proceed.

This report provides a detailed policy analysis that evaluates compatibility of the proposal with the relevant statutory plans. Details of the proposed development, including technical components, are discussed in the conceptual scheme report (C-2).

The lands are located within the policy area of the Cochrane North ASP and the Town of Cochrane / MD of Rocky View Intermunicipal Development Plan (IDP); the application was evaluated in accordance with these plans, and Administration determined that:

- The proposal is consistent with Cluster Residential and Open Space Policies 6.2.1 through 6.2.39 of the Cochrane North ASP;
- The proposal is consistent with the Land Use Concept in Figure 6 of the Cochrane North ASP;
- The proposal is consistent with the requirements of a Concept Plan as per Policies 5.3.1 to 5.3.5 of the Cochrane North ASP;
- The proposal is consistent with the policies of the IDP; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and would provide and implement detailed design at the subdivision stage.

¹ Administration Resources

Jessica Anderson, Planning & Development Services
 Vince Diot, Engineering Services



Therefore, should Council adopt PL20160091 (C-1) and PL20160092 (C-2), Administration recommends approval of PL20160093 (C-3), in accordance with **Option #1**.

DATE APPLICATION DEEMED COMPLETE: October 18, 2017 (Received: August 31, 2016)

PROPOSAL:	To redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District to provide for the development of a new country residential community on the subject lands.
LEGAL DESCRIPTION:	S-1/2-34-26-04-W05M
GENERAL LOCATION:	Located 0.41 kilometre (1/4 mile) south of Weedon Trail and on the west side of Highway 22, 2.0 miles north of the town of Cochrane.
APPLICANT:	Urban Systems (Mike Coldwell)
OWNERS:	Krause Enterprises Inc.
EXISTING LAND USE DESIGNATION:	Ranch and Farm District and Ranch and Farm* District
PROPOSED LAND USE DESIGNATION:	Direct Control District
GROSS AREA:	± 128.47 hectare (± 317.46 acre)
SOILS (C.L.I. from A.R.C.):	6W 60 4H 40 – Cropping is not feasible due to excessive wetness/poor drainage, and temperature limiting factors. 4H – Severe limitations due to temperature limiting factors.

PUBLIC & AGENCY SUBMISSIONS:

This proposal was circulated to forty four (44) adjacent landowners, to which eight (8) letters in opposition and twenty (21) letters in support were received in response (see Appendix 'D'). The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

July 3, 2007 The Cochrane North Area Structure Plan (Bylaw C-6388-2006) was adopted.

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District to provide for the development of a new country residential community on the subject lands. In accordance with the policies of the Cochrane North ASP, a Conceptual Scheme (PL20160092, C-2) was submitted with this redesignation application to facilitate a comprehensive planning framework for redesignation, subdivision, and development to proceed.

The lands are currently undeveloped and consist of cultivated farm land, pasture land, and a number of wetlands. Of these wetlands, one large, permanent wetland, known as Dawson's Pond, is located in the central area of the plan. The land slopes from north to south and generally from east to west. The west quarter is accessed via a farm approach off Range Road 43, and the east quarter is accessed via a paved approach from Highway 22.

The subject lands are undulating, with slopes generally toward the central area of the lands where a large wetland and associated wetland complex flow south towards Cochrane Lake.



Lands in the vicinity are varied, with larger agricultural parcels to the west and east, smaller agricultural parcels to the north and the hamlet to the south.

Potable water is proposed to be supplied to the new lots by Horse Creek Water Services Ltd., and the Applicant has demonstrated that capacity is available for the lots. With respect to wastewater, the Applicant proposes to connect to the Horse Creek Sewer Services Ltd. and has demonstrated that capacity is available for the proposed lots. The development proposes to manage stormwater on-site through the use of a central stormpond, existing wetlands, LID measures, and irrigation. In addition, run-off would be directed to Cochrane Lake, and a dedicated stormwater outfall would be constructed to the Bow River to appropriately manage water levels. The proposed location for the stormwater outfall is upstream of the Town of Cochrane's water intake and would require continued collaboration as part of future detailed design.

POLICY ANALYSIS:

Town of Cochrane/MD of Rocky View No. 44 Intermunicipal Development Plan (Bylaw C-5369-2001)

The subject lands are not within the notification area identified in the IDP. However, because the associated area structure plan amendment application falls within the IDP area, the subject application was circulated in accordance with section 3.0 of the IDP.

Policy 2.13.2 1. states, "*Any proposed residential developments within the Plan Area shall address compatibility with existing and future surrounding land uses, environmental impacts, infrastructure requirements, and, where appropriate, urban overlay design principles.*" The proposed Direct Control land use district and associated Conceptual Scheme application sufficiently address each of the items identified in policy 2.13.2.

The application was presented at the Intermunicipal Committee Meeting on September 13, 2017. The Town provided comments on June 16, 2017, identifying concerns with stormwater and servicing. The technical concerns were addressed at three separate meetings between Town and County Administration, and a detailed response to each concern was provided to the Town on September 21, 2017. The Town's comments are detailed in Appendix 'A'.

Cochrane North Area Structure Plan Bylaw C-6388-2006

The subject lands are identified in Figure 6 as Cluster Residential and Open Space lands. This land use policy area provides for clustered small lot residential with protection of large open space areas. Implementation is envisioned through regional water and wastewater services, comprehensive conceptual schemes and connected linear open space systems.

Section 5.3 of the Cochrane North ASP requires a conceptual scheme be submitted for development within the Cluster Residential and Open Space policy area. The proposed conceptual scheme is detailed in the related application PL20160092 (agenda item C-2).

Section 6.2 states that, "*The purpose of the Cluster Residential and Open Space Policy Area is to allow for comprehensively planned clustered residential developments that are sensitively integrated with open space and the natural environment. Rural character will be promoted through the preservation of open space and sensitive natural resources, as well as by requiring well designed subdivisions and appropriate architectural controls...*"

Policies 6.2.1 through 6.2.39 provide general policies for cluster subdivisions, residential policies, and open space policies to be considered in the assessment of new redesignation applications. The land use redesignation proposal and associated conceptual scheme have been assessed in accordance with these policies, and are consistent in the type of development, implementation approach, and design outlined in Section 6.0 of the Cochrane North ASP. Amendments to the Cochrane North ASP



are required to implement the policy framework outlined in the proposed conceptual scheme and Direct Control District and these were assessed in related application PL20160091 (agenda item C-1).

Proposed Direct Control District

The Applicant proposes a Direct Control District to guide future development within the subject lands.

Section 2.1 of the proposed Direct Control District states that the purpose and intent is to provide an area for single detached and semi-detached dwellings that comprise a clustered prairie-style community, and that clustering of homes would create pockets of development that maintain the rural character of the landscape. The character would be complemented by the inclusion of a public path system that connects pockets of development to community and neighbourhood parks, as well as recreational and commercial amenities in Cell B.

The proposed district includes provisions for permitted and discretionary uses, minimum and maximum requirements, subdivision regulations, development regulations, and definitions. The provisions of the proposed district are generally consistent with the residential districts listed in the Land Use Bylaw. The primary differences between the proposed district and the standard residential districts are with respect to reduced minimum parcel size (0.10 acres) and maximum dwelling height (12.0 m (39.37 ft.)).

The proposed redesignation would provide the appropriate land use framework for the implementation of the Cochrane North Conceptual Scheme.

CONCLUSION:

The lands are located within the policy area of the Cochrane North Area Structure Plan (ASP) and the Town of Cochrane / MD of Rocky View Intermunicipal Development Plan (IDP), and the application was evaluated in accordance with these plans. Administration determined that the proposed Direct Control District is consistent with the relevant plans and that the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subdivision stage. Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7720-2017 be given first reading.
 Motion #2 THAT Bylaw C-7720-2017 be given second reading.
 Motion #3 THAT Bylaw C-7720-2017 be considered for third reading.
 Motion #4 THAT Bylaw C-7720-2017 be given third and final reading.
- Option #2: THAT application PL20160093 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

JA/rp



APPENDICES:

- APPENDIX 'A': Application Referrals
- APPENDIX 'B': Bylaw C-7720-2017 and Schedules A&B
- APPENDIX 'C': Map Set
- APPENDIX 'D': Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	<p data-bbox="618 447 1446 510"><u>July 31, 2017 Comments (County requested clarification on July 17, 2017 comments):</u></p> <p data-bbox="618 527 1425 558">An RVS school site is not required in the Cochrane North plan.</p> <p data-bbox="618 594 1451 657"><u>July 17, 2017 Comments (response to Applicant and information provided by the County):</u></p> <p data-bbox="618 674 1459 1073">There are 200 RVS students residing in Cochrane Lakes today, which attend schools in Cochrane. In time, RVS is expecting two schools will be essential in the entire proposed Hamlet of Cochrane Lakes. The reason RVS was considering a school site in the Cochrane North plan is due to the large area of land being proposed for development and a 10-12 acre school site could reasonably be dedicated as part of the 10% reserve owing, as there are 25.85 acres of reserve lands owing. RVS is not concerned about the population from Cochrane North Plan needing the second school, my concern is future development in the Cochrane Lakes Hamlet will 'come in' as small developments and a second school site will be very difficult to assemble.</p> <p data-bbox="618 1094 1456 1293">That being said, if Rocky View County is confident and willing to take on the responsibility of assembling the second school site in a timely matter, which is simply ensuring a site is ready for a building by the time RVS is ready to build the second school in Cochrane Lakes, then RVS is supportive of Cochrane North Conceptual Scheme going forward without a school site.</p> <p data-bbox="618 1314 1443 1476">Jessica, I would like this email to be a part of the package that goes forward to the councilors as well, as the need of for school sites is an issue for both Rocky View Schools and the municipalities (in this case the County) and both organizations need to be accountable to the families living in our jurisdictions.</p> <p data-bbox="618 1514 1292 1545"><u>February 3, 2017 Comments (Applicant responded):</u></p> <p data-bbox="618 1562 1365 1625">Thank you for meeting with me on January 17th to discuss development around Cochrane Lake.</p> <p data-bbox="618 1646 1451 1776">After reviewing the information you provided, it is clear that school site(s) in this area will be needed. I understand that there will be over 6000 people living in around Cochrane Lake in the future, though I understand the timing is not yet known.</p> <p data-bbox="618 1797 1459 1927">As the timing of development is unknown, RVS is concerned that assimilating appropriate amount of land for a school site will be difficult. It is recommended that a school site be provided in this plan for two reasons: 1) The plan is contains a large enough</p>



AGENCY	COMMENTS
	<p>area to adequately provide 10 acres of MSR land. 2) The plan will be adding another 420 units, which will be another 400-450 K-12 students.</p> <p>A school site of 10 acres is acceptable. Of that ten acres, 4 acres is actually used for the school building, parking lot, and playground. The other 6 acres will be for the active play space associated with a school and desired by most residents. Two soccer fields or a soccer field and a ball diamond are examples of the recreation space needed adjacent to a school building.</p> <p>If more information is required, please do not hesitate to contact me.</p>
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	<p><u>Comments provided November 18, 2016</u></p> <p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, as well as the traffic impact assessment prepared in support of the application. Alberta Transportation has reviewed these documents and provides the following comments:</p> <ol style="list-style-type: none"> 1. Alberta Transportation's long term plans for Highway 22 in this area include future twinning as well as construction of a roundabout at the Highway 567 intersection. To accommodate future twinning, approximately 70 metres of additional right of way will be required along the highway frontage of SE-34-26-4-WSM. It appears the additional right of way is protected in the proposed Conceptual Scheme, and should be confirmed at the time of subdivision. 2. The department has reviewed the proposed intersection concept at Highway 22 and the site access road (restricting eastbound left turns) and has concluded that this intersection concept is not appropriate for a high speed rural highway. Further, access to lands on the east side of Highway 22 would have to be relocated to the south directly opposite the new intersection, causing a similar sight distance issue. To meet the desired intersection spacing of 1.6 kilometres on Highway 22, profile adjustment will likely be required to accommodate



AGENCY	COMMENTS
<p>Alberta Sustainable Development (Public Lands)</p>	<p>a new intersection at the location proposed.</p> <ol style="list-style-type: none"> 3. The Traffic Impact Assessment recommends traffic signal installation to accommodate the 2026 post-development horizon. Pursuant to Alberta Transportation Design Bulletin #68, <i>Roundabouts shall be considered as the first option for intersection designs where, in the exclusive judgment of the department, a greater degree of traffic control than a two-way stop is required on a paved roadway e.g. a signalization or 4 Way stop control.</i> Alberta Transportation requires a roundabout to be assessed for this intersection. If technically feasible, a roundabout construction should also provide a solution for the sight distance issue noted previously. 4. The department prefers that the ultimate solution be implemented at Highway 22 & the site access (Township Road 265) for the initial phase of subdivision. Alternately, the Traffic Impact Assessment should be updated at each phase of subdivision to confirm the required initial construction at the new intersection with Highway 22 as well as additional impacts by each subsequent phase. <p><u>Response provided March 22, 2017</u></p> <p>This will acknowledge receipt of the above mentioned review document, updating the previously prepared study. Alberta Transportation accepts the recommendations presented in the document, and along with previous review comments, the following will outline the requirements to support the proposed Cochrane North Conceptual Scheme:</p> <ol style="list-style-type: none"> 1. Access to Highway 22 to be installed at the location proposed, with a modified Type IV intersection treatment (outlined in the Highway Geometric Design Guide) including additional 50 metres of storage for the northbound left turn, and a separate southbound right turn lane. 2. During construction of the intersection improvement, Highway 22 will be re-profiled to improve sight distance to the south to meet Alberta Transportation's published standards. Survey will be required to confirm adequate sight distance is provided at the intersection upon completion. 3. Delineation lighting is to be installed at the intersection, as per the standards and procedures outlined in Alberta Transportation's "Highway Lighting Guide". These items will be discussed further at the subdivision stage. In the meantime, if you have any questions or require additional information, please contact me. <p>No comment.</p>



AGENCY	COMMENTS
Alberta Culture and Community Spirit (Historical Resources)	<p>The applicant must apply for <i>Historical Resources Act</i> review to identify possible historic resource concerns prior to proceeding with land disturbance. The applicant must submit a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – www.opac.alberta.ca.</p> <p>For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development <i>Historical Resources Act</i> Compliance (copy attached).</p>
Energy Resources Conservation Board	No comment.
Alberta Health Services	<p>Thank you for inviting Alberta Health Services (AHS) to comment on these proposals to:</p> <ul style="list-style-type: none"> • amend the Cochrane North Area Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme. • adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the S-1/2-34-26-04-W05M. • redesignate the subject lands from Ranch and Farm District to Direct Control District in order to facilitate the creation of 425 single-detached and semi-detached homes on lots ranging from ± 0.040 hectares (± 0.10 acres) to ± 0.049 hectares (± 0.12 acres) in size, together with open space, utility services, and a commercial hub. <p>AHS has the following comments regarding the above noted proposals.</p>
	<p>Water</p> <p>It is our understanding that the drinking water for future development in the area will be provided by Horse Creek Water Services Inc. The developers and the water supplier must ensure that the water system will be capable of providing potable water for the additional developments within the planned area without disrupting services to current developments connected to the system.</p>
	<p>Waste Water</p> <p>It is our understanding that the waste water system for future development in the area will be connected to the system operated by Horse Creek Water Services Inc. The developers and the waste water system operator must ensure that the waste water system will be capable of handling and treating the waste water flow from the developments within the planned area in</p>

AGENCY	COMMENTS
	<p>addition to the flows from current developments connected to the system.</p> <p>Solid Waste</p> <p>Solid waste emanating from the future development of the area must be handled in a manner such that the land is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>Please provide AHS with information on solid waste services for future development of the area as the information becomes available.</p>
	Public Utility
ATCO Gas	No comment.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comment.
FortisAlberta	No comment.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
	Other External Agencies
EnCana Corporation	No comment.
Town of Cochrane	<p><u>Comments provided June 16, 2017:</u></p> <p>Thank you for the opportunity to provide comments on the proposed amendments to the Cochrane North Area Structure Plan, proposed Conceptual Scheme and redesignation applications for the south ½ of 34;26;4;W5M lands. The following correspondence is intended to respond to the circulation documents provided on May 23, 2017 and previous. Following a comprehensive review of the circulation documents, the Town of Cochrane has significant concerns with the proposed plan, in particular the servicing plans, and would like to express again that the Town does not support this growth without agreements</p>



AGENCY	COMMENTS
	<p>in place to respond to the increasing development pressures on the infrastructure in Cochrane and to provide amenities for the residents of this development. Consequently, in accordance with the provisions of the Town of Cochrane / MD of Rocky View #44 Intermunicipal Development Plan and the RanchoHouse Accord, the Town of Cochrane formally requests that the amendments to the Cochrane North Area Structure Plan and proposed Conceptual Scheme not proceed until the following concerns have been resolved to our mutual satisfaction. Outlined below, these are the Town of Cochrane's concerns with these amendments for the benefit of these applications.</p> <ul style="list-style-type: none"> • Firstly, and most importantly, the sanitary and stormwater servicing as proposed does not work. Previous correspondence outside of the formal circulation of this file indicated as such and despite this, the application continues to move forward. These lands are outside of the "acceptable service area" in the Master Servicing Agreement between the Town of Cochrane and the City of Calgary for the sanitary servicing proposed in the conceptual scheme. Adding these lands would trigger an appeal to the City of Calgary and in the past appeals have not been accepted. • Despite that there may be capacity in the sanitary pipeline from the Cochrane North area to the Town of Cochrane, there is limited capacity in the pipeline from the Town of Cochrane to the City of Calgary and continued growth pressures mean that this capacity is quickly decreasing. The pipeline from the Town of Cochrane to the City of Calgary is planned to be twinned but only factoring in growth from the Town of Cochrane. • The proposal suggests using road right of ways within the Town's boundaries for placement of stormwater infrastructure. The Town has several issues with this, including: <ul style="list-style-type: none"> ○ The ROW along Horse Creek Road is already constrained with deep and shallow utilities as well as the Alta link overhead power and permitting further infrastructure in this ROW would hinder our ability to grow. How would the proposed infrastructure conflict onto with Town infrastructure within the ROW? ○ Third party infrastructure presents future maintenance issues thus, any infrastructure placed in the right of ways would need to be oversized and allow for tie ins and agreements to ensure the work and cost of repairs would be shared. There is no mention of this consideration. • The Town of Cochrane is very concerned that a storm main and outfall would be contemplated in the same proximity to the existing raw water intakes for the following reasons:



AGENCY	COMMENTS
	<ul style="list-style-type: none"> ○ The discharge of storm water at this location is directly upstream of our Water Treatment Plant (WTP) and could have serious impacts on the water entering our WTP. We previously expressed concern related to the temporary pumping from Cochrane Lake by Alberta Environment (AE) when that work occurred, but we understood the discharge was an emergency and a one-off occurrence. ○ The ROW along Horse Creek Road is already constrained with deep and shallow utilities as well as the Alta link overhead power. Placement of a dedicated storm outfall within this ROW could further hinder the Town abilities to provide future servicing should the Town ever wish to expand its boundaries. The alignment becomes further complicated when it crosses the CP rail and enters our residential neighbourhood of West Pointe. • As Horse Creek is upstream from the water intakes as well as a portion of the watershed for Horse Creek is within the Town's boundaries, the Town has an interest to ensure the water body is not compromised. The Horse Creek Abbreviated Watershed Management Plan was recently presented to the Bow River Basin Council and is seeking provincial endorsement. The recommendations are based on 5 years of monitoring data. This data shows that the stream is an important spawning area for several species of fish and that it has unconsolidated banks which have a high erosion risk. Both findings support the recommendation that inputs into this system need to be carefully managed to maintain water quality and avoid increases in water quantity. • The Province of Alberta is currently working to finalized new regulations within The Modernized Municipal Government Act ('Bill 21') that will set new expectations for improved municipal and regional collaboration throughout the Province. The Town of Cochrane is committed to this new vision and to work collaboratively with our regional partners to plan, deliver and fund intermunicipal services for the benefit of all residents within the Calgary region. The Town also recognizes this new model is the best mechanism to ensure the efficient use of land occurs when accommodating future growth in the Calgary region. The proposed amendments to the Cochrane North Area Structure Plan and proposed Conceptual Scheme make no reference to the forthcoming amendments to the MGA, or any commitment to adhering to future provisions of the Growth Management Board. This oversight is quite troubling given the collective efforts of the Province and other municipalities throughout the Calgary region toward this new direction. It also brings into question Rocky View County's long term commitment to regional collaboration. As such, the Town of Cochrane



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	<p>respectfully requests Rocky View County not proceed with consideration of these amendments until the formal establishment of the Growth Management Board in order to ensure the regional impacts of the proposed development can be comprehensively evaluated with consideration of regional planning principals and goals.</p> <ul style="list-style-type: none"> Despite the absence of an established Growth Management Board, an adopted Regional Plan for the Calgary Region and a formalized Regional Evaluation Framework, similar to what is used in the Capital Region, it remains incumbent upon Rocky View County to consider the proposed amendments to the Cochrane North ASP and Conceptual Scheme from a regional perspective and evaluate the potential regional implications this development may have on others, rather than solely focus upon the County's objectives. Accordingly, the Town of Cochrane requests that Rocky View County undertake an analysis, mitigation and action strategy of the regional impacts of the proposed development for the Town of Cochrane. <p>In closing, thank you for the opportunity to review and comment on the proposed amendments to Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications.</p> <p>However, as outlined throughout this correspondence, the Town of Cochrane is not satisfied with the proposal or the detrimental impacts on the Town of Cochrane. As you know, the Province of Alberta is poised to enter a new era with the clear expectation for improved municipal and regional collaboration. As a result, unilateral development proposals in any jurisdiction will no longer be supported, and Bill 21 will require all municipalities to create a new approach for managing the interface between all regional partners in the Calgary region. Municipalities will be expected to collaboratively work together to plan, deliver and fund intermunicipal services, including intermunicipal and use planning. All of which is intended to ensure the long term economic benefit of our region, while also ensuring the efficient provision of places to live, work and play for all residents within the Calgary region.</p> <p>Therefore, The Town of Cochrane requests the following:</p> <ol style="list-style-type: none"> That in accordance with Section 3.3 Resolution of Intermunicipal Issues of the Town of Cochrane/MD of Rocky View Intermunicipal Development Plan, the proposed amendments to the Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications be referred to the Intermunicipal Committee for further discussion and review. That Rocky View County hold the formal consideration of the



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	<p>proposed amendments to the Cochrane North Area Structure Plan, the proposed Conceptual Scheme and redesignation applications by Council in abeyance until such time as the Growth Management Board is established in order to ensure that the regional impacts of the proposed plan are fully evaluated before it proceeds. We trust you understand that the Town of Cochrane is focused upon protecting the long term interests of our community, its residents and our shared regional partners.</p> <p><u>Comments provided October 11, 2017:</u></p> <p>Just to confirm and for clarity, the Town of Cochrane does not support allowing the storm servicing to run through the Town's boundary. We see this comment acknowledged in the latest response and would like to ensure this message is clearly being sent back to the Applicant.</p> <p>Further to our conversation, the Town will most certainly work with the Rocky View County and Applicant on the alternate routing of the storm water pipe and outfall regarding the placement of this infrastructure upstream of our water intakes. When more details are available, please forward the plans to the Town.</p>
<i>Rocky View County – Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	The Ag Boundary Design Guidelines, and the physical separation created by Highway 22, will play a role in buffering the non-agricultural land use from agricultural land uses. The guidelines will help mitigate areas of concerns including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Ranch Lands Recreation District Board	The Ranch Lands Recreation District Board have no concerns at this time and will comment at Subdivision stage.
<i>Internal Departments</i>	
Municipal Lands	<p>Upon review of the Cochrane North Conceptual Scheme, the Municipal Land office offers the following comments:</p> <ul style="list-style-type: none"> • Our office supports the development style of clustered open space; however, the interface between residential and Environmental Reserve lands will require mitigation strategies to prevent encroachment. Typically context appropriate fencing and/or monuments are utilized. <p>Regional pathway MR corridors:</p> <ul style="list-style-type: none"> • Our office recommends the minimum width of these linear

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Development Authority	No comment.
GeoGraphics	No comment.
Building Services	No comment.
Emergency Services	<p>MR's be no less than 10.0 metres wide to permit meandering of pathway, inclusion or avoidance of terrain features and adjacent plantings to enhance the user experience and to establish a prominent feature within the community. Section 6.3.6 indicates: <i>"Regional Pathways are the most generous width of 2.5 – 4 metres within a dedicated trail right-of-way. The Cochrane North site offers 3.3 km of regional trails. These corridors will be dedicated as Municipal Reserve lands. However, "Policy 6.5.2: The Municipal Reserve dedication includes the two neighbourhood parks and the regional trail with an easement. The trail has an easement on each side."</i></p> <p>Clarification on these seemingly conflicting statement is required. Typically, for regional pathway applications- an 8-10 metre wide linear MR is dedicated and a pathway of an appropriate width is constructed there within.</p> <ul style="list-style-type: none"> • Due to the scope and context of the proposed MR lands within this Conceptual Scheme, we recommend that the assigned Home Owners Association assume maintenance and operational responsibilities via a license arrangement with the County for all MR's and amenities there within. <p>Fire Services has no concerns with this application. Can the Developer have some language that the Water Distribution system will meet the County Servicing Standard, Fire Hydrant Bylaw, and will be registered with FUS meeting the requirements for Fire Flow? I think that is implied in the application, it would be good to have it spelled out.</p> <p>Previous Enforcement:</p> <ul style="list-style-type: none"> • None <p>Current Enforcement:</p> <ul style="list-style-type: none"> • None <p>Wet Land Impact Model and/or Current Wetland Map</p> <ul style="list-style-type: none"> • Maps indicate the presence of several significant wetland areas on both parcels <p>Recommendations</p> <ul style="list-style-type: none"> • A detailed Storm Water Management Plan as well as Alberta Environment consultation/approval may be required for any



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Infrastructure and Operations – Engineering Services	<p data-bbox="675 300 927 327">future development</p> <p data-bbox="618 373 724 401"><u>General</u></p> <ul style="list-style-type: none"> <li data-bbox="630 426 1446 520">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; <li data-bbox="630 527 1463 926">• Engineering Services has reviewed the Historical Resources Assessment prepared by Bison Historical Services Ltd and the Act Clearance Review completed by Turtle Island Culture Resources Management Inc. (dated November 25, 2016) The review of the assessment confirm that the Historical Resources Assessment was carried out in accordance with the general standards of the cultural resource management consulting community and the County Servicing Standard. The absence of references to paleontological concerns in the report and the HRA clearance response are result of the fact that no such concerns are associated with the proposed development: <ul style="list-style-type: none"> <li data-bbox="678 947 1463 1041">○ The applicant has also provided the Historical Resources Act approval dated April 14, 2016 from Alberta Culture and Tourism; <li data-bbox="678 1047 1463 1241">○ At future subdivision, the Owner shall enter into a Development Agreement(s) for off-site infrastructure and improvements to the satisfaction and requirements of the County, Alberta Transportation and Alberta Environment and Parks (AEP). The Owner will be required for the following in support of the proposed subdivision: <ul style="list-style-type: none"> <li data-bbox="727 1262 1341 1325">▪ Implementation of the approved TIA recommendations at the time of subdivision: <ul style="list-style-type: none"> <li data-bbox="776 1346 1422 1472">- Construction of a modified Type IV intersection including additional 50 meters of a northbound left turn lane and a separate southbound right turn lane along HWY 22 access; <li data-bbox="776 1478 1446 1640">- HWY 22 will also require re-profiling to improve the sight line distance south of the proposed intersectional improvements in accordance with the Alberta Transportations published standards; and <li data-bbox="776 1646 1349 1745">- Delineation lighting will be required at the intersection in accordance with Alberta Transportation's Highway Lighting Guide; <li data-bbox="776 1751 1446 1860">- Upgrade of Range Road 43 to a Collector standard in accordance with the Cochrane North ASP and Hamlet Plan Transportation Study <li data-bbox="727 1877 1325 1906">▪ Implementation of the approved Water and



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	<p>Wastewater Servicing Assessment:</p> <ul style="list-style-type: none"> - Upgrades to the existing Horse Creek Utility infrastructure as required by each phase of subdivision; ▪ Implementation of the Sub-Catchment Master Drainage Plan: <ul style="list-style-type: none"> - Cochrane Lake Outfall to the Bow River <p>○ At future subdivision, the Owner shall enter into a Development Agreement for on-site infrastructure and improvements to the satisfaction and requirements of the County, Alberta Transportation and AEP:</p> <ul style="list-style-type: none"> ▪ Construction of the internal road system as shown in the submitted tentative plan; ▪ Mailbox locations are to be located in consultation with Canada Post to the satisfaction of the County; ▪ Construction of a piped potable water distribution system (including registration of necessary easements) in accordance with the approved Servicing Strategy Assessment at the time of subdivision; ▪ Construction of a fire suppression and distribution system design to meet minimum fire flows as per the County Standards and Bylaws; ▪ Construction of a piped wastewater collection system, including upgrades to existing system and storage facilities (including registration of necessary easements) in accordance with the approved Servicing Strategy Assessment at the time of subdivision; ▪ Installation of landscaping and pathways; ▪ Installation of power, natural gas and telephone lines. <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • Engineering Services has reviewed the Groundwater Monitoring memo prepared by E2K Engineering Ltd dated December 9, 2016 and the Geotechnical Evaluation prepared by E2K Engineering Ltd dated July 19, 2016 and the Hydrological Assessment prepared by Waterline Resources Inc dated August 17, 2016. The Evaluations and Assessments assessed the feasibility of the proposed residential development in this area: <ul style="list-style-type: none"> ○ Shallow groundwater was encountered in a number of boreholes in the low-lying areas of the site. ○ The groundwater levels were used as part of the Conceptual Scheme Stormwater Management Plan and



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	<p>the Geotechnical Evaluation;</p> <ul style="list-style-type: none"> ○ The Geotechnical Investigation proposed recommendations regarding site preparation, site drainage, foundation recommendations, slab-on-grade, differential settlement potential and prevention, groundwater considerations, frost protection, concrete requirements, excavation and preliminary pavement recommendations based on 55 boreholes drilled across the proposed parcels; • The Hydrological Assessment prepared by Waterline Resources Inc dated August 17, 2016 and Groundwater Monitoring Memo prepared by E2K Engineering Ltd dated December 9, 2016 concluded that the water levels in Cochrane Lake are likely not going to increase due to development of the proposed site; • At future subdivision phases and/or Development Permit application stage, ES recommends that the developer shall engage the services of a qualified Geotechnical Engineering Consultant to provide a Site Specific Geotechnical update the Geotechnical Evaluation prepared by E2K Engineering Ltd dated July 19, 2016 to ensure that the recommendations of the evaluation are still accurate. The report shall evaluate the soil characteristics, existing groundwater conditions and development constraints of the proposed development including construction of the roads, stormwater pond, infrastructure or civil works for other public facilities including municipal reserve to the satisfaction of the County. <p><u>Transportation</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • A Transportation Impact Assessment (TIA) prepared by Watt Consulting Group dated May 8, 2017 was submitted in support of the proposed Conceptual Scheme. Alberta Transportation will require the following to be implemented as part of the subdivision stage: <ul style="list-style-type: none"> ○ Access to the proposed development is off of HWY 22. The access will require the construction of a modified Type IV intersection including additional 50 meters of a northbound left turn lane and a separate southbound right turn lane along HWY 22; ○ HWY 22 will also require re-profiling to improve the sight line distance south of the proposed intersectional improvements in accordance with the Alberta Transportations published standards; ○ Delineation lighting will be required at the intersection in accordance with Alberta Transportation's Highway Lighting Guide;



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	<ul style="list-style-type: none"> • Secondary access proposed to the site is proposed off of Range Road 43. Range Road 43 is currently a gravel road with approximately an 8m surface width. The intersection of Weedon Trail and Range Road 43 is a stop-controlled intersection. In accordance with the Cochrane North ASP and Hamlet Plan Transportation Study, Range Road 43 is to be a Collector standard with a 21m ROW with Curb and Gutter. At future subdivision stage, Range Road 43 will be required to be upgraded to the Collector Standard and addition 1 meter of ROW is to be acquired; • The internal road network will also include a future connection south to the Monterra Development as identified in the Cochrane North Area Structure Plan and the Hamlet Plan Transportation Study as part of the recommended road network in the long-term; • At future subdivision stage, the Owner will be required to enter into a Development Agreement for all on-site improvements including the internal Urban Residential Standard and Urban Residential Collector standard for the internal road way system, paved approaches to each parcel, cul-de-sacs and access roads; • At future subdivision stage, the Owner will be required to enter into a Development Agreement for all off-site transportation infrastructure in accordance with the Conceptual Scheme, an updated TIA, Cochrane North ASP and Hamlet Plan Transportation Study (iTrans, March 2010), Rocky View County and Alberta Transportation requirements including the upgrades to Range Road 43 and Highway 22. • At future subdivision stage, Engineering Services recommends that an update to the TIA is submitted at each phase of subdivision to insure that the assumptions and the recommendations in the TIA are valid to the satisfaction of Alberta Transportation and the County; • As a condition of future subdivision, the Owner will be required to provide payment of the Transportation Offsite Levy in accordance with the bylaw at the time of subdivision approval for the gross area of lands to be subdivided; • At future Subdivision and/or Development Permit stage an AT Waiver and a Roadside DP shall be required as this property is within 1600m of HWY 22. <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> • The proposal is for the development to be serviced by piped sanitary servicing from the Horse Creek Utility. Engineering Services has reviewed Wastewater Servicing Assessment prepared by CIMA+ (May 2017) in conjunction with the CIMA+ memo (July 12, 2017) of the Horse Creek Utility to ensure that sufficient capacity exists for the proposed



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	<p>development.</p> <ul style="list-style-type: none"> ○ At the Conceptual Scheme and Redesignation stage, the assessment confirms that based on the County's approved sanitary demand of 270L/C/d, the utility has sufficient capacity to supply the needs of this conceptual scheme; • The proposed development, through connection to the Horse Creek Utility infrastructure, sends wastewater to the Town of Cochrane which ultimately goes to the City of Calgary. The Town of Cochrane has acknowledged the ability of these lands to connect to existing utility infrastructure. • Confirmation from the Horse Creek Utility was provided to confirm that the applicant has completed all paperwork for sanitary/wastewater servicing and that the Utility is prepared to service the proposed Conceptual Scheme; • At future subdivision stage, the applicant is to provide a detailed update to the Wastewater Servicing Assessment in accordance with the County Servicing Standards. The update is to include, but may not be limited to: <ul style="list-style-type: none"> ○ The assessment confirms that upgrade to the Cochrane North lift station storage facilities is not required until Phase 3 or 4. The updated assessment is to confirm that the Cochrane North lift station has adequate storage for the first two phases; ○ Detailed contingency plans to prevent overflow of the lift station storage facility; ○ The updated document may be subject to a third party review at submission stage. • The Owner shall enter into a Development Agreement for the construction of the piped wastewater collection system including upgrades to lift station as per the approved Wastewater Servicing Assessment at the time of subdivision; • As a condition of future subdivision, the Owner will be required to provide payment of the Wastewater Off-site Levy in accordance with the bylaw at the time of subdivision approval; <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> • The proposal is for the development to be serviced by piped water from the Horse Creek Utility. Engineering Services has reviewed Potable Water Use Assessment prepared by CIMA+ (May 2017) in conjunction with the CIMA+ memo (July 12, 2017) of the Horse Creek Utility to ensure that sufficient capacity is available for the proposed



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	<p>development:</p> <ul style="list-style-type: none"> ○ At the Conceptual Scheme and Redesignation stage, the assessment confirms that based on the County's approved water demand of 300L/C/d, the utility has sufficient capacity to supply the needs of this conceptual scheme. • Confirmation from the Horse Creek Utility was provided to confirm that the applicant has completed all paperwork for water supply request and that the Utility is prepared to service the proposed Conceptual Scheme; • At future subdivision stage, the applicant is to provide a detailed update to the Potable Water Use Assessment in accordance with the County Servicing Standards. The update is to include, but may not be limited to: <ul style="list-style-type: none"> ○ A water leak was identified within the Horse Creek Data through previous analysis and is currently underway. Confirmation if the leak was fixed is to be provided and any updated to the detailed design work is to be completed in accordance with the updated Horse Creek Data Analysis Report; ○ Cochrane Lake Potable Water Demands is to use a water servicing rate of 300L/C/d. • At future subdivision stage, the Owner shall enter into a Development Agreement for the construction of an internal potable water distribution network completed with connection lines to the individual lot; • At future subdivision stage, the Owner shall enter into a Development for the construction of the fire protection system, including, but not limited to piped distribution system, hydrants and all other required infrastructure; • At future subdivision application stage applicant it to provide confirmation from Horse Creek Utility on company letterhead stating that: <ul style="list-style-type: none"> ○ The applicant has completed all paperwork for water supply request; ○ The applicant has paid all necessary fees of said application; ○ The utility has sufficient capacity at time of application to supply the needs of this conceptual scheme. • At future subdivision stage, as a condition of endorsement: <ul style="list-style-type: none"> ○ Water service provider to provide a letter on company letterhead stating that: <ul style="list-style-type: none"> ▪ The applicant has completed all paperwork for water supply allocation; ▪ The applicant has paid all necessary fees for the



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	<p>purchase of required capacity units for subdivision;</p> <ul style="list-style-type: none"> ▪ The utility has allocated and reserved the necessary capacity; ▪ The obligations of the applicant and/or utility to bring water lines to the subdivision (i.e. water utility to construct water line to limits of subdivision and applicant is to construct all internal water lines or, water utility will be responsible for all connections to individual lots, etc.). <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • The Cochrane North Sub-Catchment Plan (Sept 2017) proposes a dedicated stormwater outfall from Cochrane Lake to the Bow River. The proposed development would manage stormwater by combination of on-site treatment and discharge to Cochrane Lake. Cochrane Lake water levels would be controlled by the new proposed outfall. The existing emergency outfall capacity to Horse Creek was separate from the analysis required in support of the development. The Sub-Catchment Plan also indicates that additional volume and flow-through for Cochrane Lake will reduce stagnation and improve water quality; • At future subdivision stage, the applicant may be required to submit an updated Cochrane Lake Management Plan; • Engineering Services has reviewed the stormwater plan proposed for the Conceptual Scheme Cochrane North-Sub-Catchment Master Drainage Plan) prepared by Stormwater Solutions Inc. (Aug 2016). The MDP is to adhere to the approved Cochrane Lake Sub-Catchment Master Drainage Plan (Sept 2017): <ul style="list-style-type: none"> ○ In accordance with the BIA, the 4 wetlands are to be protected by ensuring that the pre-development flow rates and volumes to the wetlands are maintained; ○ Proposed stormwater pond is to be a wet pond with forebay and must achieve minimum water quality standards; ○ Post development drainage will occur from road and driveway (and some fronts of lots) through a piped system discharging into grassed swales to reduce pollutants and total volumes. Back of the lots will be directed overland as sheet flow to pre-development rates and volumes. Natural overland drainage in some areas will remain; ○ The pond volume will be maintained via discharge and irrigation. • At future subdivision stage, the Owner will be required to enter into a Development Agreement(s) for all storm water infrastructure required as a results of the development



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	<p>including storm water conveyance systems, storm water ponds, spray irrigation systems and all other infrastructure outlined in the storm water management report;</p> <ul style="list-style-type: none"> • At future subdivision stage, the applicant is to provide a Stormwater Management Plan for each phase of development in accordance with the Cochrane Lake Sub-Catchment Master Drainage Plan (Sept 2017) and the Cochrane North Master Drainage Plan (Aug 2016), all to the satisfaction of Rocky View County and AEP; • At future subdivision stage, the applicant will be required to enter into a Development Agreement for the implementation of the Cochrane Lake Sub-Catchment Master Drainage Plan including all the improvements as required in the Plan and the construction of the pipe to the Bow River. Registration for the construction and outfall will be required through AEP prior to entering into the Development Agreement; • At future subdivision stage, the Owner shall enter into a Cost Recovery Agreement for offsite stormwater infrastructure improvements providing benefit to other lands; • At future subdivision stage, the Owner will be required to register any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan to the satisfaction of the County and AEP; • As a condition of future subdivision, the Owner will be required to provide payment of the Stormwater Offsite Levy in accordance with the bylaw at the time of subdivision approval for the gross area of lands to be subdivided; • All AEP approvals are the sole responsibility of the applicant. <p><u>Environmental</u></p> <ul style="list-style-type: none"> • ES have no requirements at this time; • Engineering Services has reviewed the Biophysical Impact Assessment (BIA) and Wetland Assessment prepared by EnviroLead Canada (May 4, 2017). The proposed preliminary design and the Cochrane North Conceptual Scheme propose low environmental impacts on the landscaping of the subject parcels. At future subdivision and/or development permit stages, standard mitigation protocols including those of sediment and erosion control, vegetation monitoring, environmental monitoring, and construction monitoring will be required; • 7 Wetlands were identified as part of the assessment. 3 wetlands are proposed to be impacted as they are classified as temporary, ephemeral wetlands of low quality (farming activity impact). At future subdivision and/or development permit stage Water Act Approval application or wetland replacement and compensation will be required; • Based on the wetland assessment and the review of the

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	<p>preliminary concept scheme, the BIA concludes that the other 4 wetlands will have none or minimal direct impacts on the wetlands and are required to be protected. If during future development these wetlands are replaced or removed than the wetland compensation plans may need to be prepared under the Water act authority and wetland boundaries will need to be assessed;</p> <ul style="list-style-type: none"> • The BIA assesses the overall environmental effects and determined that the potential negative environment effect low as the proposal aims to maintain significant vegetation where possible and incorporate native plant species and maintain wetland health by ensuring poste development runoff mimics pre-development values; • At future subdivision stage, the applicant is to provide an update to the BIA for the site specific development: <ul style="list-style-type: none"> ○ The applicant will be required to comply with the recommendations of the Biophysical Impact Assessment; ○ Dedication of any relevant Environmental Reserve or Environmental Reserve Easements; <p>Compliance with any AEP requirements for wetland dedication or compensation.</p>
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	Services will need to be detailed in support of proposal.
Infrastructure and Operations - Operations	<p>This proposal will consume all excess capacity of wastewater servicing agreement between the Town of Cochrane and the County. If this CS is approved, there will be no ability to service other areas including the existing Hamlet area as the excess capacity will have to be reserved for this CS. Alberta Environment approvals to extend the water and wastewater systems will be required. As well as approval for stormwater system (policy).</p>
Infrastructure and Operations – Solid Waste	No concerns.

Circulation Period: September 29, 2016 to October 21, 2016



BYLAW C-7720-2017

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-7720-2017.

PART 2 – DEFINITIONS

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

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No. 68 and 68-NE of Bylaw C-4841-97 be amended by redesignating the S-1/2-34-26-04-W05M from Ranch and Farm District and Ranch and Farm* District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** S-1/2-34-26-04-W05M is divided into development cells A & B as shown in Schedule 'B' attached to and forming part of this Bylaw.
- THAT** S-1/2-34-26-04-W05M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** The regulations of the Direct Control District comprise:
- 1.0 General Regulations
 - 2.0 Development Cell A – Residential Cell
 - 3.0 Development Cell B – Community Facilities Cell
 - 4.0 General Development Regulations
 - 5.0 Definitions
 - 6.0 Implementation
- 1.0 General Regulations**
- 1.1 For the purposes of this Bylaw, the Lands shall be divided into Cell A and Cell B, the boundaries of which are generally indicated in Schedule "B" attached to and forming part of this bylaw. The size, shape, and location of Cell A and Cell B are approximate and will be more precisely determined at the subdivision and development stages in accordance with the regulations of this Bylaw and with regard to Figure 4 of the Cochrane North Conceptual Scheme.
 - 1.2 The following uses are permitted in all Development Cells:
 - 1.2.1 Roads necessary for access and internal vehicular circulation (including road rights-of-way, bridges and areas for intersection improvements);
 - 1.2.2 Deep and shallow utility distribution and collection systems and facilities such as sewage, stormwater, stormwater irrigation, potable water or solid waste disposal system or telecommunication, electrical power, water, or gas distribution systems and water treatment facilities;



- 1.2.3 Stormwater systems and facilities;
- 1.2.4 Raw water supply, storage (i.e. reservoir) and distribution facilities;
- 1.2.5 Earthworks necessary for the preparation of land for site construction;
- 1.2.6 Parking and loading;
- 1.2.7 Planting and seeding;
- 1.2.8 Pedestrian pathways;
- 1.2.9 Temporary sales and information centre and signage;
- 1.2.10 Community entrance feature/sign; and
- 1.2.11 Fences.
- 1.3 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the land that is the subject of this Bylaw.
- 1.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5 The Development Authority may decide on an application for a Development Permit even though the proposed development does not comply with this bylaw or is a nonconforming building if, in the opinion of the Development Authority, the proposed development will not unduly interfere with the amenities of the neighbourhood, interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed use conforms with the uses outlined within this Bylaw.
- 1.6 A Dwelling, Single-Detached, Dwelling, Semi-Detached, Home-Based Business, Type I, Utilities, and Accessory Buildings are deemed approved without requirement for a Development Permit when all other criteria of this Bylaw are met. All other listed uses shall require a Development Permit unless permitted through execution of a Development Agreement.
- 1.7 Any accessory building over 10 square metres shall be of the same architectural design and have the same exterior finishing materials and appearance as the principal building.
- 1.8 A building *may* be occupied by a combination of one or more uses listed in the Cell where the land is located and each use *shall* be considered as a separate use, and each use *shall* obtain a Development Permit. A Development Permit *may* include a number of uses and/or units within a building.
- 1.9 All signage shall be of a character in keeping with the Cochrane North Architectural Guidelines.
- 1.10 Buildings and structures will be designed in accordance with the Cochrane North Architectural Guidelines as approved by the Municipality.
- 1.11 A temporary sales and information centre and show homes may be considered by the Development Authority as uses on the subject lands in Development Cells A and B.
- 1.12 Show homes in Cell A may be considered by the Development Authority prior to the endorsement of a plan of subdivision provided that:
 - a) conditional approval for subdivision has been granted by Council for that cell;



- b) no occupancy of said homes shall occur until full services (power, gas, sewer, water, telephone, etc.) are available to and immediately usable by residents of said dwellings, and the plan of subdivision has been registered;
 - c) the hours that any show homes may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.; and
 - d) prior to show home construction, an endorsed and secured Development Agreement is required.
- 1.13 Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.

2.0 Development Cell A – Residential Cell

2.1 Purpose and Intent

The purpose and intent of Cell A is to provide an area for single detached and semi-detached dwellings that comprise a clustered prairie-style community. While lower density overall, clustering of homes will create pockets of development that maintain the rural character of the landscape. The character of this cell will be complemented by the inclusion of a public path system that connects pockets of development to community and neighbourhood parks in the cell, as well as recreational and commercial amenities in Cell B. Emphasis will be placed on providing residents with well-designed and integrated access to outdoor recreation opportunities and community facilities, while encouraging and maintaining a prairie village character.

2.2 Uses

Accessory buildings

Commercial communications facilities, Type A

Dwelling, semi-detached

Dwelling, single detached

Home-Based Business, Type I

Home-Based Business, Type II

Private Swimming Pools

Public or Quasi-Public Building

Public parks

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 Development Regulations

2.3.1 Minimum *Parcel* Size:

- (a) 501.68 square metres (0.12 acres) for *dwelling, single detached*.
- (b) 390.19 square metres (0.10 acres) for *dwelling, semi-detached*.
- (c) Parcels intended as public utility lots or *public buildings* will have no minimum size.



2.3.2 Minimum Yard, Front for *Buildings*:

- (a) 7.00 m (22.97 ft.) from property line to front drive garage.
- (b) 5.00 m (16.40 ft.) from property line to side drive garage.

2.3.3 Minimum Yard, Side for *Buildings*:

- (a) 1.52 m (5.00 ft.) from property line to the garage side.
- (b) 2.13 m (7.00 ft.) from the property line to the side opposite the garage
- (c) Zero setback where a fire separation is built on a property line which separates units within a semi-detached building.
- (d) Except where adjacent to the street on corner lots where shall be 3.05 m (10.00 ft.).

2.3.4 Minimum Yard, Rear for *Buildings*:

- (a) 7.00 m (22.97 ft.) from property line to rear of building.
- (b) 6.00 m (19.58 ft.) from property line to rear deck.

2.3.5 Maximum Height of *Buildings*:

- (a) Principle building: 12.00 m (39.37 ft.).
- (b) Accessory building: 4.00 m (13.12 ft.).

2.3.6 Maximum total building area for all accessory buildings – 120.00 sq. m (1,291.67 sq. ft.).

2.3.7 Maximum number of accessory buildings shall be two (2).

2.3.8 Maximum site coverage for all buildings shall be 40%.

3.0 Development Cell B – Community Facilities Cell

3.1 Purpose and Intent

The purpose and intent of Cell B is to provide an area for community parks, naturalized open spaces, commercial amenities, and community recreation and gathering facilities that are compatible with the uses outlined for Cell A. These uses will encourage both passive and active recreation, facilitate social interaction and community gathering, provide daily conveniences, and be designed to maintain the rural character of the natural landscape.

3.2 Uses

Accessory buildings

Arts and cultural centre

Athletic and recreation facilities

Child care facility

Commercial communications facilities, Type A

Commercial recreational facilities

Community barn

Community gardens



ROCKY VIEW COUNTY
Cultivating Communities

Community outdoor storage, recreational vehicle

Drinking establishment

Farmers market

General store

Health care services

Outdoor café

Outdoor participant recreation services

Patio, accessory to the principal business use

Personal service business

Private clubs and organizations

Public buildings

Public parks

Restaurant

Shared community spaces

Signs

Tourism uses/facilities, recreational

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

3.3 Development Regulations

3.3.1 Minimum Yard, Front for *Buildings*:

- (a) 6.00 m (19.58 ft.) from any road, *internal subdivision*.
- (b) 15.00 m (49.21 ft.) from and road, *County*.

3.3.2 Minimum Yard, Side for *Buildings*:

- (a) Minimum of 6.00 m (19.58 ft.).

3.3.3 Minimum Yard, Rear for *Buildings*:

- (a) Minimum of 6.00 m (19.58 ft.).

3.3.4 Maximum Height of Buildings:

- (a) 14.00 metres (45.93 ft.).

3.3.5 Uses in Cell B shall be considered in general accordance with Figure 4 of the Cochrane North Conceptual Scheme.

4.0 General Development Regulations

4.1. The following items are required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit:

- 4.1.1 A Construction Management Plan, prepared by a qualified professional, to the satisfaction of the County, which details amongst other items, procedures for



monitoring and maintaining erosion and sediment controls, dust, weeds, noise control measures, and details of stormwater management best practices to be implemented during construction.

- 4.1.2 An Open Space Management Plan, prepared by a qualified professional, to the satisfaction of the County. This should include information regarding:
 - a) Environmental or open space standards (principles on which to base decisions regarding lands/stewardship);
 - b) Ownership of various different open spaces;
 - c) Maintenance of open spaces;
 - d) Access provided to the open space; and
 - e) Management strategies and practices for various types of open space (strategies for fertilization, haying, noxious weed management, pest management, re-seeding, pond maintenance, habitat maintenance).
- 4.1.3 A Stormwater Management Plan, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
- 4.1.4 A Transportation Impact Analysis, prepared by a qualified professional, to the satisfaction of the County.
- 4.1.5 A Biophysical Impact Analysis, prepared by a qualified professional, to the satisfaction of the County.
- 4.1.6 Confirmation of an approved/cleared Historical Statement of Justification, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
- 4.1.7 A Geotechnical Evaluation, prepared by a qualified professional, to the satisfaction of the County.
- 4.1.8 A Utility Servicing Plan consistent with the Cochrane North Conceptual Scheme to the satisfaction of the County.
- 4.1.9 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.
- 4.1.10 A Parking and Loading Plan for all commercial/retail uses, which details the configuration of all parking lots, including the location of all parking stalls, access points, the loading area, and manoeuvring of vehicles. The plan will outline how all the parking lots will be linked, and provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 30 – Parking and Loading and Schedule 5 – Parking, Schedule 6 – Loading, of the Land Use Bylaw (C-4841-97), to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
- 4.1.11 Calculations that address the amount of Municipal Reserve owning and a proposal for provision of those reserves (i.e. cash in lieu or land dedication).
- 4.1.12 Architectural Controls that addresses building form and finishes and the relationship of the buildings to each other and the adjacent streets, parking lots, and open spaces.



- 4.1.13 An Emergency Response Plan, prepared by a qualified professional in a form and substance satisfactory to the Municipality.
- 4.1.14 All necessary easements and rights-of-way related to the sanitary sewer, water and stormwater systems, and the supply and distribution of power, gas, telephone, and cable television, confirmed in form and substance.
- 4.1.15 A Landscaping Plan that details plantings and other related improvements proposed within the development, prepared by a qualified Landscaping Professional, to the satisfaction of the County.
- 4.1.16 An Outdoor Lighting Plan that addresses the Municipality's Dark Sky Policy as well as the International Dark Sky Association Guidelines.
- 4.1.17 All necessary licenses, permits, and approvals have been obtained from Alberta Environment and Parks with respect to:
 - a) a potable water supply and distribution system to service the subject lands, or portions thereof;
 - b) a wastewater collection system to service the subject lands, or portions thereof; and,
 - c) the stormwater system required to service the development or portions thereof.

4.2 Stripping & Grading

Notwithstanding provisions stated elsewhere in this Bylaw, the Municipality may issue a Development Permit for stripping and grading, which does not include installation of underground services, gravel or paving, prior to subdivision endorsement or issuance of a Development Agreement, provided the following is submitted to and approved by the Municipality:

- a) A Grading Plan prepared in accordance with Rocky View County Servicing Standards.
- b) A Construction Management Plan, satisfactory to the County, which details among other items, erosion, dust, weed and noise control measures, and stormwater management during construction.

5.0 Definitions

- 5.1 "Community barn" – means a facility intended to provide indoor and outdoor spaces that can be flexible in occupation for a variety of community and commercial uses, programs, and activities. These uses may share the facility spaces and parking facilities at varying times during a day or week. The facility may contain permanent commercial and/or food service uses in the same building.
- 5.2 "Community Garden" – means the cultivation and harvesting of plant products where the primary purpose is supportive of individual households, community, educational, recreational, rehabilitative or social programming. Accessory uses may include outdoor storage, composting, and buildings for the operation of the Site and the extension of the growing season. This does not include: Agriculture, General; Agriculture, Intensive; Agricultural Processing (neither Major nor Minor); Agricultural Support Services; Livestock Facility; Livestock Operations; Keeping of Livestock; or a Farmstead.



ROCKY VIEW COUNTY
Cultivating Communities

- 5.3 “Community Outdoor Storage, Recreational Vehicle” – means an area of land that is screened by landscaping, fencing, and/or berming that is set aside or otherwise defined for the outdoor storage of vehicle, recreation and vehicle, motor sport. Use of this facility is strictly limited to members of the community association.
- 5.3 “Construction Management Plan” - means a program that details site management of all construction activity that may include, but is not limited to, the management of construction debris and dust, stormwater, site erosion, sedimentation control, noise control, and traffic control.
- 5.4 “Qualified Landscaping Professional” - means a professional landscape architect licensed to practise within the Province of Alberta who is a member in good standing with the Alberta Association of Landscape Architects (AALA).

6.0 Implementation

- 6.1 This Bylaw comes into effect upon the date of its third reading.

PART 4 – TRANSITIONAL

Bylaw C-7720-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 9

File: 06834003/4 /PL20160093

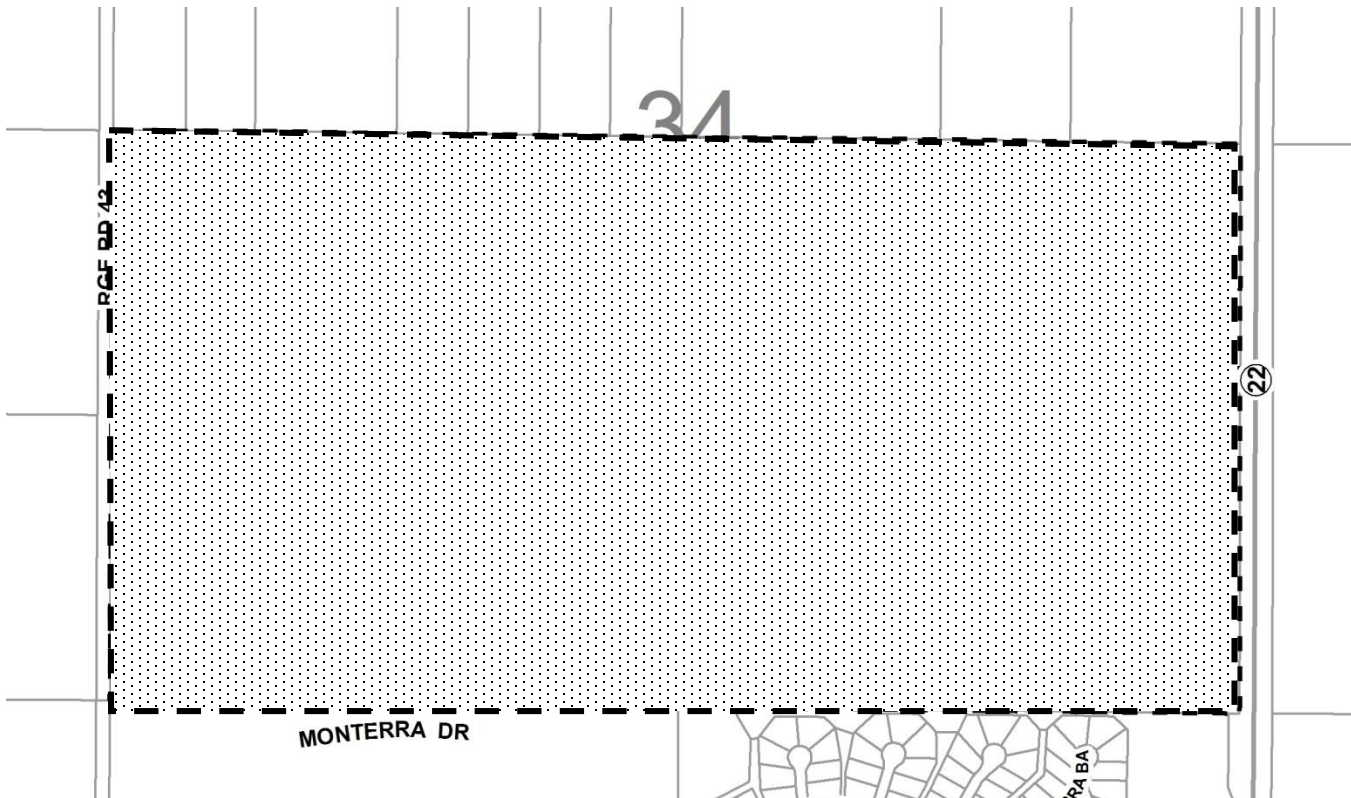
<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
READ A FIRST TIME IN COUNCIL this	day of	, 2018
READ A SECOND TIME IN COUNCIL this	day of	, 2018
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 2018</i>
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7720-2017



AMENDMENT

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



Subject Land _____

LEGAL DESCRIPTION: S-1/2-34-26-04-W05M

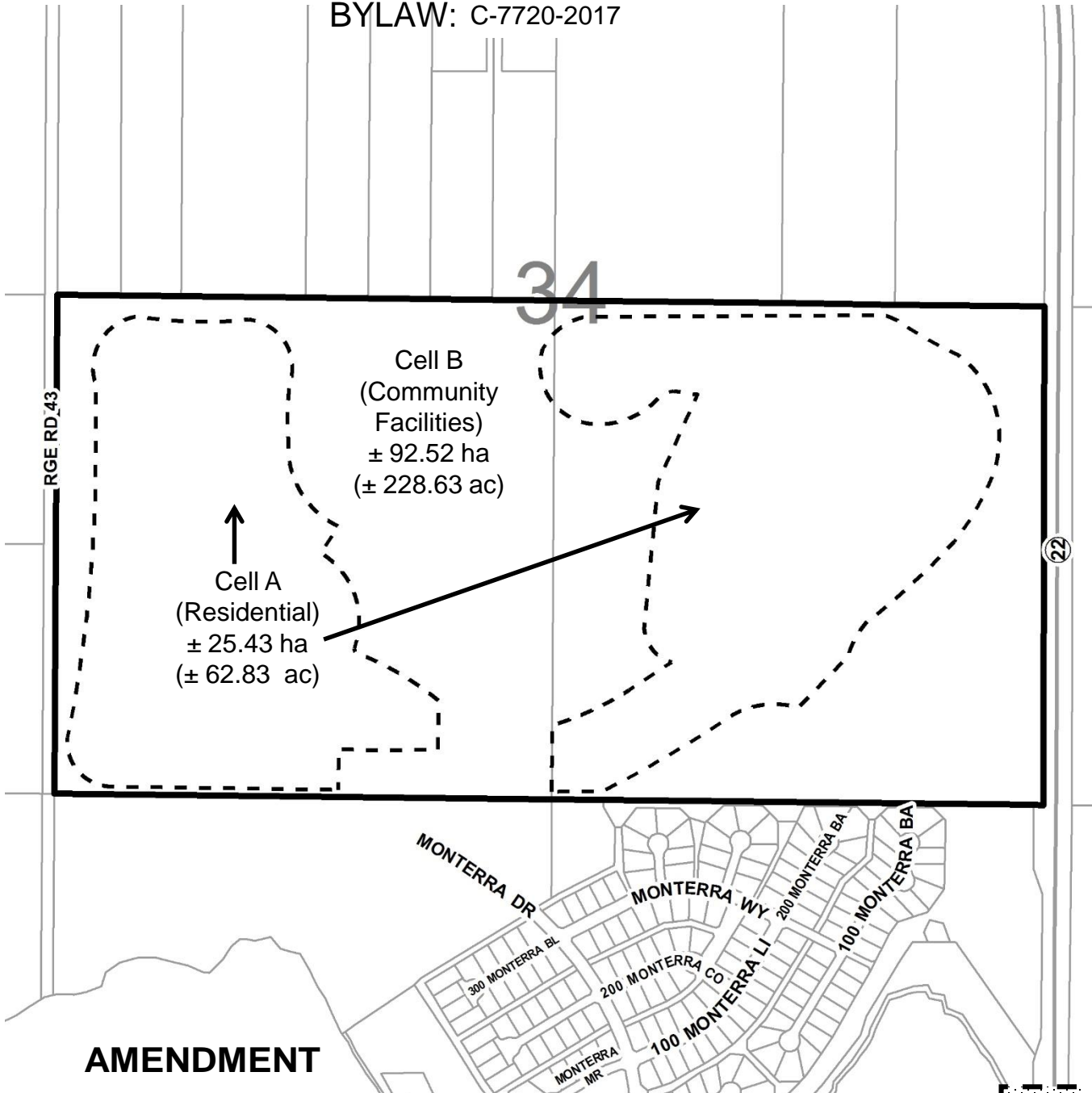


ROCKY VIEW COUNTY
Cultivating Communities

FILE: 06834003-4

DIVISION: 9

BYLAW: C-7720-2017



AMENDMENT

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

Subject Land _____

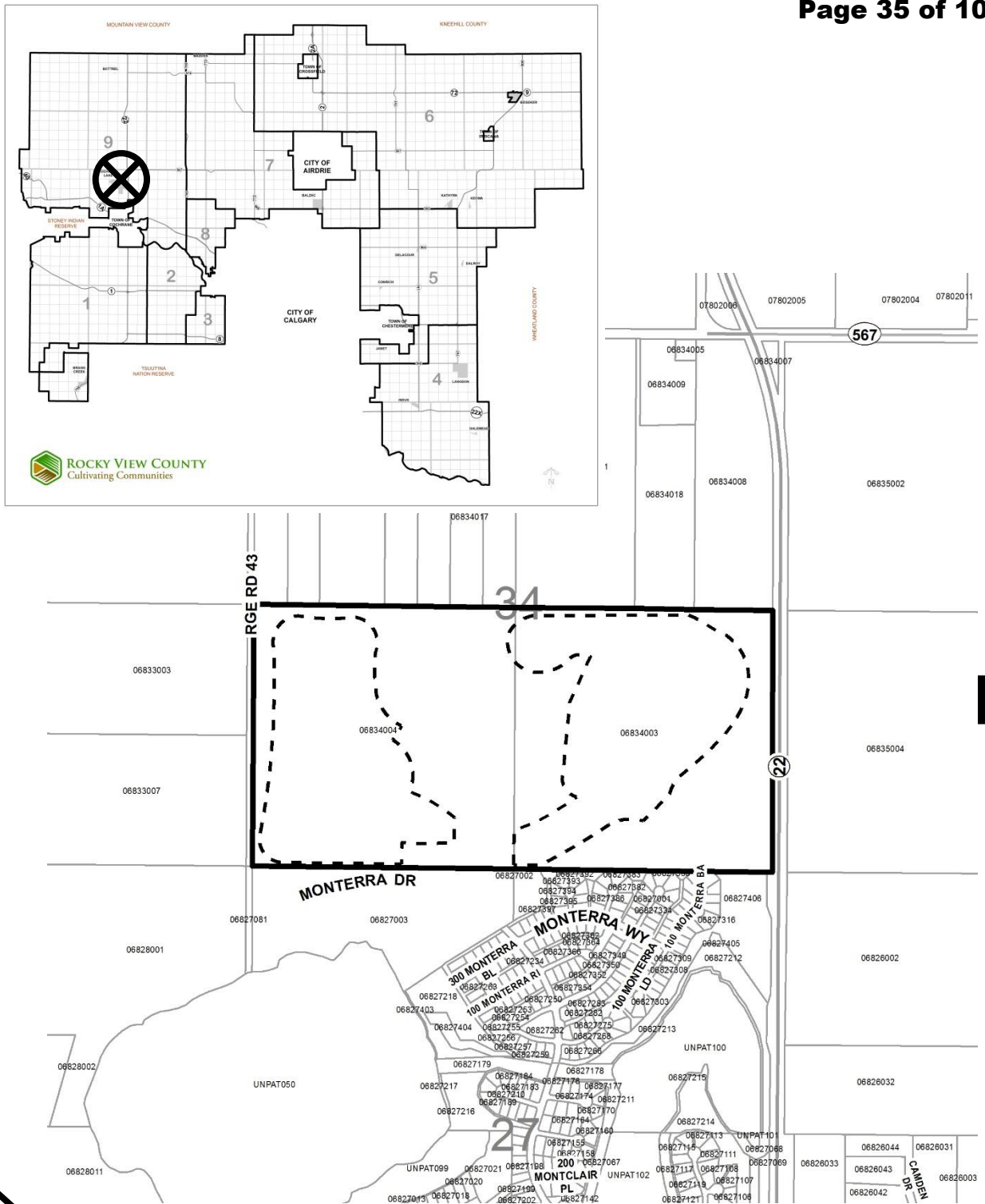
LEGAL DESCRIPTION: S-1/2-34-26-04-W05M



ROCKY VIEW COUNTY
Cultivating Communities

FILE: 06834003-4

DIVISION: 9



LOCATION PLAN

SW/SE-34-26-04-W05M

Date: Sept 27, 2016

Division # 9

File: 06834003/04

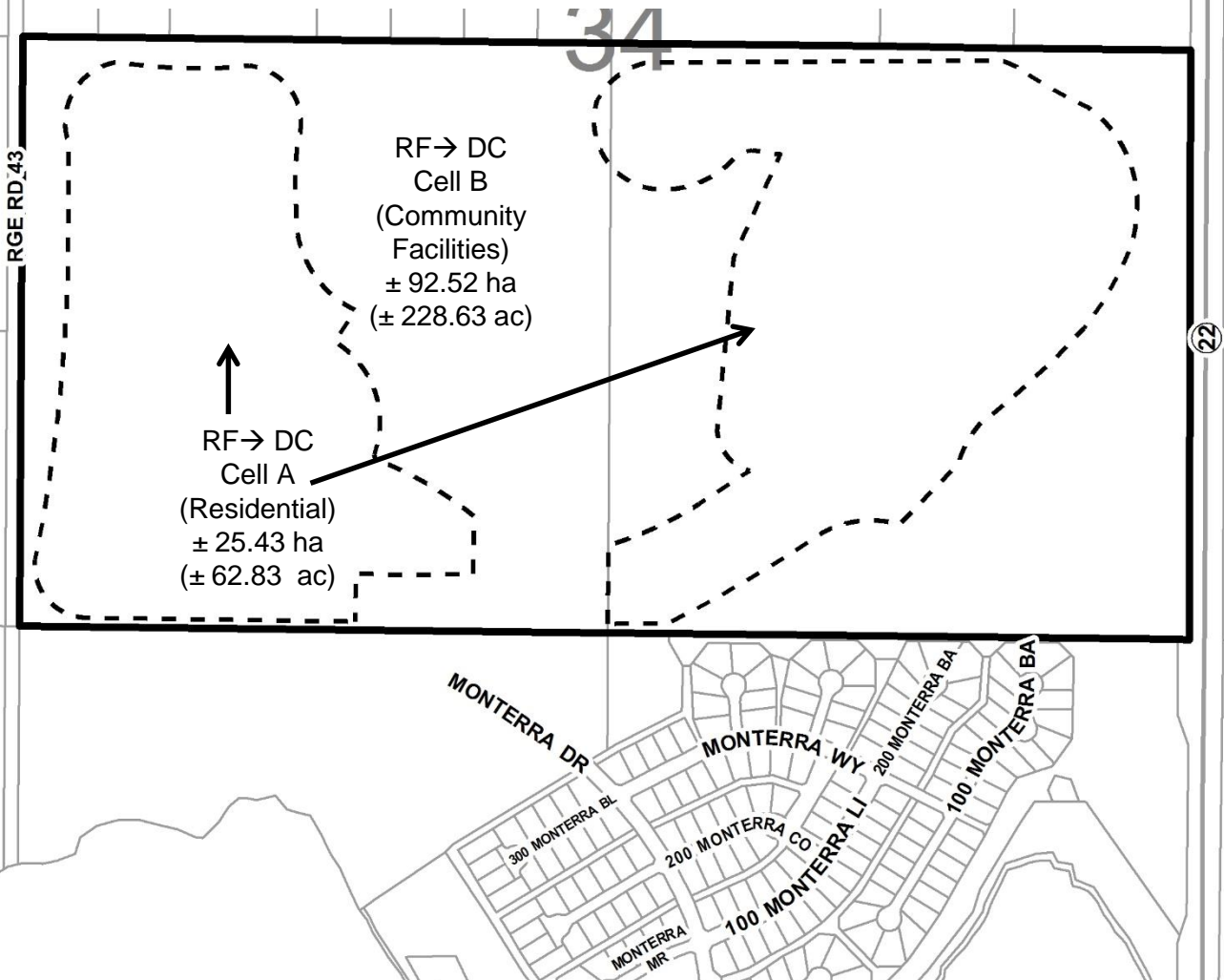
AGENDA

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Area Structure Plan Amendment Proposal: To amend the Cochrane North Area Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme. **Page 36 of 105**

New Conceptual Scheme Proposal: To adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the S-1/2-34-26-04-W05M.

Redesignation Proposal: To redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District in order to facilitate the creation of 425 single-detached and semi-detached homes on lots ranging from ± 0.040 hectares (± 0.10 acres) to ± 0.049 hectares (± 0.12 acres) in size, together with open space, utility services, and a commercial hub.



DEVELOPMENT PROPOSAL

SW/SE-34-26-04-W05M

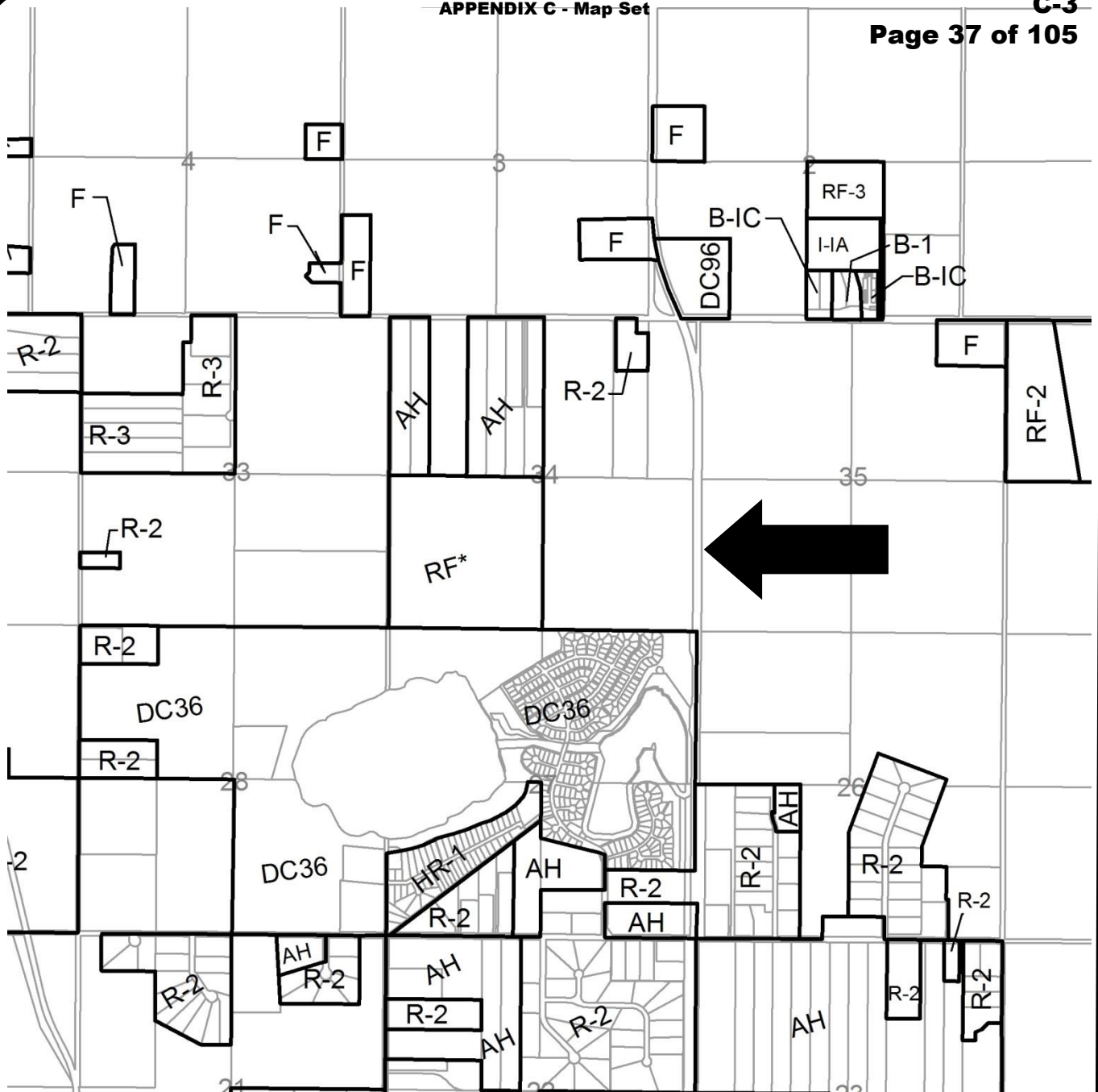
Date: Sept 27, 2016

Division # 9

File: 06834003/04

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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

SW/SE-34-26-04-W05M

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

AIR PHOTO

Spring 2014

SW/SE-34-26-04-W05M

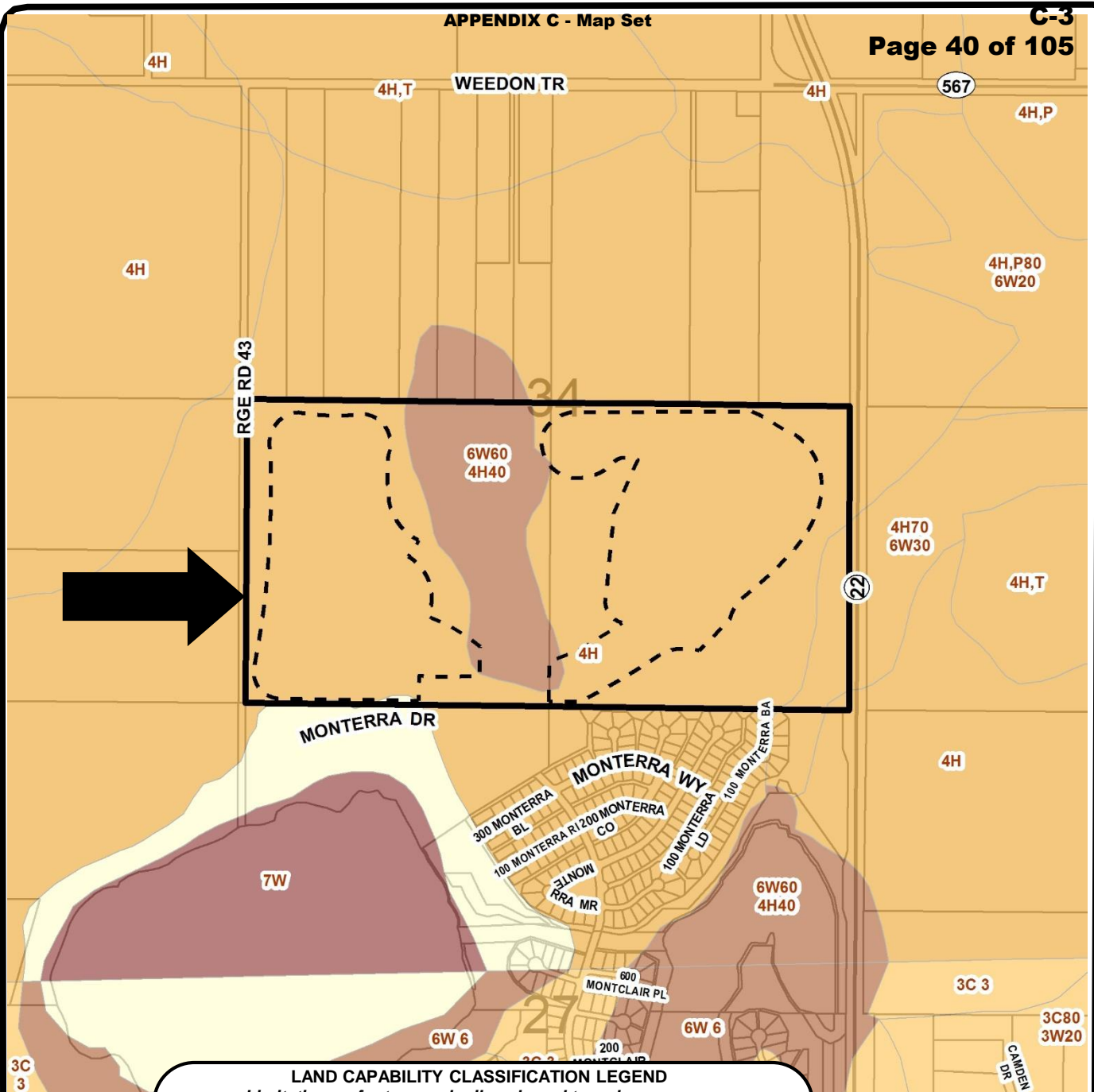
Date: Sept 27, 2016

Division # 9

File: 06834003/04

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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

SW/SE-34-26-04-W05M

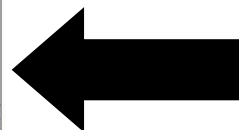
Date: Sept 27, 2016

Division # 9

File: 06834003/04

AGENDA

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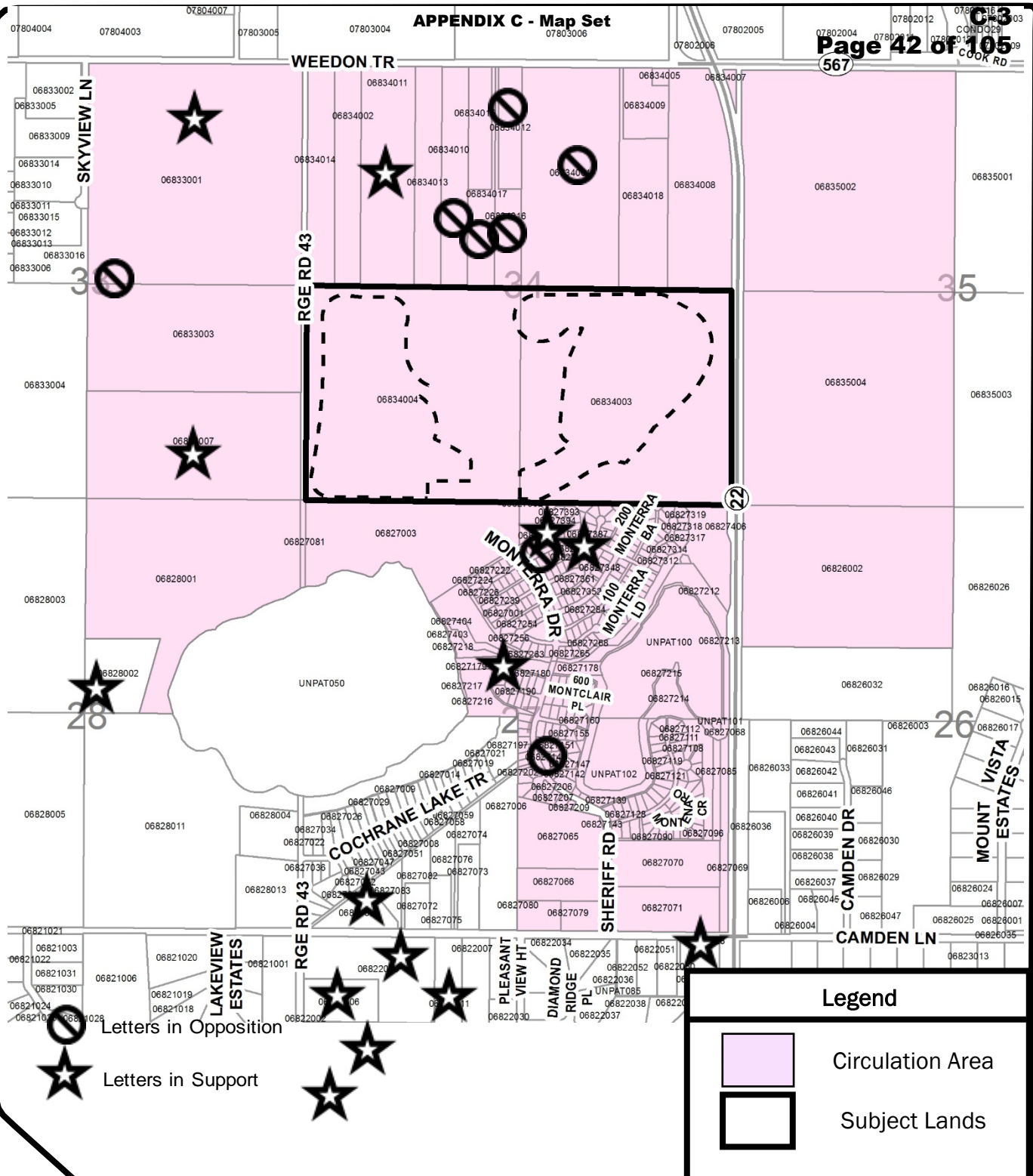


- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

SW/SE-34-26-04-W05M

AGENDA

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LANDOWNER CIRCULATION AREA

SW/SE-34-26-04-W05M

From:
To: [Jessica Anderson](#)
Subject: Crabtree structure plan amendment
Date: Friday, October 28, 2016 2:17:19 PM

File number 06833003/004
Plan number PL20160091 Cochrane North ASP amendment

Hello Jessica,

I attended the above open house and asked several questions about the development. I was particularly concerned with the site access during construction and the road system post development. The company responsible for the presentation said there were two options for access off the HWY 22. I also noticed on all the plans and drawings they presented that the Monterra development was faded out, or right on the edge of any detailed drawings. They explained that they were planning on linking their development to the Monterra site. I told them at the time, that this wasn't something that I agreed to as I live directly on the main access route to Phase 1 and 2 in Monterra.

I have since found out that the roads are wholly owned by Monterra and not the County. We even have a large portion of our condo fees going towards maintenance. I also understand from ex condo board members that the access to HWY 22 from the proposed site was turned down years ago and access to Monterra was also refused. Why is this development being given access to our development now, without the consultation or permission of it's residents? The last thing I need is construction traffic rolling past my house everyday and I want to put my objection forward to these plans. There is definitely a considerable amount of mis-information and mis-understanding with regards to the residents of Monterra. This is wrong seeing as they will be greatly impacted by the construction work. I think it would be beneficial for the County to hold a meeting in the area so residents get the true picture and understand their rights.

There is no reason for the other developments to be connected to Monterra and they need to provide their own road infrasture to service those communities.

Yours Sincerely,

Tony Crabtree

From:
To: [Jessica Anderson](#)
Subject: Cochrane North Development comments.
Date: Friday, October 14, 2016 8:18:20 AM

I have two concerns regarding this development.

1. Highway 22 congestion and safety between proposed site and Cochrane
2. Completion of monterra community prior to starting new area developments

Michael Kazamel

To: Rocky View County

Attention: Jessica Anderson

e-mail: janderson@rockyview.ca

October 19, 2016

Phone: (403) 520-8184

From: Rick and Valerie Murray

Regarding: File Number 06834003/004
Application Number(s) PL20160091 Cochrane North ASP Amendment
Division 9 PL20160092 Proposed Conceptual Scheme
PL20160093 Redesignation

Application Details and notes:

Applicant(s) Urban Systems (Mike Coldwell)
Owner(s) Manfred Schickedanz Holdings, Krause Enterprises Inc.
Size: +/- 128.5 hectares (+/- 317.46 acres)
Legal: S-1/2-34-26-04 W05M

The following is submitted as feedback to Rocky View County in matters related to the above proposed residential development. I am a resident within the Cochrane North Area Structure Plan and my property borders the land noted above. My concerns below are general in nature and address the proposed residential development from a higher level perspective.

GENERAL COMMENTS:

Although the Cochrane Lake Hamlet Plan (Monterra) is not included in the Cochrane North Area Structure Plan, it cannot remain uncoupled from discussions surrounding the proposed Cochrane North development proposal. They are connected in a number of ways but mainly they will compete directly against each another for a questionable housing market. This would create many problems but mainly threaten the financial viability of both and could leave two stalled developments instead of one (Monterra).

As suggested, the Monterra project has for the most part stalled and fallen far short of the development vision submitted in the Cochrane Lake Hamlet Plan. It now appears unlikely it will reach the full housing buildout of 875 homes including the commercial and community facilities especially in light of the economic state of the Alberta economy and recent housing mortgage regulations.

The Cochrane North Conceptual Scheme suggests its project will sell 380 of 425 homes in a six year time frame while competing directly with Monterra in the areas questionable housing market. I would suggest this to be an overly optimistic sales forecast when compared with the current Monterra sales pace.

The Monterra property has recently sold to Macdonald Development Corporation. As a potential path forward for both the Cochrane Lake Hamlet Plan and the Cochrane North Conceptual Scheme, would be to allow Macdonald Development Corporation the time needed to review and revise the Cochrane Lake Hamlet Plan and proceed with a revised housing, commercial and community facilities development strategy before dropping a competing project on to the adjacent property. Having these two projects compete against one another could delay and drag out the development timelines of both and again, threaten both their financial viability. Stranding the two competing project at partial buildout is a very undesirable situation.

The cluster development guidelines outlined in the Cochrane North Area Structure Plan conserve green space, and thus the rural setting of the proposed property within the ASP area. However, the requested density development increase outlined in the Cochrane North Conceptual Scheme would increase the buildout density significantly. I do not believe the requested density increase is the proper way to incorporate this sizeable residential development onto the areas rural landscape and large agricultural land parcels to the east, west and north of the proposed project. I would suggest a reduced housing density build out with larger parcels and higher value homes as a more appropriate development approach.

As such, I strongly recommend that RVC deny the Cochrane North development project and allow the Macdonald Development Corporations time to prove out (or not) the Monterra project. RVC needs to confirm that this high density development strategy has a place in a rural setting, that it can be financially sustainable, and that this type of housing market truly exists.

COCHRANE NORTH CONCEPTUAL SCHEME FEEDBACK

The following comments are directed mainly towards the proposed Cochrane North Conceptual Scheme and meant to highlight my concerns related to the project proposal and some additional feedback on the connection between the “Monterra” development as it pertains to the Cochrane North project.

Storm Water Management

My first concern pertains to storm water management and how it ties to a healthy, sustainable water level in Dawson’s pond as flooding has and will drown trees surrounding the pond. Elevated water levels would cause long lasting habitat damage that would take many, many years to recover from.

The Cochrane North Conceptual Scheme indicates that storm water drainage will be piped to two holding ponds in the south central portion of the property adjacent to the southern end of Dawson’s pond. Although it’s not entirely clear, it appears that a berm will be built to allow storm water storage levels to be higher than Cochrane Lake and Dawson’s pond levels. This would then allow gravity drainage in to Cochrane Lake. If so, the ponds must have an impermeable barrier, either a polyethylene liner or clay that does not allow for the leaching of stored storm water back into Dawson pond as this would upset the natural water level. As mentioned, this would create a terrible environmental situation

and have a significant negative impact on the property values of the five adjacent land owners. Sadly, the flooding at Cochrane Lake is an excellent example of the magnitude of environmental damage that can be caused when proper water levels are not maintained.

The proposed storm water holding ponds are quite large. If the storm water holding ponds are “dug out” with the excavated material used to construct the berm, this could pose a much greater problem as the impermeable barrier noted above could block the subsurface drainage of Dawson’s pond into Cochrane Lake. This would cause a large portion of the natural underground drainage of Dawson’s pond to back up, and again, threaten to drown trees surrounding the pond.

The Cochrane North Conceptual Scheme indicates that “off of lot” drainage will be directed into Dawson’s pond however, those water volumes are not forecasted. This inflow could also contribute to elevate flood risks to Dawson’s pond and compromise water quality.

Has Alberta Environment confirmed that the inclusion of Cochrane North’s storm water drainage can be managed in a way that does not threaten to flood the Cochrane Lake residents and does not threaten the habitat of Horse Creek. Foreign drainage volumes from Cochrane Lake including the Cochrane North contribution are likely to cause increased creek bank erosion, increase mobile sediments, and damage downstream water quality.

It is not enough to say that the water being drained off the development properties has solids controls applied as that approach may not recognize the erosional damage and solids release in to Horse Creek. RVC must ensure that water drainage problems are not accidentally shared with the downstream habitat and land owners.

Dawson’s pond is one of the largest water bodies in the Cochrane North Area Structure Plan. The storm water management strategy must include provisions to maintain Dawson’s pond water levels as to not threaten the pond environment. **As constructive feedback, I would suggest a water pump that could move excessive water volumes from Dawson’s pond in to the storm water holding pond system which subsequently drain into Cochrane Lake / Horse Creek but again, water discharge volumes must not threaten downstream residents and habitat.** This pumping effort can be completed quickly and easily with a readily available portable surface pump.

Will RVC be responsible for safeguarding and protecting adjacent landowners against flooding issues that could arise from the Cochrane North development? If not, who?

Traffic

The Cochrane North Conceptual Scheme proposes three access nodes. One on highway #22 to the east, one on range road 43 to the west, and one into the Monterra development to the south. I will discuss each individually but all three are connected as they will ultimately funnel traffic onto highway #22. The direct entry / exit access on to highway #22 from the Cochrane North property is a dangerous proposal. Slow moving traffic turning south onto highway #22 from the 567 secondary intersection first encounters and uphill climb where this traffic is attempting to throttle up and reach the highway speed

of 100 km. For large loaded truck traffic, this is difficult. The slower moving trucks then gear up on the subsequent downward slope and accelerate as they move directly into the proposed Cochrane North highway #22 intersection. At this point much of the backed up south bound traffic moves to pass. Very dangerous situation with traffic merging on and off the highway into the Cochrane North development.

I would suggest that most of the Cochrane North traffic will use this intersection as it will eliminate the additional time needed to travel south through the residential housing in Monterra or west to range road #43. **Additional traffic lanes will be critical in allowing residential traffic a safe means to enter and exiting the property as peak hour traffic volumes coming from a 425 home buildout will be significant with high speed collisions a major concern.**

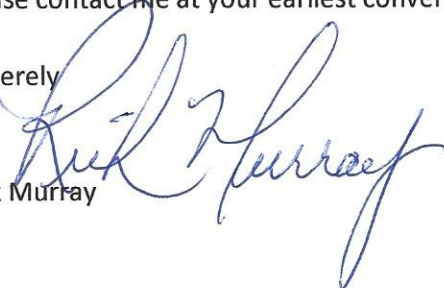
The proposed Cochrane North access to the west onto range road #43 would then move traffic north to an intersection at Weedon trail. At that point there is an option for that traffic to exit east to the highway #22 / secondary 567 intersection or west to the Horse Creek intersection. The highway #22 / secondary 567 intersection is extremely dangerous with daily near misses and multiple collisions. Alberta Transportation has proposed a traffic circle for this intersection to increase safety but the traffic circle construction timing remains unconfirmed.

The flow of traffic into the Monterra development would put additional vehicles into a residential area. I expect Monterra residents in proximity to that intersection did not purchase their properties with that traffic increase in mind. This additional traffic will compromise the residential setting and safety of those residence. This traffic would eventually enter onto the Cochrane Lake Road and subsequently highway #22. This is also a dangerous intersection that would not benefit from the additional traffic load.

In closing, I trust Rocky View County will consider this feedback and work with the developer to address the concerns. Should Rocky View County have any questions, or require clarification on my comments, please contact me at your earliest convenience.

Sincerely,

Rick Murray



Rick and Valerie Murray

Rocky View County
911 – 32 Avenue N.E.
Calgary, AB
T2E 6X6

Attention Deputy Municipal Clerk

Re: Bylaw C-**7718**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. To amend the Cochrane North Area Structure Plan to allow commercial uses outside the Hamlet, to increase the permitted residential density on the Cluster Residential and Open Space Policy Area and to update Map 8 to reflect proposed intersection placement.

Re: Bylaw C-**7719**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. To adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future re-designation, subdivision and development proposals within S-1/2-34-26-04 W5M.

Re: Bylaw C-**7720**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Re-designate S-1/2-34-26-04 W5M from Ranch and Farm District to Direct Control District.

To Confirm: I am in opposition to the Cochrane North Development and the bylaw amendments noted above.

I have included the following Cochrane North Area Structure Plan information as it describes the development guidelines vetted by local residents and approved by RVC through the ASP process. It is my hope that RVC will confirm their support of our local residents by upholding the guidelines within the Cochrane Lake North Area Structure Plan and consider my comments and feedback within.

Sincerely,
Rick and Valerie Murray

6.2 Cluster Residential and Open Space

The purpose of the Cluster Residential and Open Space Policy Area is to allow for comprehensively planned clustered residential developments that are sensitively integrated with open space and the natural environment. Rural character will be promoted through the preservation of open space and sensitive natural resources, as well as by requiring well designed subdivisions and appropriate architectural controls. **Clustering development and preserving open space will allow appropriate land use transitions adjacent to the Cochrane Lake Conceptual Scheme, the Hamlet of Cochrane Lake, the Town of Cochrane, Grand Valley, and other lands outside the Plan Area, and will help achieve efficiencies and economies in the provision of services to the community.** The areas identified as Cluster Residential and Open space are mainly unfragmented quarter sections with significant natural areas and views. These areas generally include pasture lands with some cultivation.

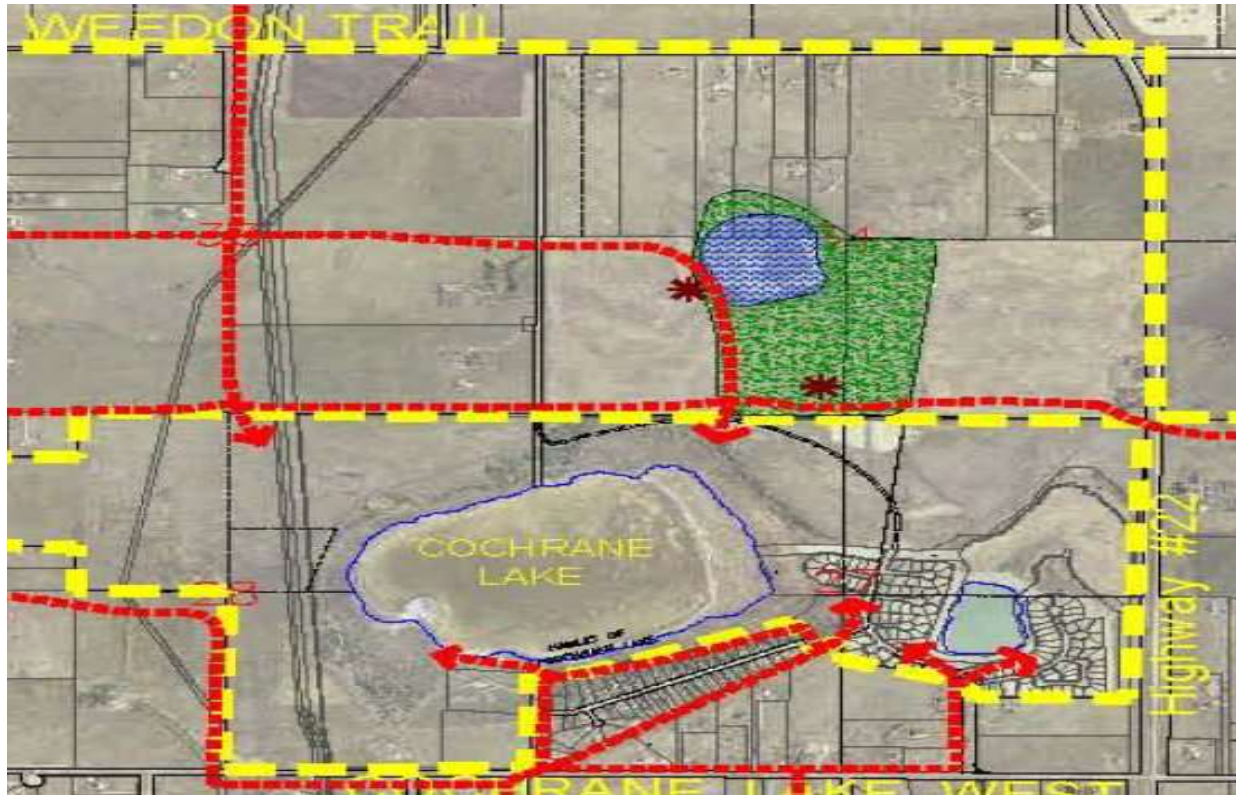
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6.2.1 Cluster Subdivisions shall be designed in accordance with the following process:

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- ii. determination of the maximum density in accordance with the residential policies of the applicable Policy Area;
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A large portion of the proposed development area is wet land and natural state prairie. As the graphic confirms, there are several adjacent property owners who will be directly affected by the proposed development in a number of ways. Negative environmental impact due to storm water drainage, and light is a major concern.



- iv. analysis of open space and recreational needs and opportunities;
- v. analysis of available Municipal, water co-op, or regional water servicing and Municipal or regional sanitary sewer servicing;
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6.2.2 Cluster Subdivisions shall provide for an appropriate range of land uses and housing types.

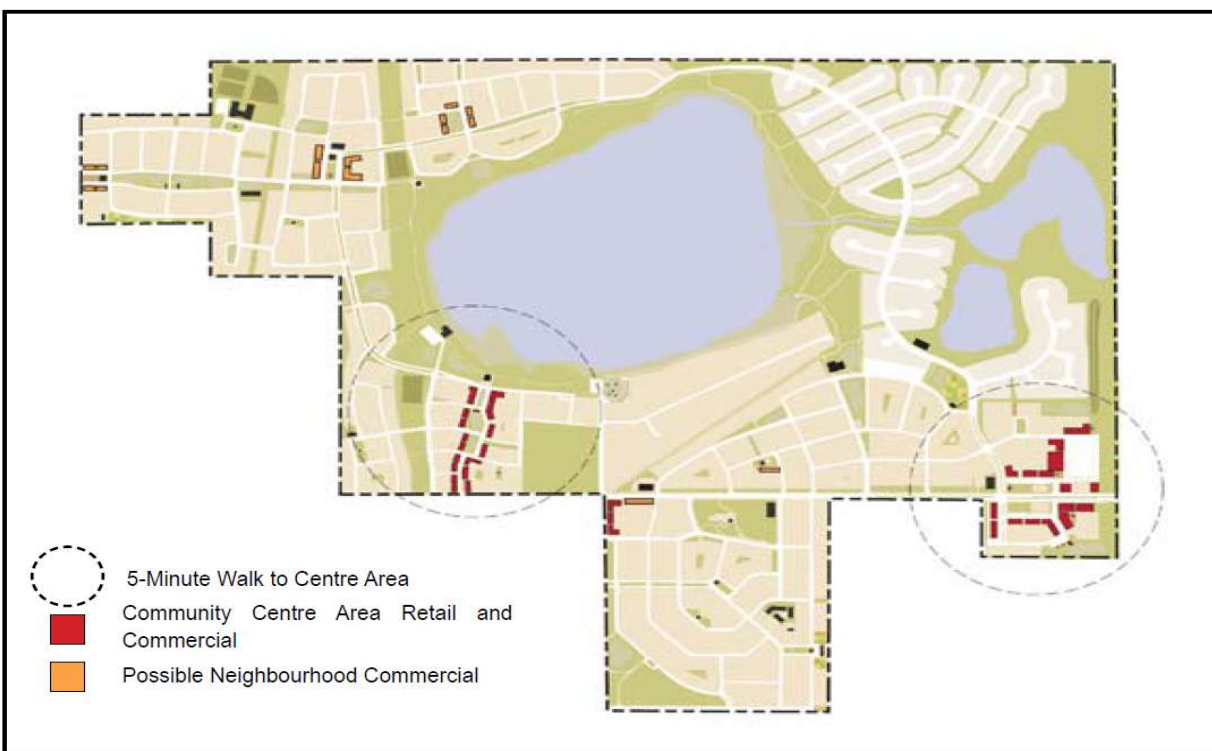
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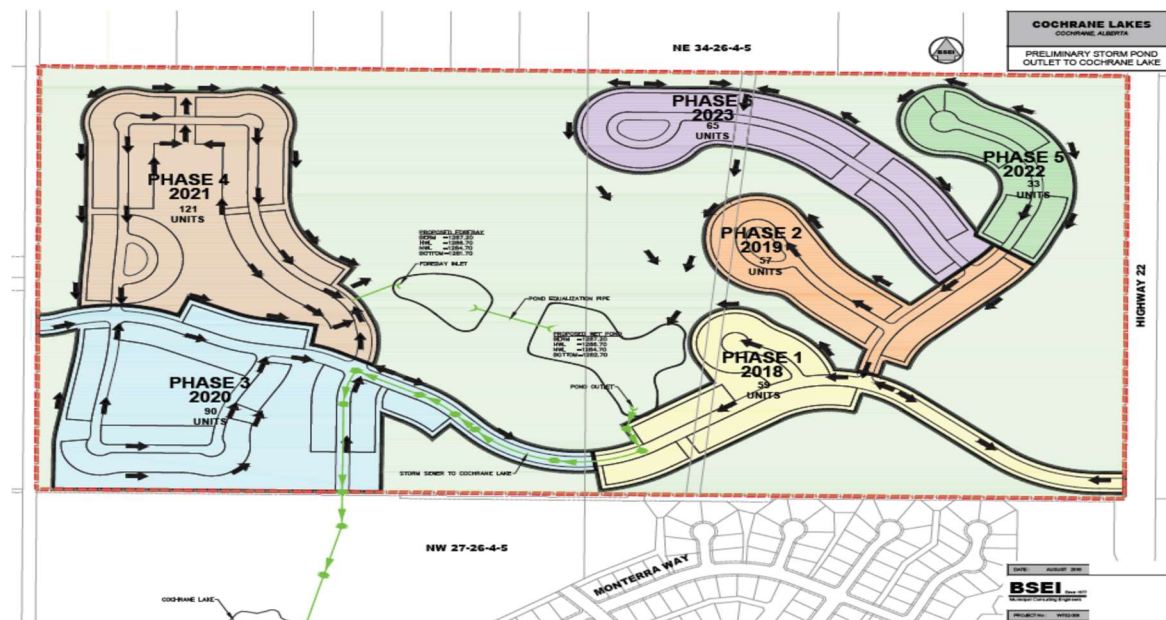


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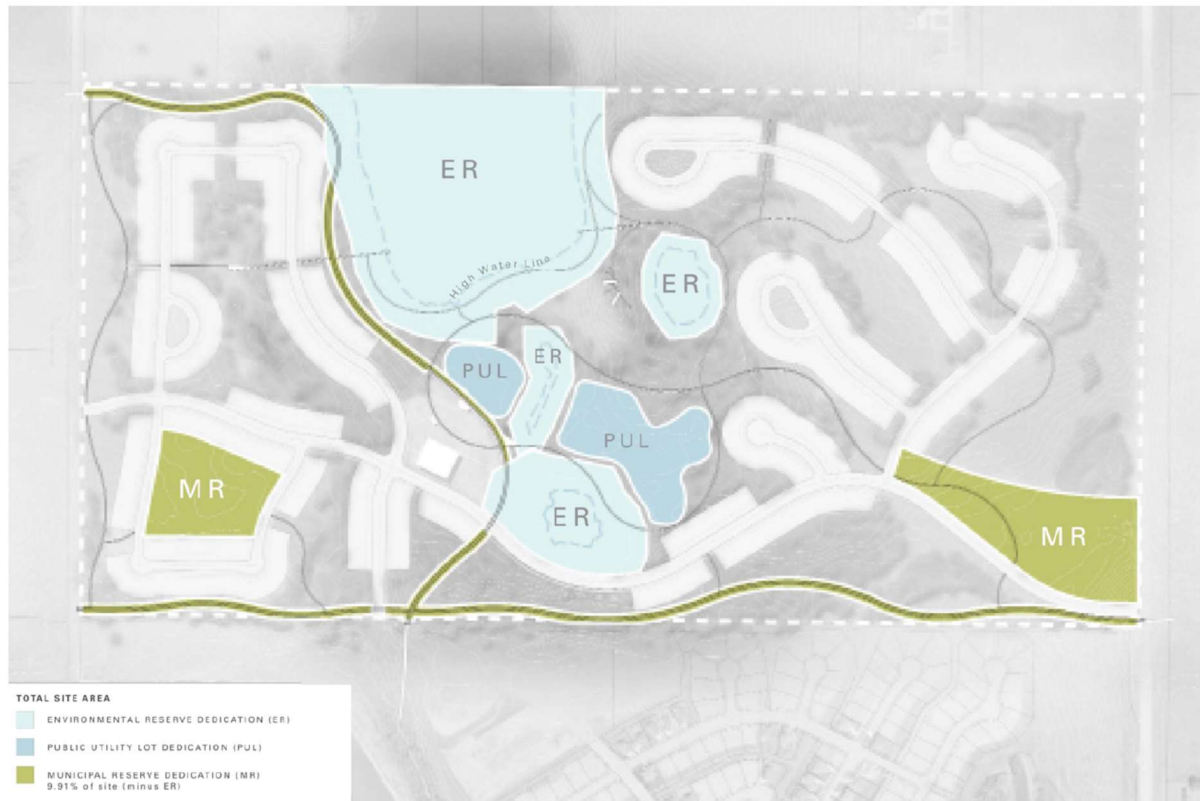


FIGURE 20. LAND USE CONCEPT

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6.2.19 The maximum residential density within the Cluster Residential and Open Space Policy Area shall be one dwelling unit for each gross acre of land (including Environmental Reserve) that is subject to the Conceptual Scheme.

6.2.20 Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with smaller lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.

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6.2.22 A suitable range of housing types (e.g., single-detached, semi-detached, townhouses, low rise multi-unit buildings) may be considered within the Cluster Residential and Open Space Policy Area, provided such housing types are compatible with their surroundings and integrated in an efficient and logical manner.

6.2.23 Clustered multi-unit residential development (i.e., other than single-detached) may be considered as appropriate means of achieving the densities addressed in policies 6.2.19 and 6.2.20.

6.2.24 Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, as well as to minimize disturbance to woodlands, wetlands, grasslands, and mature trees; and should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.

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6.2.28 In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners within each Conceptual Scheme.

6.2.29 Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.

Open Space Policies

6.2.30 Each Conceptual Scheme within the Cluster Residential and Open Space Policy Area shall provide for a minimum of 30% open space.

6.2.31 The minimum required open space is 30 % of the gross acreage. When identifying open space to be preserved:

- i. first priority should be given to existing agricultural operations, intact natural areas, rare and endangered species, environmental corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
- ii. second priority should be given to areas providing some plant and wildlife habitat and open space values;
- iii. third priority should be given to areas providing little habitat but providing view shed, recreation, or a sense of open space;
- iv. water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
- v. open spaces designed to provide plant and animal habitat shall be kept as intact as possible and trails shall be designed to avoid fragmenting such habitat.

6.2.32 Significant natural areas shall be protected around clustered residential subdivisions within the Cluster Residential and Open Space Policy Area.

6.2.33 Open space systems within the Cluster Residential and Open Space Policy Area shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed regional open space systems.

6.2.34 Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential and Open Space Policy Area

where necessary to contribute to the improvement of public open space systems or recreation facilities.

6.2.35 In subdivisions where Municipal Reserve may be dedicated, Municipal Reserve lands should be used to ensure connectivity within the subdivision and with adjacent lands.

6.2.36 In order to achieve the minimum 30% open space requirement addressed in policy 6.2.30, alternative means of open space dedication are strongly encouraged within the Cluster Residential and Open Space Policy Area.

6.2.37 Conceptual Schemes prepared to support applications for cluster developments shall include, to the satisfaction of the Municipality, an open space concept and management component, which explains:

- i. the process used to identify the Open Space component of the cluster development;
- ii. the amount and location of the Open Space;
- iii. the natural and physical attributes of the Open Space;
- iv. the proposed use, and, where applicable, development and improvement of the Open Space;
- v. the strategy for owning, managing and protecting the Open Space;
- vi. the strategy for maintaining the Open Space, including weed control, trail upkeep, etc.

6.2.38 Where new landscaping is contemplated, proponents are encouraged to use climate / geographically appropriate natural vegetation / materials.

6.2.39 Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, are encouraged as an Open Space use in the context of cluster developments, where it can be demonstrated, to the satisfaction of the Municipality, that:

- i. the proposed or existing agricultural use is compatible with residential uses and local road systems;
- ii. the site can sustain the type, scale, size and function of the proposed or existing agricultural use;
- iii. there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement and surface and groundwater hydrology;
- iv. the agricultural development will follow Best Management Practices for storm water runoff.

Again, it is my hope that Rocky View County will deny the Cochrane North development proposal until such time as the adjacent Monterra / Cochrane Lake development vision can be realized to demonstrate that the proposed type of development is viable in this rural setting.

Sincerely
Rick & Valerie Murray

Sandy Patterson

Rocky View County
911 – 32 Avenue N.E.
Calgary, AB
T2E 6X6

Attention Deputy Municipal Clerk

Re: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Re-designate S-1/2-34-26-04 W5M from Ranch and Farm District to Direct Control District.

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To Confirm: I am in opposition to the Cochrane North Development and this land re-designation request.

I have included the following Cochrane North Area Structure Plan information as it describes the development guidelines vetted by local residents and approved by RVC through the ASP process. It is my hope that RVC will confirm their support of our local residents by upholding the guidelines within the Cochrane Lake North Area Structure Plan and consider my comments and feedback within.

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Sandy Patterson

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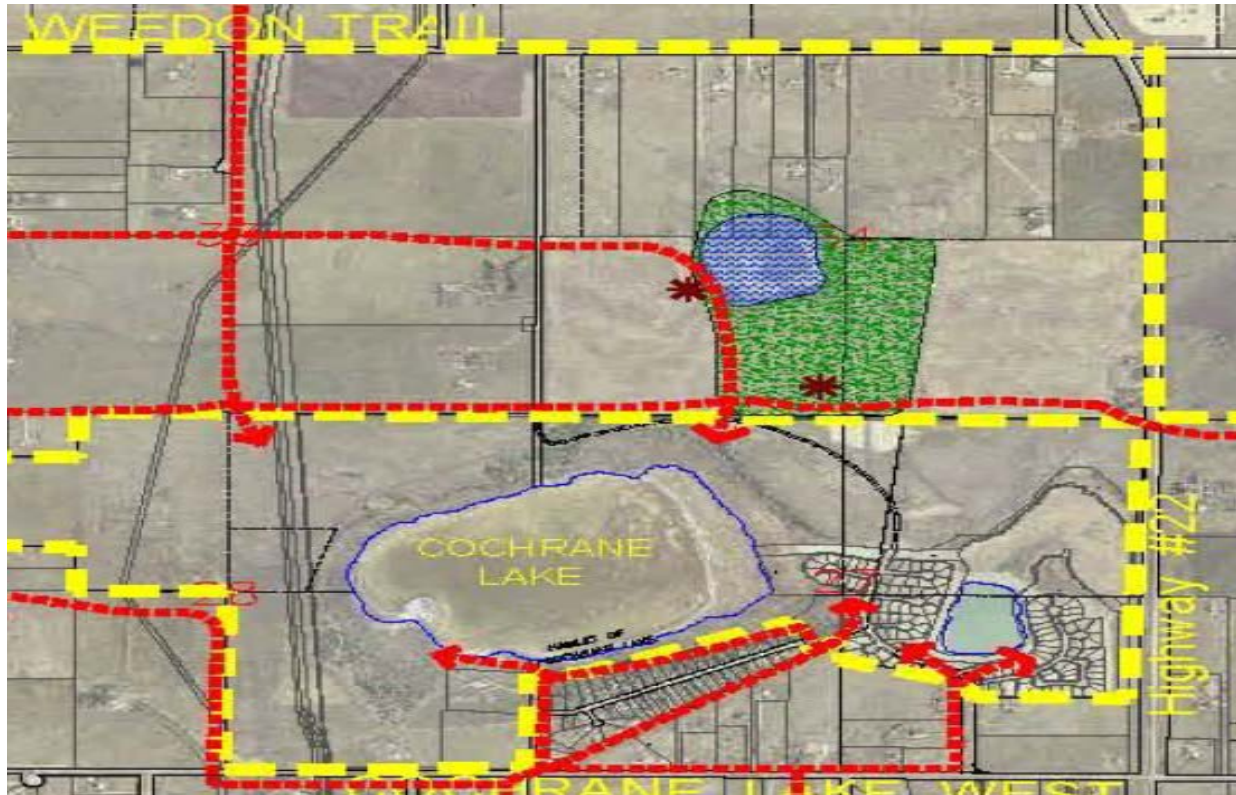
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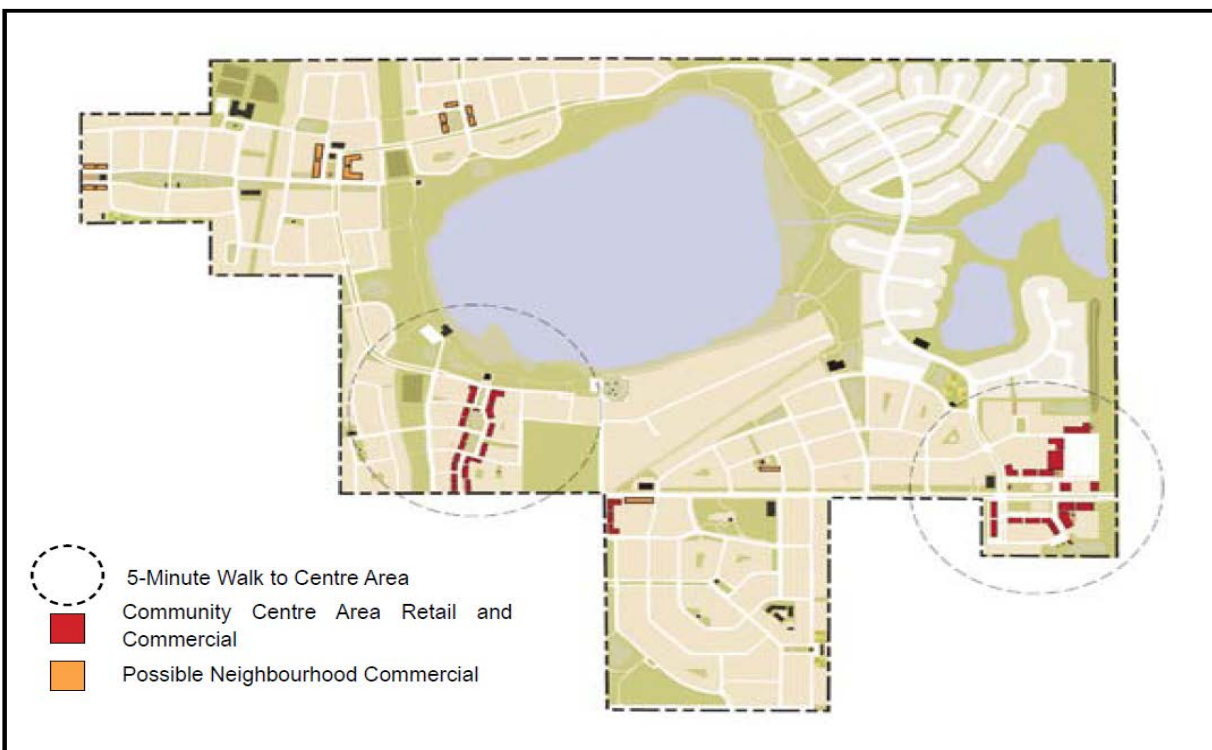
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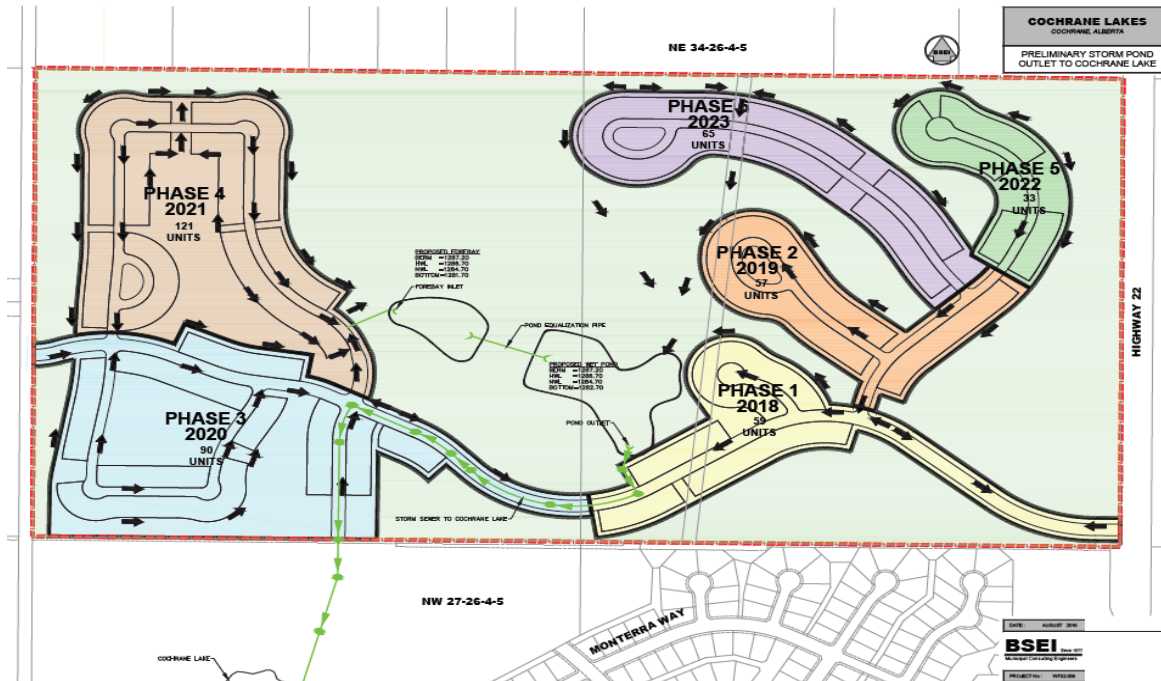


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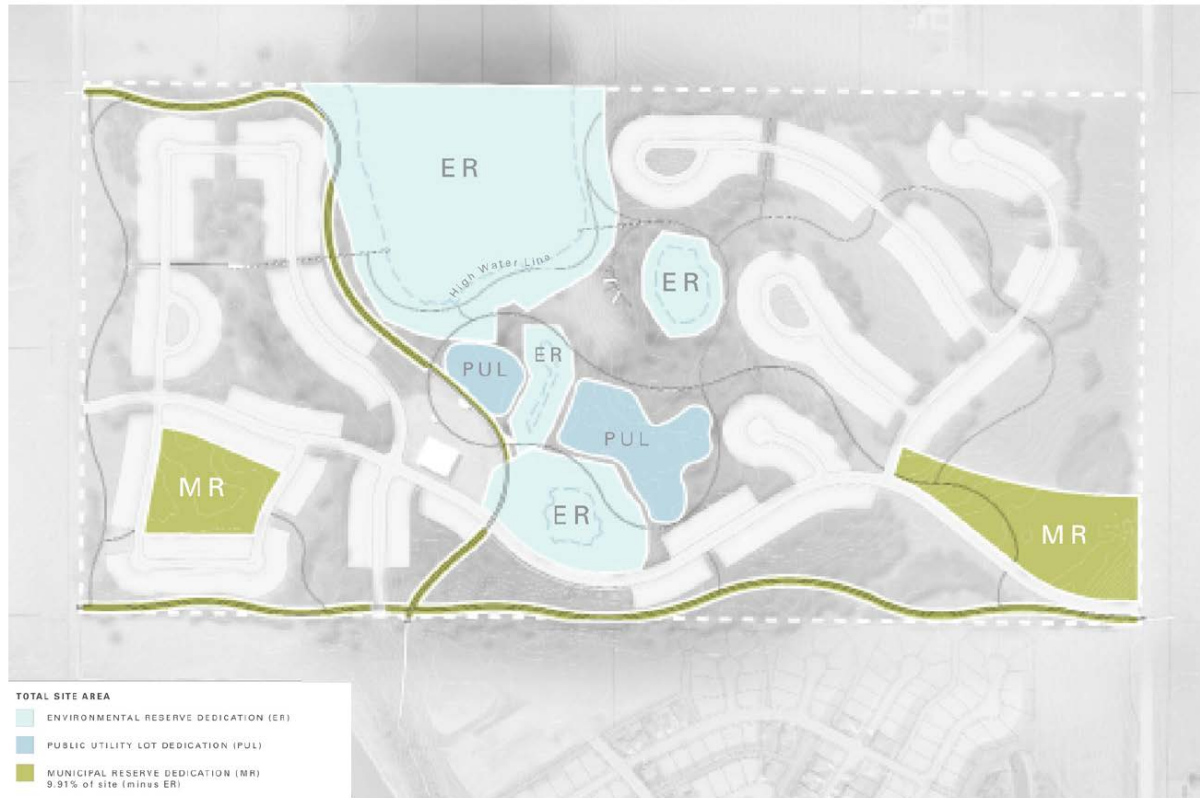


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- iv. water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
- v. open spaces designed to provide plant and animal habitat shall be kept as intact as possible and trails shall be designed to avoid fragmenting such habitat.

6.2.32 Significant natural areas shall be protected around clustered residential subdivisions within the Cluster Residential and Open Space Policy Area.

6.2.33 Open space systems within the Cluster Residential and Open Space Policy Area shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed regional open space systems.

6.2.34 Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential and Open Space Policy Area where necessary to contribute to the improvement of public open space systems or recreation facilities.

6.2.35 In subdivisions where Municipal Reserve may be dedicated, Municipal Reserve lands should be used to ensure connectivity within the subdivision and with adjacent lands.

6.2.36 In order to achieve the minimum 30% open space requirement addressed in policy 6.2.30, alternative means of open space dedication are strongly encouraged within the Cluster Residential and Open Space Policy Area.

6.2.37 Conceptual Schemes prepared to support applications for cluster developments shall include, to the satisfaction of the Municipality, an open space concept and management component, which explains:

- i. the process used to identify the Open Space component of the cluster development;
- ii. the amount and location of the Open Space;
- iii. the natural and physical attributes of the Open Space;
- iv. the proposed use, and, where applicable, development and improvement of the Open Space;
- v. the strategy for owning, managing and protecting the Open Space;
- vi. the strategy for maintaining the Open Space, including weed control, trail upkeep, etc.

6.2.38 Where new landscaping is contemplated, proponents are encouraged to use climate / geographically appropriate natural vegetation / materials.

6.2.39 Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, are encouraged as an Open Space use in the context of cluster developments, where it can be demonstrated, to the satisfaction of the Municipality, that:

- i. the proposed or existing agricultural use is compatible with residential uses and local road systems;
- ii. the site can sustain the type, scale, size and function of the proposed or existing agricultural use;
- iii. there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement and surface and groundwater hydrology;
- iv. the agricultural development will follow Best Management Practices for storm water runoff.

Again, it is my hope that Rocky View County will deny the Cochrane North development proposal until such time as the adjacent Monterra / Cochrane Lake development vision can be realized to demonstrate that the proposed type of development is viable in this rural setting.

Sincerely
Sandy Patterson



PROMINENCE

October 20, 2016

Planning Services Department
Rocky View County
911 – 32nd Ave. N.E.
Calgary, AB T2E 6X6

ATTN: Jessica Anderson, Municipal Planner

VIA: Postal Mail and E-mail

RE: File Number: 06834003/004
Application Number: PL20160091 Cochrane North ASP Amendment
PL20160092 Proposed Conceptual Scheme
PL20160093 Redesignation

Dear Rocky View County:

This letter is a response to a notice and request for comment from Rocky View County dated September 29, 2016 regarding the above referenced applications pertaining to SE1/2-34-26-04-W05M (Schickedanz).

Prominence Development Corp. is the landowner of NE1/2-SE 1/4-33-26-04-W05M (Bakgaard), an adjacent property to the immediate west of the Schickedanz lands. We purchased the Bakgaard property in November 2007 and since that time have conducted environmental, geotechnical, potable water and other preliminary planning and engineering studies on our lands.

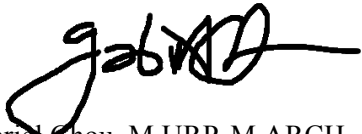
Upon reviewing the Schickedanz Proposed ASP Amendment, Conceptual Scheme and Redesignation documents, we have the following initial observations and comments:

- 1) The Cochrane North ASP was adopted in July 2007 with a variety of land use designations including the Cluster Residential and Open Space policy area. Portions of 14 quarter sections in the Cochrane North ASP are designated Cluster Residential including the Schickedanz and Bakgaard lands.
- 2) Cluster Residential requires 1 dwelling unit to 1 gross acre ratio with 30% open space dedication. Bonus densities can be achieved at a ratio of 1 dwelling unit per 2 acres of open space more than 30%.
- 3) Since the adoption of the Cochrane North ASP, there has not been any successful development projects within the Cluster Residential designation. While the global recession in 2008 and corresponding real estate downturn were contributing factors, we believe there are fundamental underlying flaws of the Cluster Residential designation

- itself. The bonus density formulas are simply not economically viable to bring residential units to market and the open space policies may be in violation of the Municipal Government Act.
- 4) The flaws in the Cluster Residential policies and calculations are reinforced by the proposed Schickedanz Cochrane North ASP Amendment, which seeks to add commercial nodes and change the bonus density calculation.
 - 5) While we are generally supportive of the Schickedanz proposal to amend the Cochrane North ASP in principal, we do not support
 - a. how the proposed amendments would be applied (as proposed, the amendments would only apply to the Schickedanz lands, which amount to 2 quarter sections out of 14); nor the
 - b. method of bonus density calculation. (as proposed, the amended calculation formula is based off of a specific design on a specific parcel. We believe a revised formula should be based on sound planning principles.)
 - 6) If amendments to the ASP are considered, we believe that they should be comprehensively assessed and comprehensively applied to all properties within the Cluster Residential designation. We urge Rocky View County to assess and amend the Cochrane North ASP to the benefit of all landowners within the Cluster Residential designation. This would be fair and equitable and lead to a community based solution for our shared future.

Thank-you for the opportunity to provide comment on this application. Please don't hesitate to contact me if you have any questions. We'd welcome additional dialog and discussion.

Regards,



Gabriel Chou, M.URP, M.ARCH
Director of Planning and Design



PROMINENCE

February 14, 2018

Planning Services Department
Rocky View County
911 – 32nd Ave. N.E.
Calgary, AB T2E 6X6

ATTN: Jessica Anderson, Municipal Planner

VIA: E-mail

RE: File Number: 06834003/004
Application Number: PL20160091 Cochrane North ASP Amendment
PL20160092 Proposed Conceptual Scheme
PL20160093 Redesignation

Dear Councilors:

This letter is a response to a notice and request for comment from Rocky View County dated January 25, 2018 regarding the above referenced applications pertaining to SE1/2-34-26-04-W05M (Schickedanz).

Prominence Development Corp. is the landowner of NE1/2-SE 1/4-33-26-04-W05M (Bakgaard), an adjacent property to the immediate west of the Schickedanz lands. We purchased the Bakgaard property in November 2007 and since that time have conducted environmental, geotechnical, potable water and other preliminary planning and engineering studies on our lands.

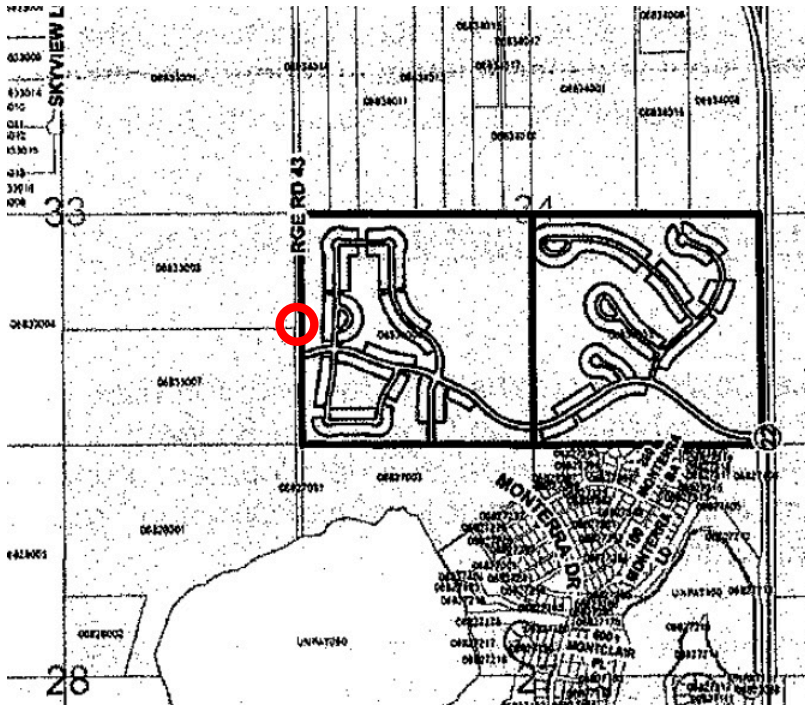
We stand by and reiterate the primary concern we expressed in our letter to Council on October 20, 2016. While we are generally supportive of the Schickedanz proposal to amend the Cochrane North ASP in principal, we do not support

- a. how the proposed amendments would be applied (as proposed, the amendments would only apply to the Schickedanz lands, which amount to 2 quarter sections out of 14); nor the
- b. method of bonus density calculation. (as proposed, the amended calculation formula is based off of a specific design on a specific parcel. We believe a revised formula should be based on sound planning principles.)

If amendments to the ASP are considered, we believe that they should be **comprehensively** assessed and **comprehensively** applied to all properties within the Cluster Residential designation. We urge Rocky View County to assess and amend the Cochrane North ASP to the

benefit of all landowners within the Cluster Residential designation. This would be **fair** and **equitable** and lead to a **community-based** solution for our shared future.

Additionally, we do not support the placement of the proposed road connection onto Range Road 43 as it does not consider future regional road connections. We would suggest that the connection point to Range Road 43 be at the **mid-point of the quarter section** so that our property and our neighbor's property can **logically** and **safely** connect in the future. Please see diagram below with suggested connection point circled.



Thank-you for the opportunity to provide comment on this application. Please don't hesitate to contact me if you have any questions. We'd welcome additional dialog and discussion.

Regards,

Gabriel Chou, M.URP, M.ARCH
Director of Planning and Design

Debbie & Richard Shannon

To: Rocky View County Planning Services

County Contact: Jessica Anderson

October 23, 2016

Re: File Number: 06834003/004
 Application Number: PL20160091 North ASP Amendment
 PL20160092 Proposed Conceptual Scheme
 PL20160093 Redesignation

Comments:

1. Cochrane North Area Structure Plan

We believe that this application to amend the Cochrane North Area Structure Plan should not go ahead. The current designation to keep the subject lands as “Ranch and Farm district” should remain intact. It is our belief that over the years farmland has declined due to ongoing development. We believe that Rocky View County has an attitude that farmland should be preserved. The proposed development will decrease farmland by 317.46 acres.

2. Monterra Development on Cochrane Lake

The proposed Cochrane North Conceptual Scheme will be adjacent to the Monterra Development that previously went bankrupt in 2010. Over the years, Monterra has had water issues (flooding in 2013 and 2014). Because of these issues it appears Monterra has not been flourishing and likely is at a standstill.

3. Cochrane North Conceptual Scheme

- As a proposed new clustered residential community it places an urban community in a rural setting.
- Moreover 425 residences would do nothing to preserve the wetlands and other habitat for wildlife.

- The proposed traffic access points will obviously increase the local traffic and put further burden on the roadways adjacent to the development. Government proposed updates to infrastructure has yet to be clarified and likely these upgrades will not be in the near future but far future.
- There are several issues as it relates to water. Potable water is to be acquired from Monterra (attached to existing water lines). Waste water is to be sent to Monterra (again attached to existing waste lines). Storm water to be collected in ponds and pumped out through existing means (attached to Monterra storm water and pumped to Horse Creek). Not all storm water will be accounted for in this manner and the possibility of overrun will be into Dawson Slough affecting its level in an unnatural way.

One of the reasons we moved to our Weedon Trail acreage property was to get away from the urban setting and specifically clustered community living as found in the city. A cluster residential community belongs in a city or town setting and should not be found in the rural area.

The idea of having this proposed conceptual scheme adjacent to an existing development in progress (with it's own problems and issues that haven't been resolved) will lead to further conflict (traffic, water, wetland/wildlife) and competition for the same resources (consumers).

Thank you for the opportunity to provide feedback to the above applications.

Sincerely,

Debbie & Richard Shannon

Debbie & Richard Shannon

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

Attention: Deputy Municipal Clerk

Subject: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Application No: PL20160091 (06834003/4)

To Confirm: We are in opposition to the Cochrane North Development and the bylaw amendments noted above.

- Commercial uses were planned for Cochrane Lake/Monterra subdivision years ago and have still no manifestation there as of yet. Further commercial in a new subdivision would be against common sense; especially considering the short distance from one subdivision to an adjacent subdivision.
- An increase in residential density is suspect, as again, in Cochrane Lake/Monterra development many lots remain unused. Competing residential communities will leave only more unused lots for both.
- Intersection placements on a highway without funding is just insane and makes no sense. The proposed traffic access points will increase the local traffic and put further burden on the roadways adjacent to the development.
- This area is farm land, plain and simple. It is also wildlife habitat that includes a named slough: Dawson's Slough. This conceptual scheme would only destroy these features. Storm water affecting the slough and vegetation. Noise and light pollution distracting and disturbing the wildlife and adjacent neighbours.

This is just another conceptual scheme that hopes to make a commuter community close to Calgary and Cochrane. There is NO infrastructure to support this at this time and would likely add to Rocky View County infrastructure headaches (roads, intersections, etc.).

With a development taking place between Calgary and Cochrane, Cochrane Lake/Monterra still not developed, and the competition with another new development would only add to lessening number of people looking for homes (provided they can cope with new mortgage regulations). The price of oil also shows that the once great oil and gas businesses will NOT come back to previous levels, therefore who will these developments actually be for?

We believe that for all these reasons Rocky View County should deny the Cochrane North Development Proposal until such time as the adjacent Cochrane Lake/Monterra Development vision can be demonstrated that it is a viable development in the rural setting.

Sincerely,

Debbie and Richard Shannon

Debbie & Richard Shannon

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

Attention: Deputy Municipal Clerk

Subject: Bylaw C-7719-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Application No: PL20160092 (06834003/4)

To Confirm: We are in opposition to the Cochrane North Development and the bylaw amendments noted above.

- The Cochrane North Area Structure Plan is an excellent tool as it currently exists. To adopt any other conceptual scheme at this juncture would only undermine the existing ASP.
- The “scheme” currently provides no policy framework as it relates to the ASP! To be used as a guide only insults all those who have worked so hard on the original ASP.

This is just another conceptual scheme that hopes to make a commuter community close to Calgary and Cochrane. There is NO infrastructure to support this at this time and would likely add to Rocky View County infrastructure headaches (roads, intersections, etc.).

With a development taking place between Calgary and Cochrane, Cochrane Lake/Monterra still not developed, and the competition with another new development would only add to lessening number of people looking for homes (provided they can cope with new mortgage regulations). The price of oil also shows that the once great oil and gas businesses will NOT come back to previous levels, therefore who will these developments actually be for?

We believe that for all these reasons Rocky View County should deny the Cochrane North Development Proposal until such time as the adjacent Cochrane Lake/Monterra Development vision can be demonstrated that it is a viable development in the rural setting.

Sincerely,

Debbie and Richard Shannon

Debbie & Richard Shannon

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

Attention: Deputy Municipal Clerk

Subject: Bylaw C-7720-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Application No: PL20160093 (06834003/4)

To Confirm: We are in opposition to the Cochrane North Development and the bylaw amendments noted above.

- This has been Ranch and Farm District from the beginning. The proliferation of high density residential areas in a rural setting is against natural common sense. High density residential areas belong in a city/town setting where infrastructure ALREADY exists.
- Direct control district, we believe would take Rocky View County out of the equation and let the developer have too much control.

This is just another conceptual scheme that hopes to make a commuter community close to Calgary and Cochrane. There is NO infrastructure to support this at this time and would likely add to Rocky View County infrastructure headaches (roads, intersections, etc.).

With a development taking place between Calgary and Cochrane, Cochrane Lake/Monterra still not developed, and the competition with another new development would only add to lessening number of people looking for homes (provided they can cope with new mortgage regulations). The price of oil also shows that the once great oil and gas businesses will NOT come back to previous levels, therefore who will these developments actually be for?

We believe that for all these reasons Rocky View County should deny the Cochrane North Development Proposal until such time as the adjacent Cochrane Lake/Monterra Development vision can be demonstrated that it is a viable development in the rural setting.

Sincerely,

Debbie and Richard Shannon

From:
To: [Jessica Anderson](#)
Subject: Cochrane North Proposed Conceptual Scheme
Date: Thursday, October 20, 2016 5:20:31 PM

Hi Jessica,

In regards to the Cochrane North Area Structure Plan we have some concerns: they have done nothing about the storm water, the sewer system, and the traffic flow. Highway 22 is a mess as it is.

Donald and Jeannie Schmitke

From:
Sent: Sunday, February 11, 2018 12:04 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-77220-2017

Hi there,
Our property is NW- 34- 26-4-5 Foothills Farms, we are opposed to Bylaw C-77220-2017 for land use bylaw C-4841-97 because of the noises, traffic, the concern for wildlife, water run off, sewer systems, the life of our farm animals. There are lots of lots left in Monterra, why cant they build in there, instead of the farm land.

Thank you,
Don & Jeanne Schimtke

Rockyview County

911 – 32 Avenue NE

Calgary, Ab

T2E 6X6

ATTN: Deputy Municipal Clerk

RE: Bylaw C-7719-2017

PL20160091, PL201690092, PL20160093

This is to advise you that I am OPPOSED to this development for the following reasons;

- 1) The Cochrane North Area Structure Plan (CNASP) does not need to be amended as it already allows for an increase in density provided there is an increase in green space. The developer's (Urban Systems on behalf of Krause Enterprises) first application letter from RVC dated September 29, 2016, indicated the amendment was to adopt the Cochrane North Conceptual Scheme (CNCS) not to increase density. Comments made by Rick Murray (email dated October 19, 2016) still apply and I am in agreement with those comments.
- 2) As for commercial uses, I do not see any need for this as the Monterra development has yet to completely build out their plan which included commercial uses.
- 3) As far as I am aware, the water and waste water issues with Monterra and Cochrane Lakes have still not been resolved. To add another development and increase the impact on Monterra, Cochrane Lakes as well as the neighbours bordering the north side of this new development would be very irresponsible of Rockyview County.
- 4) With regard to the access in and out of the new development, it would be very dangerous to have access to highway 22 at the bottom of the hill. Logging trucks, gravel trucks and other commercial vehicles are traveling at 100km or more southbound down the hill.
- 5) Also as I live off Weedon Trail, the increase in traffic from RR43 along Weedon Trail impacts me greatly. RR43 is not designed to accommodate this kind of increase in traffic.

Sincerely,

Velda Wheeler

Rockyview County
911-32 Ave NE
Calgary AB
T2E 6X6

February 5, 2018

To Whom It May Concern:

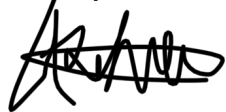
RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of the Hamlet of Cochrane Lake and I believe that there are merits to the proposed applications.

Due to the previous flooding of Cochrane Lake, I was most concerned about additional storm water entering the lake without a permanent solution. I understand that a permanent solution has been found that allows an outfall directly to the Bow River. I see this as a positive step towards correcting existing issues in our community.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



Ajeet Sekhon

03 February 2018

Kevin Greig,
County Manager,
Rocky View County
911-32 Ave NE
Calgary, AB T2E 6X6

Dear Mr. Greig:

SUBJECT: **DIVISION 9** – Public Hearing Feb. 27, 2018 to consider bylaws C7718-2017, C7719-2017, C7720-2017 concerning the Cochrane North project of Tulum Development and Management Corp. (Files PL20160091, PL20160092, PL20160093 respectively)

We are writing to express support for the proposed Cochrane North development, and the associated applications referenced above.

Why do we like this scheme?

It promotes: Village model of country living.

We think the Cochrane North Project shares and supports the original vision behind the Cochrane Lakes Area Structure (Hamlet) Plan adopted by the county in the summer of 2011. The cluster concept and the 'Barn' both represent a first small step back towards sustainable local community from NW Rockyview's historical car-enabled acreage sprawl. Excellent.

It solves: The 'problem' of Cochrane Lake.

The regional storm-water plan coupled with proposed runoff treatment offers an integrated managed solution to the issues of periodic flooding and fertilizer contamination (algal blooms) in local ponds including Cochrane Lake itself. Controlled outfall to the Bow River will stabilize an important ecological asset and benefit all the residents of Cochrane Lakes and the surrounds.

It helps: to promote conservation values

Cluster development, grassland reversion, runoff treatment, the preservation of the Kettle Corridor will all contribute to a healthier ecosystem as compared to the current patchwork of fenced and fertilized pasture fields.

In short we encourage Council's approval of Cochrane North as we think it will benefit our entire community.

Many thanks,



Chris & Marianne Brealey

February 7th, 2018

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97- (Cochrane North)

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Monterra and I believe that there are merits to the proposed applications.

Traffic is a major concern for our community and I would be concerned with new residents short-cutting through our community. Since Cochrane North is providing a direct and safe access directly to Highway 22, we feel that this will not be an issue.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,

Carol Tanton

Feb. 10, 2018

Rocky View County Council
Care of Asad Niazi of Tulum Developments

Dear Rocky View County Council,

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97-
(Cochrane North)

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Monterra and attended the open house that Tulum Developments hosted when announcing their plans to develop the area to the north of my property. My property borders the proposed new development and the street that is intended to connect Cochrane North to Monterra is at the end of my block. As a current resident, I have been watching and following the developments of this proposed community because of the benefits I see that will be brought to my community.

Of course, any visual impacts and density are a major concern with a new development being proposed directly adjacent to our home. I'm comfortable with the conceptual design put forward at the open house, with the proposed ample green spaces, with every new home having direct access to open space. Additionally, they have proposed that no new homes will directly abut any adjacent parcel and will be buffered by green space and I see this coupled with the commercial aspects as a great benefit.

Traffic shouldn't be a concern for our community, given Cochrane North is providing a direct and safe access directly to Highway 22. In fact, I see this as a great benefit to phase two of Monterra giving our community another access to the highway. I'm not concerned with the new residents short-cutting through our community given the distance required to access the highway.

Due to the previous flooding of Cochrane Lake, I was most concerned about additional stormwater entering the lake without a permanent solution. I was excited to learn that a

permanent solution has been proposed that allows an outfall directly to the Bow River. I see this as a positive step towards correcting existing issues in our community.

I would strongly support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,

A handwritten signature in black ink, appearing to be 'Chuck Lyons', with a stylized, sweeping flourish at the end.

Chuck Lyons

February 12, 2018

Attention Council, County of Rockyview.

Re: Bylaw C-7718-2017 - A Bylaw of Rocky View County for Land Use Bylaw C-4841-97 -
Cochrane North

We are writing to express our support for the Cochrane North ASP amendment.

We have resided in the Cochrane Lake area since 2004 and believe the Cochrane North concept would be of benefit to our surrounding area.

We have concerns for the management of water levels on the Lake and water waste issues.

We support Council's approval of this project.

Ernie & Yvonne Norhton

January 31, 2018

Rocky View County

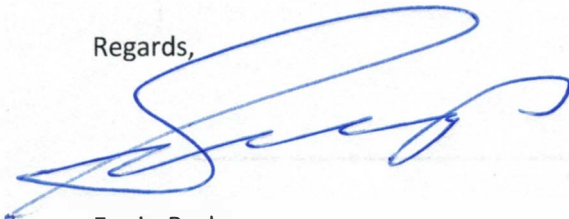
RE: Bylaw C-7718-2017 - A Bylaw of Rocky View
County for Land Use Bylaw C-4841-97- (Cochrane North)
PL20160091, PL20160092, PL20160093

I am a property owner within the Cochrane North ASP. (address - 263180 RR 43 T4C 0B8)

I see benefit in the above proposed amendments and accordingly would hereby like to reflect my support for council's approval of same.

It seems that these amendments will address certain issues for the area, and result in improving and bettering the present and future development of these lands and community, some of which being past flooding problems of Cochrane Lake.

Regards,



Erwin Brokop

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Weedon Trail and I believe that there are merits to the proposed applications.

With the lower density this development is a natural progress for the higher density of Monterra to the acreages to the north and the farmland beyond them. The thought out design and major greenspace will be an asset to our community.

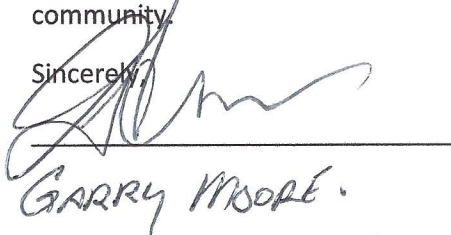
They have worked hard to develop a good plan for storm drainage that will also help th community of Cochrane lake.

Cochrane North is providing ample green space with every new home having direct access to open space.

The proposed design will have no new homes with directly contact to any adjacent parcel and will be buffered by green space and I see this as a great benefit.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



GARRY MOORE.

February 5, 2018

Kevin Greig
County Manager
Rocky View County
911-32 Ave NE
Calgary, Alberta
T2E 6X6

Attention: Rocky View County

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97- (Cochrane North)

Dear. Mr. Greig,

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. As a long time area resident, both my family and I have come to realize the importance of proper planning, professionalism and ethical development practices from industry experts as opposed to amateur developers. The proposed application for the Cochrane North Area demonstrates these aspects and has taken into consideration items that any adjacent land owners would be concerned about, including visual impacts and densities.

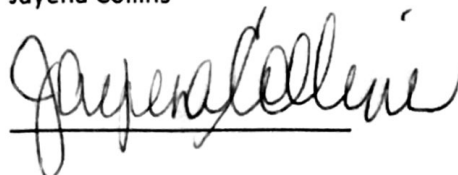
I believe the proposed plan takes into consideration the level of detail that is required to promote quality development and will subsequently add integrity to the area. I feel confident that the warranted concerns over Cochrane Lake have been adequately met and that a Cluster development will avoid the typical visual impacts often seen in "new development." The significant allocation of green space demonstrates that the applicant is acutely aware of the concerns of adjacent landowners, and as such has done as much as possible to provide a proposal with minimal negative impact.

Having witnessed the impacts of the Cochrane Lake debacle over the last several years, I see optimism in this plan and I see positive impacts for the immediate area as a result of such detailed and responsible planning.

As such I would, in good conscience, support councils approval of this development as I see it providing benefit to our entire community.

Sincerely,

Jayena Collins

A handwritten signature in black ink, appearing to read 'Jayena Collins', written over a horizontal line.

Rockyview County
911-32 Ave NE
Calgary AB
T2E 6X6

February 5, 2018

To Whom It May Concern:

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of the Hamlet of Cochrane Lake and I believe that there are merits to the proposed applications.

Due to the previous flooding of Cochrane Lake, I was most concerned about additional storm water entering the lake without a permanent solution. I understand that a permanent solution has been found that allows an outfall directly to the Bow River. I see this as a positive step towards correcting existing issues in our community.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



Jivan Sekhon

John D Bedbrook

February 6, 2017

Rocky View County
911-32nd Avenue NE
Calgary, AB T2E 6X6

Dear Council:

Re: PL20160091, PL20160092, PL20160093 – Cochrane North

I am writing to express my support for the Cochrane North ASP Amendment, Conceptual Scheme and Land Use Amendment applications.

Cochrane North has planned a cluster development which is aligned with the Cochrane North Area Structure Plan. Visual appealing, Cochrane North is providing ample green space in this development providing benefits to the surrounding community.

I would support Council's approval of this development.

Sincerely,



J.D. Bedbrook

TS/ro



MCL Development Corporation.

February 5th, 2018

The Council of Rocky View County
911-32 Avenue NE,
Calgary, AB,
T2E 6X6

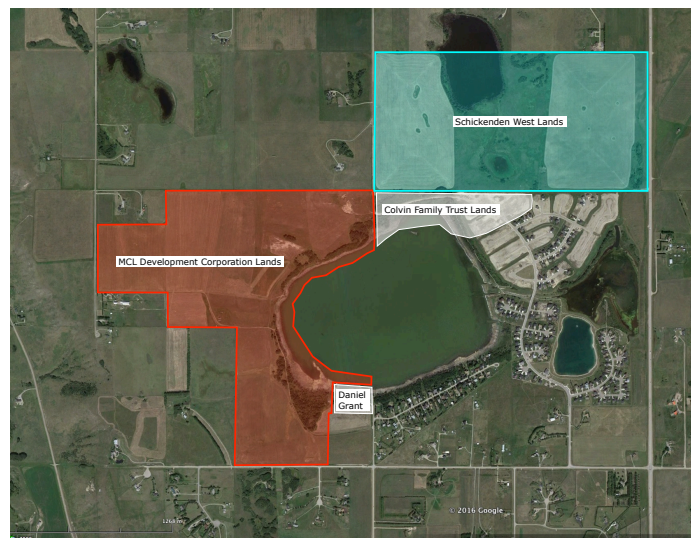
Attention: Reeve G. Boehlke

Ladies and Gentlemen,

Re: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

We are writing to Council to express our support for the Cochrane North ASP amendment, the Conceptual Scheme and the land use amendment applications. We believe that there are merits to the proposed Bylaw C-7718-2017 which will enhance the situation in the area for existing and future residents.

As shown on the following Figure, MCL is the owner of 347 acres of property (shown in red) immediately to the south and west of the Cochrane North project (shown in turquoise).



MCL and Schickedanz have been co-operating and sharing costs to achieve a number mutually beneficial objective which, if achieved, will greatly enhance the situation for the existing residents in the area of Cochrane Lake.

Together we are investigating and solving issues relating to the following matters which are pertinent to the existing and future residents of the area; these issues include:

- approaches to improve the water quality in Cochrane Lake with a view to turning from its existing situation of a noxious hypertrophic slough into a major winter and summer recreational facility which will benefit the existing and future residents of the area;

The Council of Rocky View County
February 5th, 2018
Page 2 of 2

- an integrated approach to dealing with storm water and flooding issues in the area, as Council will be aware this has been a major issue for some years now;
- methodologies for wastewater disposal given the serious concerns with the privately owned and unregulated wastewater utility operating in the area;
- traffic management and necessary road improvements.

We hope that Council will have the vision and foresight to approve this development as it will bring benefits to the existing residents of the area. Amongst these benefits will be an increased customer base for the existing privately owned regulated water utility which will ultimately reduce in water billings to the Monterra residents from their current very high levels.

The writer would be pleased to address Council on the matter and provide additional information directly to Council if that was considered by Council to be helpful to the process.

MCL Development Corp.



Ken Till, P.Eng.
Senior Development Manager



MCL Development Corp.

February 5, 2018

Attention Council, County of Rockyview,

**RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97-
(Cochrane North)**

We are writing in support for the Cochrane North ASP amendment.

We have resided in the Cochrane Lake area since 1976 and believe the Cochrane North concept would be of benefit to our area.

We have watched this area grow without any changes to infrastructure. Water is an issue for many & there seems to be no solution at this time.

Another concern is waste water. We believe the Cochrane Lake area raises an environmental concern with some of the septic systems on the lake side, thus draining into the lake.

Maybe with further planned development these issues will be addressed sooner rather than later.

We support Council's approval of this project.

Bruce & Nancy Racicot

February 14, 2018

Members of the RVC Council

911 32nd Avenue NE
Calgary, AB T2E 6X6

RE: The Cochrane North Lands
Bylaw C-7718-2017

Dear Council Members


The proposed Bylaw re the above subject is supported by me and my family for the Cochrane North development lands and the associated amendments.

My wife and I are new residents of Rocky View County, primarily because it offers different housing choices than other municipal jurisdictions, in the region.

We are pleased to see that the Cochrane Lake area, which was planned many years ago, is finally ready to move forward again and provide much needed additional housing choices for the residents of RVC.

The proposed project is in compliance with the vision of Cochrane Lakes Area Structure Plan. And as such the continuation of well planned growth, will continue to serve all residents of Rocky View as well as future generations, very positively.

Sincerely,



Phil & Christina Moore

Rob & Lorraine Sarabin

Kevin Greig,
County Manager,
Rocky View County
911-32 Ave NE
Calgary, AB T2E 6X6

Dear Mr. Greig:

SUBJECT: **DIVISION 9** – Public Hearing Feb. 27, 2018 to consider bylaws C7718-2017, C7719-2017, C7720-2017 concerning the Cochrane North project of Tulum Development and Management Corp. (Files PL20160091, PL20160092, PL20160093 respectively)

We are writing to express support for the proposed Cochrane North development, and the associated applications referenced above.

Why do we like this scheme?

It promotes: Village model of country living.

We think the Cochrane North Project shares and supports the original vision behind the Cochrane Lakes Area Structure (Hamlet) Plan adopted by the county in the summer of 2011. The cluster concept and the 'Barn' both represent a first small step back towards sustainable local community from NW Rockyview's historical car-enabled acreage sprawl. Excellent.

It solves: The 'problem' of Cochrane Lake.

The regional storm-water plan coupled with proposed runoff treatment offers an integrated managed solution to the issues of periodic flooding and fertilizer contamination (algal blooms) in local ponds including Cochrane Lake itself. Controlled outfall to the Bow River will stabilize an important ecological asset and benefit all the residents of Cochrane Lakes and the surrounds.

It helps: to promote conservation values

Cluster development, grassland reversion, runoff treatment, the preservation of the Kettle Corridor will all contribute to a healthier ecosystem as compared to the current patchwork of fenced and fertilized pasture fields.

In short we encourage Council's approval of Cochrane North as we think it will benefit our entire community.

Many thanks,

Rob & Lorraine Sarabin



Western Land & Livestock

February 6th, 2017

Rocky View County
911 32nd Avenue NE
Calgary, AB T2E 6X6

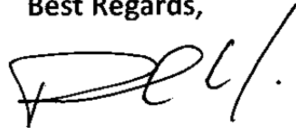
RE: Cochrane North PL20160091, PL 20160092, PL 20160093

Dear Sirs/Madam:

I am a land owner in Division 9. I have also been a lessee of the subject lands in previous years.

I would support Councils approval of this development as proposed.

Best Regards,

A handwritten signature in black ink, appearing to be 'R. Kraemer', with a stylized flourish at the end.

R. Kraemer,
Western Land & Livestock

February 13, 2018

Members of the RVC Council

911 32nd Avenue NE
Calgary, AB T2E 6X6

RE: The Cochrane North Lands
Bylaw C-7718-2017

Dear Council Members

The proposed Bylaw re the above subject is supported by me and my family for the Cochrane North development lands and the associated amendments.

My wife and I are new residents of Rocky View County, primarily because it offers different housing choices than other municipal jurisdictions, in the region.

We are pleased to see that the Cochrane Lake area, which was planned many years ago, is finally ready to move forward again and provide much needed additional housing choices for the residents of RVC.

The proposed project is in compliance with the vision of Cochrane Lakes Area Structure Plan. And as such the continuation of well planned growth, will continue to serve all residents of Rocky View as well as future generations, very positively.

Sincerely,



Roy & Helen Moore

February 07, 2018

To the Reeve and Councillors, Rocky View County

RE: Bylaw C-7718-2017

As adjacent landowners, we are writing to support the Cochrane North development plan as presented on the County's website. Our property's legal address is NE/33/26/04/W5, which is the quarter section on the west side of Range Road 43 and northwest of the proposed development. We have owned this property since 1990 and we have been farming there for the past twenty-seven years.

This plan is essentially the same proposal we saw at a public meeting in May, 2016. It identifies various guiding principles and in our view, a number of positive features are achieved by following these principles. They are:

- Maintain rural feel by designing lots to back onto open space, maintain a sensitive interface with adjacent landowners and as a result, respect our neighbours.
- Protect and enhance the natural characteristics of the site and specifically, preserve wetlands and natural areas of environmental significance.

We are particularly pleased that this plan creates an open space "buffer" so that lots will not be created to the property line. In addition, the effort to preserve the natural wetlands on-site and the seventy-two (72) percent open space gives us some comfort that we will not have a "gated community" type of development beside us.

In closing, we support Council's approval of this project. Although Cochrane North is another development on our doorstep, it is as sensitive as possible to our interests and it should be a catalyst to resolving transportation and storm water management problems in the area.


Christina Kenny


Thomas Kenny

February 13, 2018

Rocky View County

911 – 32 Ave NE

Calgary, AB T2E 6X6

Attention: Council

RE: PL20160091, PL20160092, PL20160093 - Cochrane North ASP

Please be advised that we – Tim & Sheryl Blair [Twp.26 Rge.04 W5M: Sec.22-NW Lot 3 Plan 8010745] – support the subject Cochrane North ASP amendment, Conceptual Scheme and Land Use amendment applications. I believe that these amendments will address several issues, but first and foremost, it will address the Cochrane Lake overflow and its water quality, by providing a discharge solution to the Bow River.

Ultimately the development associated with the of the Cochrane North ASP will result in benefits to all the residents in the immediate vicinity – including us – specifically with the orderly and planned advancement of the infrastructure and the eventual addition of local amenities.

I support your approval of this development.

Sincerely,



Tim & Sheryl Blair

TO: Rocky View

RE: PL20160091, PL20160092, PL20160093 - Cochrane North

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Division 9 and I believe that there are merits to the proposed applications.

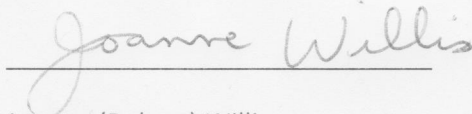
Cochrane North is a well thought out, planned community, similar to Harmony in Springbank that I believe will enhance the area and provide much needed cluster development rather than piecemeal development throughout Division 9.

I am not concerned with additional traffic on Weedon Trail as this development will have direct access to Hwy 22. I believe this development will be visually appealing as one travels on Hwy 22.

Cochrane North is providing ample green space with every new home having direct access to open space. Additionally, they have proposed that no new homes will directly abut any adjacent parcel and will be buffered by green space and I see this as a great benefit.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



Joanne (Robert) Willis



FEB. 14. 2018

ROCKYVIEW COUNTY

RE PROPOSED COCHRANE NORTH RESIDENTIAL
DEVELOPMENT

I am writing to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Range Road 43, and can see the merits to the proposal.

I believe the plan complies with the Cochrane North ASP.

The storm water issues have been addressed as well have the Weedon Trail traffic issues, and direct access to Highway 22 will reduce and minimize local traffic.

Sincerely,

Marilyn Crossley

265065 Range Road 43.

PLANNING SERVICES

TO:	Council	
DATE:	February 27, 2018	DIVISION: 6
TIME:	Afternoon Appointment	
FILE:	08422002	APPLICATION: PL20170118
SUBJECT:	Redesignation Item – Ranch and Farm District to Business – Highway Frontage District. Note: This application should be considered in conjunction with Master Site Development Plan Application PL20170117	

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20170118 be refused.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate a portion of the subject lands from Ranch and Farm District to Business – Highway Frontage District to facilitate the future subdivision of a ±1.62 hectare (4.00 acre) parcel and the accommodation of a Co-op Gas Bar, Convenience Store, and Drive-Through Restaurant development (see Appendix ‘B’).

The proposal, along with the associated Master Site Development Plan application (PL20170117), was evaluated in accordance with the County Plan and Administration determined that it:

- Is not identified as a highway business area in accordance with Policy 14.2, and does not meet the characteristics of a highway business area as described in Policy 14.10;
- Does not infill or intensify an existing business area as described in Policy 14.3;
- Is not within the policy area of an adopted area structure plan, as described in Policy 14.4;
- Is adjacent to the recently approved North Central Industrial Area Structure Plan and is inconsistent with Policy 14.19; and
- Could impact the success of the North Central Industrial Area Structure Plan.

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

DATE APPLICATION DEEMED COMPLETE: December 18, 2017 (received July 14, 2017)

PROPOSAL:	To redesignate the subject lands from Ranch and Farm District to Business – Highway Frontage District to facilitate the future subdivision of a ±1.62 hectare (4.00 acre) parcel
LEGAL DESCRIPTION:	A portion of NE 22-28-29-W04M
GENERAL LOCATION:	Located at the southeast junction of Twp. Rd. 284 and Rge. Rd. 293 (Hwy 2 Service Road), and approximately 0.81 km (1/2 mile) east of the town of Crossfield (see Appendix ‘C’).
APPLICANT:	B & A Planning (Ken Venner)
OWNERS:	Robert J. Aldred
EXISTING LAND USE DESIGNATION:	Ranch and Farm District

¹ **Administration Resources**
 Andrea Bryden, Planning Services
 Gurbir Nijjar, Engineering Services

PROPOSED LAND USE DESIGNATION: Business – Highway Frontage District

GROSS AREA: ± 55.64 hectares (± 137.48 acres)

SOILS (C.L.I. from A.R.C.): **Class 2H, M** - Slight limitations due to temperature limiting factor and low moisture holding or supplying capability, adverse texture.
Class 2H, M, T - Slight limitations due to temperature limiting factor and low moisture holding or supplying capability, adverse texture, and adverse topography.

PUBLIC & AGENCY SUBMISSIONS:

Twelve landowner notifications were sent out and no letters in support or opposition were received in response. The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'A'.

HISTORY:

1974 Subdivision Plan 741 0680 was registered at Land Titles creating one 8.61 acre parcel from the subject parcel. Municipal Reserves were taken as cash-in-lieu.

Historic Subdivision Plan 108 HT was registered at Land Titles creating one 5.5 acre parcel from the subject parcel.

BACKGROUND:

The subject parcel is located adjacent to the recently approved North Central Industrial Area Structure Plan. The quarter section contains two parcels that were subdivided prior to 1975. These parcels have been developed to include gas bars with convenience stores, and a stand-alone restaurant. The remainder of the quarter section is being used for agriculture (cultivation and grazing) and includes farm buildings and a dugout. A TransCanada Pipeline and a buried cable right of way run through the subject parcel.

POLICY ANALYSIS:

The application was evaluated in accordance with Section 14, Business Development, of the County Plan, and does not meet those policies as it is located immediately adjacent to a planned business area and is not located within an area structure plan. For a detailed policy analysis, refer to the MSDP report (PL20170118; agenda item D-3). Servicing would be provided in accordance with the County's Servicing Standards and is also discussed in detail in the report for D-3.

CONCLUSION:

The proposed redesignation was evaluated in accordance with the County Plan policies, which do not support the proposal. Comprehensive planning for the area has not been completed and allowing incremental development to proceed could compromise future planning processes and impact the success of the North Central Industrial Area Structure Plan. Therefore, Administration recommends refusal in accordance with **Option # 2**.



OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7750-2018 be given first reading.
 Motion #2 THAT Bylaw C-7750-2018 be given second reading.
 Motion #3 THAT Bylaw C-7750-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7750-2018 be given third and final reading.
- Option #2: THAT application PL20170118 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

AB/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
APPENDIX ‘B’: Bylaw C-7750-2018 and Schedule A
APPENDIX ‘C’: Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No objection.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<ol style="list-style-type: none"> 1. The Master Site Development Plan, if adopted by Rocky View County, will satisfy the requirements of Section 5(3)(a) of the Highways Development and Protection Regulation. 2. The department is satisfied with the Traffic Impact Assessment has not identified any potential operational concerns on Highway 2 as a result of additional traffic generated by this development. 3. From Alberta Transportation's perspective, the timing for closure of access ramps will result from construction of a fourth northbound lane on Highway 2, or construction of a future interchange at Township Road 285. It should be noted that an interchange at Township Road 285 is not presently contemplated as a designated freeway access location. 4. A roadside development permit is required for subsequent development activity, as noted in the MSDP.
Alberta Sustainable Development (Public Lands)	No comment.
Alberta Culture and Community Spirit (Historical Resources)	No comment.
Energy Resources Conservation Board	No comment.
Alberta Health Services	No comment.
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	ATCO PIPELINES has no objection.

AGENCY	COMMENTS
AltaLink Management	No comment.
FortisAlberta	No concerns or requirements.
Rocky View Gas Co-op	<ol style="list-style-type: none"> 1. Any existing Rockyview Gas Co-op Utility Right of Way concerning the said lands shall remain in effect and be registered, according to the Land Titles Act, to the redesignation parcel and registered to the remaining parcel. 2. Pursuant to the Bylaws of Rockyview Gas Co-op Ltd. and the Alberta Government Rural Natural Gas Program; should the newly redesignated property require natural gas service the applicant must apply for a separate contract. No secondary yard lines are permitted to supply natural gas service from one titled property to another titled property. 3. The landowner shall be responsible for the cost, at the time of application, for the installation of the natural gas service line. 4. The applicant shall pay for any alterations to the natural gas distribution system if required. 5. The applicant shall be responsible for the cost of system upgrades and/or gas main extensions should natural gas service be required.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	No comment.
Crossfield Recreation Board	The Crossfield Rec Board has no concerns re: MR; however, comments pertaining to reserve dedication will be provided at any future subdivision stage.
<i>Internal Departments</i>	
Agricultural Services	The redesignation of a parcel of land from Ranch and Farm District to Business – Highway Frontage District is not supported by policy. If this application were to be approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the business from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and

AGENCY	COMMENTS
Municipal Lands	<p>concern over fertilizers, dust & normal agricultural practices.</p> <p>The Municipal Lands Office has no concerns with this application.</p>
Development Authority	No comment.
GeoGraphics	No comment.
Building Services	No comment.
Emergency Services	<ul style="list-style-type: none"> No enforcement-related concerns. <p>Fire Services:</p> <ol style="list-style-type: none"> Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code.
Infrastructure and Operations - Engineering Services	<p>There are no further comments at this time.</p> <p><u>General</u></p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures; As a condition of future DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details; As a condition of future DP, the applicant will be required to submit a chemical management plan providing detail on the storage and handling of chemicals as well as emergency response procedures in case of a spill onsite; As a condition of future DP, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility providers to the satisfaction of the County. <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> As part of the MSDP, the applicant provided a geotechnical investigation prepared by McIntosh Lalani dated May 02, 2017 which evaluated the onsite subsurface soil conditions

AGENCY	COMMENTS
	<p>and provides various recommendations to be incorporated in the future design of the onsite facilities and construction practices. The investigation also indicated that a shallow groundwater conditions exist within the site. All future designs shall follow and incorporate the recommendations of the geotechnical investigation including the onsite stormwater management pond to mitigate against the shallow groundwater conditions.</p> <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • As part of the MSDP application, the applicant provided a Traffic Impact Assessment prepared by Bunt & Associates dated May 30, 2017. The TIA took into consideration the impact of the proposed development together with the growth in background traffic to determine the impacts to the existing road network. The TIA concludes that all studied roadways and intersections will continue to operate within acceptable parameters in the 20 year post development condition. ES has reviewed the TIA and has no further concerns; • The TIA also provided a geometric review of the access ramps from Highway 2 due to AT's future plans to widen Highway 2 to a six lane and then later an eight lane cross-section; Highway 2 currently has two northbound lanes adjacent to the subject lands (four lane cross-section). AT has reviewed the geometric configuration and has indicated that the construction of the fourth northbound lane (eight lane cross-section) or construction of an interchange at Highway 2 and TWP Road 285 will require closure of the existing access ramps from Highway 2. Once the access ramps are closed, the site will be accessible via the local road network from the future interchange at Highway 2 and TWP Road 285; • As the subject lands are within 1600m of Highway 2, as a condition of future DP, the applicant will be required to obtain a roadside DP from AT; • As a condition of future DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at time of approval for the total gross acreage of the lands proposed to be developed; • There currently exists a paved approach from TWP Road 284 to the subject lands. It is to be noted that the current site concept provides for an additional paved approach onto RR 293 to be constructed at time of DP. ES has no further concerns. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> • As per the MSDP, the applicant is proposing to utilize

AGENCY	COMMENTS
	<p>holding tanks with a trucked service to dispose of wastewater. ES has no further concerns.</p> <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • As per the MSDP, the applicant is proposing to utilize cisterns and a trucked service to supply potable water to the proposed development. ES has no further concerns; • The applicant provided a Servicing Review for the proposed development prepared by Veritas Development Solutions dated April 2017. The document indicates that the fire water supply will be available via the onsite stormwater pond and drafting hydrant which will meet the requirements of NFPA 1142. As a condition of future DP, the applicant will be required to provide the detailed design of the onsite stormwater pond and drafting hydrant to ensure the design complies with the requirements of NFPA 1142. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • As part of the MSDP, the applicant provided a stormwater management report prepared by ISL Engineering dated June 2017. The report evaluated the pre and post development conditions and providing the sizing of the future stormwater pond with a controlled release which is to be constructed near the NE corner of the subject lands. ES has reviewed the report and has no further concerns; • It is to be noted that the parcel directly south of the subject lands was recently re-developed to include a paved parking lot under PRDP20162660. The stormwater design for the parking lot contemplated a stormwater pond at the NE corner of the site which releases stormwater through the subject lands towards TWP Road 284. As a condition of future DP, the applicant will be required to register a drainage easement along the east side of the subject lands to ensure that drainage from the lands to the south is not impeded or blocked; • As a condition of future DP, the applicant is required to submit detailed engineering drawings for the stormwater management system, prepared by a qualified professional, in accordance with the stormwater management plan prepared by ISL Engineering and the County Servicing Standards. The design shall take into consideration the offsite flows received from the lands to the south, flows generated by the proposed development and permanent volume requirements for firewater as per NFPA 1142; • As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the

AGENCY	COMMENTS
	<p>requirements of the County's Servicing Standards.</p> <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> As part of the MSDP, the applicant provided an Environmental Project Review prepared by ISL Engineering dated April 2017. The review concluded that the proposed development has the ability to impact valued ecosystem components (VECs) existing within the subject lands such as wildlife and vegetation. As a condition of future DP, the applicant will be required to conduct a Biophysical Impact Assessment, prepared by a qualified professional, to assess the onsite VECs and provide mitigation measures to be implemented into the detailed design of the site. As per the MSDP, the applicant received clearance from Alberta Culture & Tourism under the Historical Resources Act on October 06, 2017. The Environmental Project Review also indicates that a dugout and ephemeral wetland exist within the boundaries of lands proposed to be developed. The MSDP indicates that a 10m setback from the wetland shall be maintained to sustain the wetland however, the dugout will be lost/developed. At time of DP, it shall be the applicant's responsibility to obtain all necessary approvals from AEP under the Water Act for the loss of the dugout or any other areas of environmental significance
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Concerns have been addressed.
Infrastructure and Operations – Utility Services	No concerns.

Circulation Period: July 18, 2017 to August 9, 2017.

BYLAW C-7750-2018
A Bylaw of Rocky View County to amend Bylaw C-4841-97,
being the Land Use Bylaw.

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7750-2018.

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.84 of Bylaw C-4841-97 be amended by redesignating a portion of NE-22-28-29-W04M from Ranch & Farm District to Business – Highway Frontage District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT A portion of NE-22-28-29-W04M, is hereby redesignated to Business – Highway Frontage District, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7750-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 6
File: 08422002/PL20170118

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2018

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 day of , 2018

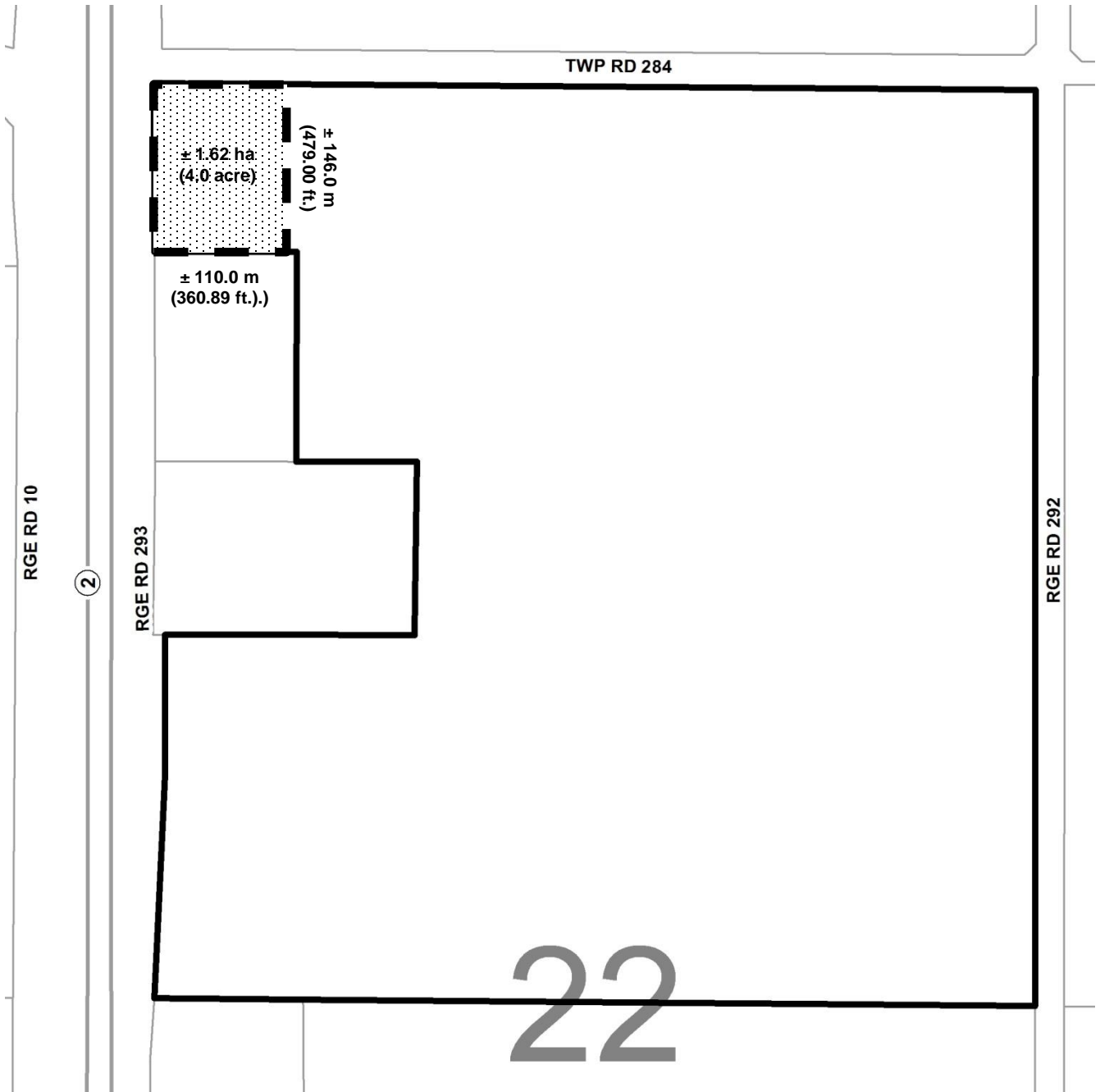
READ A THIRD TIME IN COUNCIL this day of , 2018

Reeve

CAO or Designate

Date Bylaw Signed

BYLAW: C-7750-2018



AMENDMENT

FROM Ranch and Farm District TO Business – Highway Frontage District

Subject Land _____

LEGAL DESCRIPTION: A portion of NE-22-28-29-W04M

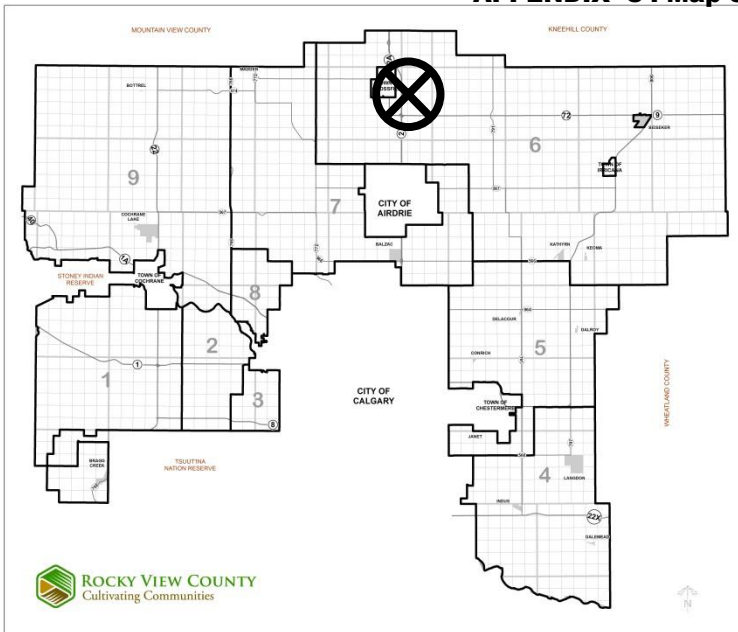


ROCKY VIEW COUNTY
Cultivating Communities

FILE: 08422002/PL20170118

DIVISION: 6

AGENDA
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NE-22-28-29-W04M

Development Proposal: To redesignate a portion of NE-22-28-29 W04M from Ranch and Farm (RF) District to Business - Highway Frontage (B-HF) District to facilitate the future subdivision of a ± 1.62 ha (4.00 acre) parcel.

TWP RD 284

RF
→
B-HF

RGE RD 10

2

RGE RD 293

RGE RD 292

22

DEVELOPMENT PROPOSAL

NE-22-28-29-W04M



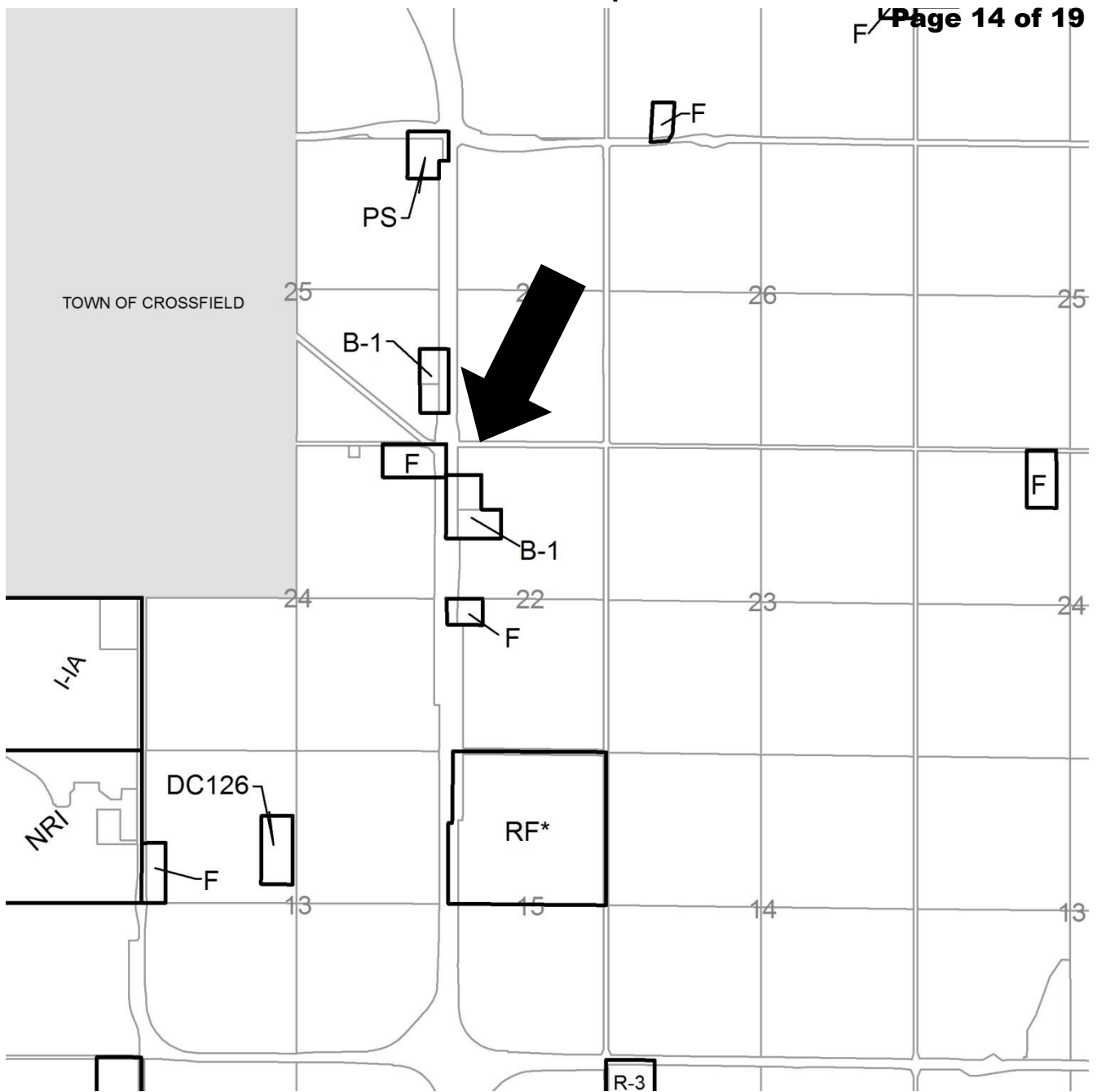
Date: July 17, 2017

Division # 6

File: 08422002

AGENDA

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

LAND USE MAP

NE-22-28-29-W04M

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

AIR PHOTO

Spring 2016

NE-22-28-29-W04M

Date: July 17, 2017

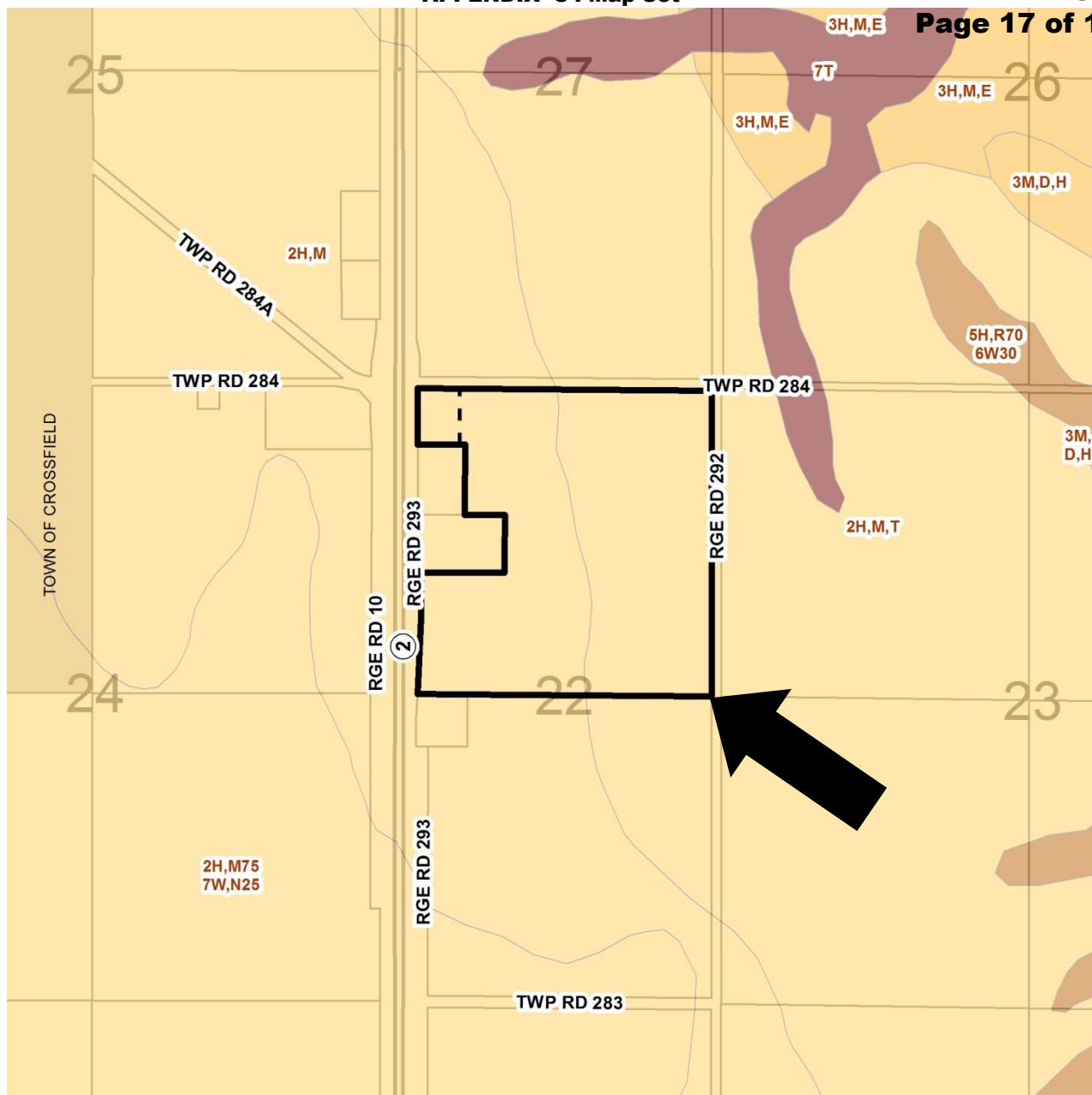
Division # 6

File: 08422002

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

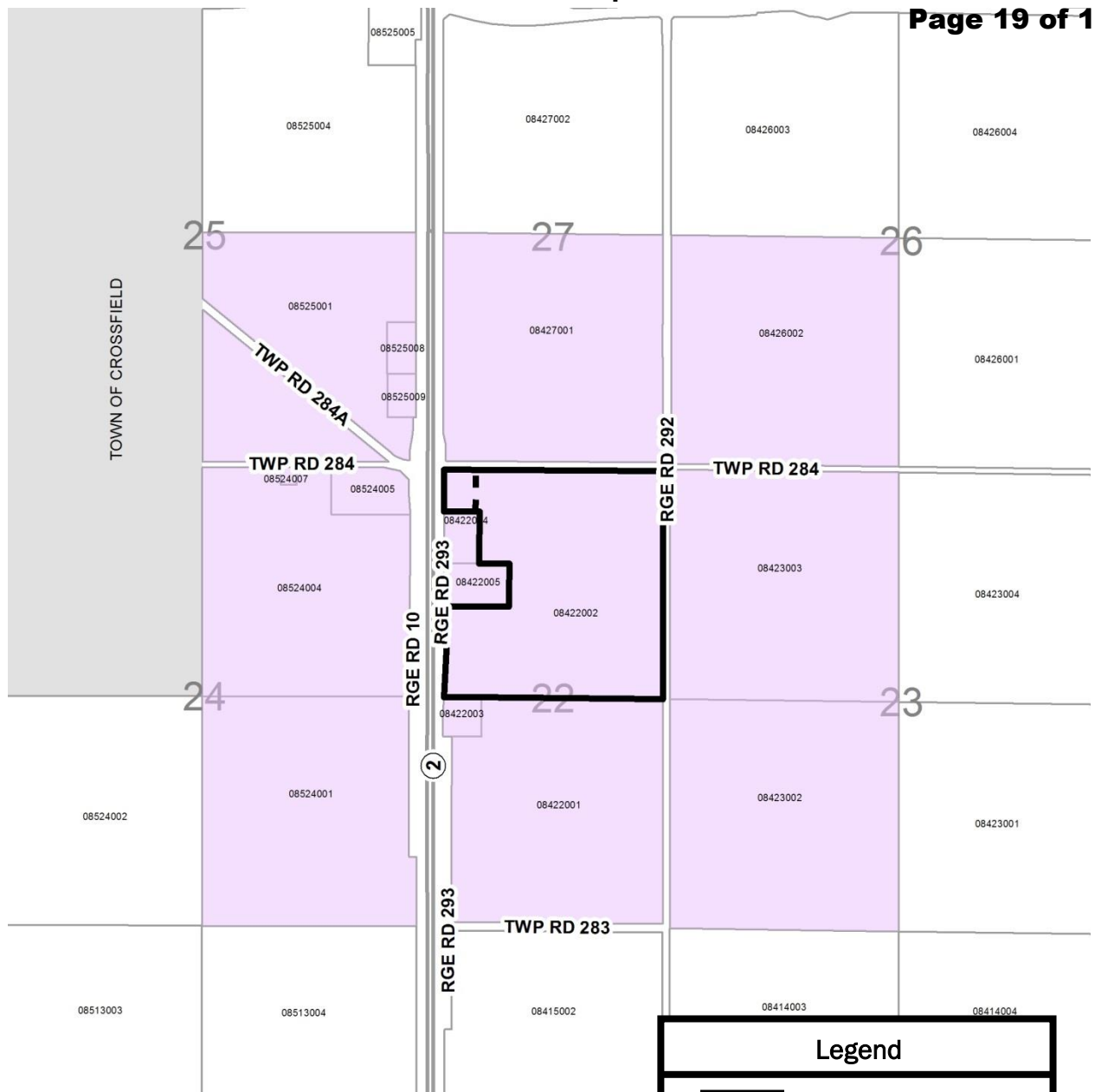
Limitations

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

SOIL MAP

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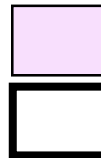


Letters in Opposition



Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

NE-22-28-29-W04M

PLANNING SERVICES

TO:	Council	
DATE:	February 27, 2018	DIVISION: 4
TIME:	Afternoon Appointment	
FILE:	03214001 / 03214009	APPLICATION: PL20170043
SUBJECT:	A Conceptual Scheme for mixed-use development in Langdon (Settler's Green) Note: To be considered in conjunction with Redesignation application PL20170097 (C-6)	

¹ ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7753-2018 be given first reading.
- Motion #2 THAT Bylaw C-7753-2018 be given second reading.
- Motion #3 THAT Bylaw C-7753-2018 be considered for third reading.
- Motion #4 THAT Bylaw C-7753-2018 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to adopt the Settler's Green Conceptual Scheme to guide future redesignation, subdivision, and development permit applications for mixed-use development within the hamlet of Langdon (see Appendix 'B'). The Applicant submitted a corresponding application to redesignate a portion of the Plan Area from Ranch and Farm District and Agricultural Holdings Districts to Hamlet Residential Three and Hamlet Residential Four Districts, with a site-specific amendment to Hamlet Residential Four (PL20170097, C-6).

The Settler's Green Conceptual Scheme proposes mixed use development with two distinct residential components, and a commercial / light industrial area. The associated redesignation application considers land use for the proposed residential areas only. Redesignation of the commercial / light industrial lands identified within the Plan Area would require an amendment to the conceptual scheme, to include a more comprehensive planning design and layout.

Potable water would be provided by Langdon Waterworks Ltd, while wastewater would be provided by connection to the Langdon Wastewater Treatment Plant. Stormwater management is in accordance with the Langdon Comprehensive Stormwater Review, and appropriate transportation access solutions have been proposed.

Administration evaluated the application in accordance with the Langdon Area Structure Plan (ASP), the County Servicing Standards, the County's Water & Wastewater Facilities Bylaw, and the Langdon Comprehensive Stormwater Review and determined the following:

- The proposal is consistent with Map 5 of the Land Use Strategy found within the Langdon ASP;
- The proposal is consistent with the overall intent of the Mixed Use Area policies, and the requirements for Local Plan submissions, as found within section 10.0 of the Langdon ASP;
- The proposed conceptual scheme is consistent with the associated land use application; and

¹ Administration Resources
Jamie Kirychuk, Planning Services
Gurbir Nijjar, Engineering Services



- The Applicant has demonstrated that the technical aspects of the proposal are feasible, and advised that detailed design would be provided and implemented at subdivision stage.

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

DATE APPLICATION DEEMED COMPLETE: June 20, 2017 (Received: March 2, 2017)

PROPOSAL:	To adopt the Settler's Green Conceptual Scheme, a local plan to guide future redesignation, subdivision, and development permit applications for mixed-use residential and non-residential development within the hamlet of Langdon.
LEGAL DESCRIPTION:	SE-14-23-27-W04M
GENERAL LOCATION:	Located within the Langdon Area Structure Plan, ½ mile east of Centre Street and on the north side of Township Road 232 (Appendix 'C').
APPLICANT:	Schule's Consulting / Greencor Developments / Carswell Planning
OWNERS:	Metro Allied Land Development Ltd. & Concord Coastal Financial Group Inc.
EXISTING LAND USE DESIGNATION:	Ranch and Farm District (RF) and Agricultural Holdings District (AH)
PROPOSED LAND USE DESIGNATION:	Hamlet Residential Three District (HR-3) and Hamlet Residential Four District (HR-4) (amended)
GROSS AREA:	± 64.7 hectares (± 160.00 acres)
SOILS (C.L.I. from A.R.C.):	Class 2H, M75, 7W, N25 – 75% of land contains soil with slight limitations for crop production due to temperature, low moisture holding, adverse texture. The remaining 25% of the land has no capability for crop production due to excessive wetness/poor drainage and high salinity.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 15 adjacent landowners. Two letters in opposition and no letters of support were received in response (Appendix 'D'). Section 8 of the conceptual scheme briefly discusses the results of the engagement sessions hosted by the Applicant. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

January 13 1992 Plan 321 0066 registered at Land Titles separating the 33.11 acre parcel from the remainder.

BACKGROUND:

The subject lands consist of two contiguous parcels, one of which is designated Ranch and Farm District, and the other Agricultural Holdings District. The lands are mostly undeveloped, and are used for crop cultivation, with the exception of a small farmstead with associated accessory buildings located in the southwest corner. The surrounding area is primarily undeveloped agricultural lands, with the exception of the Boulder Creek Golf Course and residential area to the north. Lands to the south, west, and east are primarily agricultural with significant wetlands.



The conceptual scheme area is characterized by relatively flat to gently rolling topography. There are numerous wetlands within the conceptual scheme area. The stormwater management strategy consists of a stormwater pond through the central portion of the Plan Area with an outlet at the eastern boundary of the pond. Stormwater flows should then be conveyed northwards via underground pipe within an undeveloped road allowance to new drainage ditches connecting to Weed Lake. Stormwater management in Langdon includes a network of overland drainage ditches, culverts, and stormwater retention facilities that collect and convey stormwater runoff to Weed Lake.

CONCEPTUAL SCHEME OVERVIEW:

In accordance with the requirements of the Langdon ASP, the Applicant submitted the Settler's Green Conceptual Scheme to support the redesignation application (PL20170097, C-6).

This section provides an overview of the development concept, transportation, servicing strategies, and technical studies. The six goals proposed in the conceptual scheme are aligned with the vision and goals of the Langdon ASP. The Settler's Green Conceptual Scheme proposes mixed use development with two distinct residential components and a commercial /light industrial area. The intent of the plan is to provide alternative housing choices and more opportunities for commercial/light industrial lands, in keeping with the Langdon ASP vision and goals.

Commercial/Light Industrial

The commercial/light industrial portion of Settler's Green Conceptual Scheme encompasses 11.21 hectares (27.70 acres) of the Plan Area. At this time, details such as road network, lot layout, pathways, and servicing options have not been provided. These details are to be provided through a conceptual scheme amendment at the redesignation stage.

Residential

The Settler's Green Conceptual Scheme proposes the creation of two distinct residential areas. The "Single Family Detached Area" is located in the northern portion of the Plan Area and proposes single family dwellings. The "Green Street Area" is located in the southwest portion of the subject lands and proposes single, semi, and multifamily dwellings.

The "Single Family Detached Area" is proposed to be approximately 23.47 hectares (58 acres) in size and would accommodate 230 single family lots. The intent of the "Single Family Detached Area" is to resemble the adjacent Boulder Creek golf course community. The "Green Street Area" is proposed to be approximately 11.21 hectares (27.70 acres) in size and accommodate 130 single, semi, and multifamily lots. This development would be considered medium density development. It would be oriented to face the public street, with parking located at the rear or side, and would be located in close proximity to community amenity areas such as parks and open spaces.

The Settler's Green Conceptual Scheme proposes a total of 360 lots over 85.70 acres of net developable land. This equates to a density of 4.20 units per acre and a total of 1,116 people.

Table 1: Total Residential Lots

Residential Area	Single Lots	Semi Lots	Multi Lots	Total Lots	Total Area (Acres)
Northern Portion "Single Family Detached"	230	0	0	230	58.00 ac.
Southern Portion "Green Street"	50	30	50	130	27.70 ac.



Opens Space, Pathways, and Reserves

Pathways and open space are important components of the Langdon ASP, and are encouraged to provide connectivity throughout Langdon. The Settler's Green Conceptual Scheme proposes that pathways be constructed along the northern boundary, and in close proximity to the proposed water feature in the central portion of the plan area. Future connections are also identified for the existing pathway on Dead Horse Road, and an east / west pathway along Township Road 232. A detailed Open Space Plan, including landscaping and pedestrian bridges would be provided at the subdivision stage.

The proposed conceptual scheme indicates that the majority of municipal reserves would be provided through open space and pathways. The outstanding balance, if any, may be made through payment of cash-in-lieu.

Significant Wetlands exist within the Plan Area and were evaluated as part of this application. Should the application be approved, further wetland assessment may be required to obtain Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas. Lands that qualify as environmental reserve would be dedicated as environmental reserve or environmental reserve easement through the subdivision process.

Table 2: Amount of reserves required as a percentage of Net Development Area

	Acres	Hectares	% of Net Development Area (NDA)
Environmental Reserve	± 2.59	± 1.05	1.6%
Municipal Reserve	± 14.40	± 5.83	9%

Geotechnical

The Applicant provided a Geotechnical Investigation for the proposed development, prepared by GTECH Earth Sciences Corp. The investigation concluded that the subject lands have generally favorable soil and groundwater conditions to support the proposed development given that the recommendations of the report are followed and incorporated into the future designs. At the subdivision stage, the Applicant would be required to implement the recommendations made in the Geotechnical Investigation or conduct further geotechnical work as deemed necessary by the County.

Transportation

The subject lands would be accessed by Township Road 232 and an undeveloped road allowance (Range Road 271). Township Road 232 would provide access into the southern portion of the Plan Area, while the undeveloped road allowance (Range Road 271) would provide an access point to the northern portion to Dead Horse Road. Both roads are required to be extended and upgraded at the development permit stage.

Road layout in the northern portion of the Plan Area is proposed to include three avenues, which are expected to provide east-west traffic flow for the residential area. North-south streets are proposed to connect the avenues. The road layout in the southern portion of the Plan Area, servicing the "Green Street" area, would resemble a rectangular grid, with three separate access points.

Internal roads within the Plan Area would be paved to county standards and designed with rolled curbs and gutters, and a sidewalk on one side. Collector roads would have sidewalks along both sides with appropriate street lighting. All roads would be designed to permit emergency vehicle access and acceptable turnarounds.

The Applicant has provided a Traffic Impact Assessment (TIA) for the proposed development, prepared by Bunt & Associates. The TIA considers off-site impacts to the road network and key intersections,



based on the growth of background traffic as well as with the addition of the proposed development. The TIA also makes various recommendations for upgrades to offsite roads and key intersections at various horizon years based on the build out of the development. At the subdivision stage, the Applicant would be required to implement the necessary off-site road improvements to support the development of the Plan Area.

Water

The Settler's Green Conceptual Scheme proposes to tie into the Langdon Waterworks water distribution network located to the north and west of the subject lands. The Applicant provided a letter from Langdon Water Works Ltd., indicating their ability to service the proposed development. The water projections provided for the residential components of the Plan Area are generally in alignment with the County's Bylaws and Policies. However, the projections for the commercial/light industrial area appear to be high in comparison to other commercial/light industrial areas in the County. As the planning details and design are relatively unknown at this time for commercial/light industrial area, Administration recommends that revised projections for water/wastewater servicing be provided in a future amendment to the Conceptual Scheme for a more thorough analysis.

Wastewater

The Settler's Green Conceptual Scheme identifies two possible wastewater servicing options for the development. The first option considers the construction of a collection system within the development to collect and convey wastewater from a new sanitary lift station within the subject lands that would tie-in to the existing East Rocky View Wastewater Transmission Line. The second option considers the use of a new lift station to pump wastewater to the existing collection system within the Boulder Creek development, eventually conveying flows to the existing Boulder Creek lift station. As both options are feasible, further evaluation would be determined at the subdivision stage to consider the most optimal solution.

Stormwater

The Applicant has provided a Master Drainage Plan, prepared by Sim-Flo Systems Inc., which proposes on-site runoff to be directed to the stormwater pond located in the centre of the Plan Area. Stormwater would then be conveyed northwards via underground pipe within an undeveloped road allowance to new drainage ditches north of the Plan Area.

The Langdon Comprehensive Stormwater Review identifies the construction of a ditch through the undeveloped road allowance of Range Road 271 (conceptual scheme proposes an underground pipe), which takes stormwater from the proposed development to another downstream ditch network (Dead Horse Road to Weed Lake) and eventually to Weed Lake. Although the concept plan does not completely align with the recommendations of the Langdon Comprehensive Stormwater Review, it does meet the general intent and provides a viable long term solution that allows for the development of adjacent lands while maintaining the pre-development drainage pattern towards the existing wetland conveyance system within the Weed Lake catchment area. If the underground outlet pipe is constructed to service the subject lands, the pipe must be sized to accommodate the adjacent section to the west. At time of the preparation of this Plan, the downstream ditch network (Dead Horse Road to Weed Lake) identified in the Langdon Comprehensive Stormwater Review have not been constructed. At the subdivision stage, if these drainage ditches are not constructed, it would be the responsibility of the Applicant to construct the ditches, under a Development Agreement with the County, to allow for the conveyance of stormwater to Weed Lake from the Plan Area.

Environmental

The Applicant provided a Wetland Assessment & Impact Report and Technical Memorandum, prepared by Golder Associates. As per the report, a desktop and field evaluation of the existing on-site wetlands was undertaken. The report indicates that there is a total of 38.09 hectares (94.12 acres) of wetland area



represented in ten wetlands within the Project Area, and provides various recommendations to avoid impacts to wildlife species and wetlands on-site. However, the report was prepared on the premise that all of the on-site wetlands are to be lost and require compensation; the overall compensation value may decrease should some of the on-site wetlands be preserved.

Phasing

The proposed conceptual scheme proposes five total phases, which are intended to develop from the west to the east. Phase 4 is not considered in this conceptual scheme, and will require an amendment prior to future redesignation of the lands.

Table 3: Lots per Phase

Phases	Single Lots	Semi Lots	Multi Lots	Total Lots	Total Area
1a	80	-	-	80	8.2 ha (20.2 ac.)
1b	50	30	50	130	11.2 ha (27.7 ac.)
2	74	-	-	74	7.6 ha (18.8 ac.)
3	76	-	-	76	7.7 ha (19.0 ac.)
4	-	-	-	-	16.3 ha (40.3 ac.)
Total	280	30	50	360	60.0 ha (126.0 ac.)

Public Consultation

A public open house was held on July 17, 2017 at the Boulder Creek Golf Course Events Centre to obtain public feedback on the proposed development. The Applicant indicates that no significant concerns were raised.

POLICY ANALYSIS

Langdon ASP (Bylaw C-7564-2016)

The subject lands are located within the Plan Area of the Langdon ASP and the application was evaluated with those policies.

LAND USE:

Mixed Use

The proposed conceptual scheme is located within the “Mixed-Use Area” on Map 5 of the Land Use Strategy within the Langdon ASP. Section 10 of the ASP envisions the “Mixed-Use Area” for mainly light industrial, business park, and residential uses. The objectives of Section 10 are to promote development of business/light industrial uses while facilitating residential growth to complement the non-residential development. The Settler’s Green Conceptual Scheme provides for both residential and non-residential developments.

Policies within Section 10 state that mixed use areas “should comprise no more than 50 percent of the developable area.” Despite this, the Settler’s Green Conceptual Scheme proposes a development that is 41% residential and 27.2% commercial. The Applicant proposes that the parcel located to the west is more appropriate for commercial / industrial development and should accommodate a larger portion of non-residential development so both quarters meet the 50-50 requirements, as a whole.



Commercial / Light Industrial

Details such as road network, lot layout, pathways, and servicing options have not been provided for in the commercial / light industrial portion of the plan area. The Langdon ASP and the County Plan require that these details be provided within all local plans, including the Settler's Green Conceptual Scheme. In accordance with these requirements, the Settler's Green Conceptual Scheme includes policy that states that these details are to be provided at the land use redesignation stage, through a conceptual scheme amendment.

Residential

The Langdon ASP provides objectives and policies for residential development within the Plan Area. Residential areas within the mixed use cells are to be considered under Section 8 of the ASP. The Settler's Green Conceptual Scheme provides for two distinct residential areas within the Development Concept in accordance with the requirements of Section 8.

The Settler's Green Conceptual Scheme proposes a density of 4.2 units per acre (upa). The ASP states that density should be 4.0 upa (Policy 8.7), unless certain criteria are met in accordance with Policy 8.8. These are:

- a) the character and physical design of the development is similar to what is already existing in the hamlet; and
- b) water and wastewater servicing capacity has been determined by the County to be available.

The "Single Family Dwelling" area in the northern portion of the Plan Area is expected to resemble the Boulder Creek Development to the north, and water supply is confirmed with Langdon Waterworks to service the proposed development. In regard to wastewater servicing, the County is currently in the process of performing a partial upgrade to the Langdon Wastewater Treatment Plant. This would allow for additional wastewater servicing capacity for developments in East Rocky View. The increased density is considered to be appropriate.

The Langdon ASP directs conceptual schemes to provide protective and edge policies regarding Agriculture and the non-residential / residential interface. Furthermore, the ASP includes objectives and policies for Open Space, Pathways, Schools, Recreation, and Emergency Services. The Settler's Green Conceptual Scheme provides appropriate policies to address the requirements of the Langdon ASP for lands that are still agriculture, and policies to address the non-residential / residential interface. Open space and pathways would be achieved through the dedication of municipal reserves, providing increased recreational opportunities. Emergency services will be provided by the existing services in the Hamlet.

The proposed conceptual scheme does not include a school site as it was not required, at this stage, by Rocky View Schools or the Calgary Catholic School Board.

CONCLUSION:

The Settler's Green Conceptual Scheme was prepared in alignment with the Langdon Area Structure Plan, the County Servicing Standards, the County's Water & Wastewater Facilities Bylaw, and the Langdon Comprehensive Stormwater Review. The technical studies conclude that the subject lands are suitable for the proposed development and the recommendations of the studies would be implemented at future subdivision stage. The proposed conceptual scheme meets applicable policies and standards. Therefore, Administration recommends approval, in accordance with **Option # 1**.

OPTIONS:

- | | | |
|-------------|-----------|---|
| Option # 1: | Motion #1 | THAT Bylaw C-7753-2018 be given first reading. |
| | Motion #2 | THAT Bylaw C-7753-2018 be given second reading. |



Motion #3 THAT Bylaw C-7753-2018 be considered for third reading.

Motion #4 THAT Bylaw C-7753-2018 be given third and final reading.

Option # 2: THAT application PL20170043 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-7753-2018 and Schedule “A”

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner Comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL20170043-097 – Settler's Green) located within the southeast area of Langdon. As per the circulation, Municipal Reserves will be considered at subdivision stage. It would be prior to that stage that CCSD requests further evaluation of Langdon school site needs as they relate to the proposed development of Settler's Green.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	No response.
Alberta Transportation	<p>Alberta Transportation has reviewed the above noted document and provides the following comment sand observations:</p> <ol style="list-style-type: none"> 1) The department notes that the proposed subdivision is greater than 800 metres from a provincial highway. 2) The TIA indicates that the existing four way stop at Highway 560 and Centre Street is presently near capacity, and requires improvements to support additional traffic from development in Langdon, specifically for the Settler's Green subdivision. Alberta Transportation accepts this analysis. 3) Alberta Transportation requires that a roundabout be analyzed prior to consideration of traffic signals. Design Bulletin #68 (available on our website) provides guidance for planning and design of roundabouts. 4) Given the distance of the proposed development from the highway, any improvements to the Highway 560 / Centre Street intersection will be the responsibility of Rocky View County.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Alberta Culture and Tourism has no objection to the rezoning, but the applicant should be informed that <i>Historical Resources Act</i> approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta

AGENCY	COMMENTS
Alberta Energy Regulator	Culture and Tourism's Online Permitting and Clearance (OPaC) system.
Alberta Health Services	<p>Settler's Green will be located on one quarter section in the Hamlet of Langdon. To the north is the Boulder Creek development. To the east is agricultural development and wetlands. To the south is Township Road 232 and agricultural development. To the west is another future development area. At present, the site is undeveloped agricultural land.</p> <p>Healthy Neighbourhood Design</p> <ul style="list-style-type: none"> It is the intent of the Plan to provide more opportunities for commercial/industrial employment and affordable housing to help move Langdon towards becoming a more complete community. Half of the total developable area in Settlers' Green is intended for mixed residential use, and will be primarily located on the north side of the Plan Area. Improved employment opportunities could then develop in Langdon where businesses and individuals may find more affordable land prices and a local labour force. Neighbourhoods where people can easily connect with each other and a variety of day to day services are important when considering the health and well-being of the community. A complete, compact and connected neighbourhood can foster better mental and physical health of individuals within that community. <p>Healthy Housing</p> <ul style="list-style-type: none"> One of the objectives of the Settler's Green Conceptual Plan is to provide an assortment of housing formats in order to offer a variety of choice for residents in different stages of life. Affordable housing is also encouraged in the County Plan and the Langdon Area Structure Plan with the goal of providing a range of affordability and lifestyle opportunities for county residents. Incorporating healthy and varied housing into land use planning assists in fostering good mental and physical health while also improving the quality of life for residents. <p>Healthy Natural Environments</p> <ul style="list-style-type: none"> Research supports a strong relationship between exposure to natural areas and the reduction of stress, chronic disease, depression, anxiety, improved concentration and cognitive function. The Plan projects

AGENCY	COMMENTS
	<p>that there will be extensive open spaces that will provide a linear pathway to make connections between neighbourhoods and sub-neighbourhoods. A water feature as part of the open space will double as a storm water management tool while resembling a more natural water feature to be enjoyed by residents.</p> <p>Healthy Transportation Services</p> <ul style="list-style-type: none"> • The Settler's Green Conceptual Scheme provides for an internal road network that will promote efficiency and alignment to the regional road system. The transportation network will integrate development within Langdon and provide regional opportunities for walking, cycling, and public transportation. • The Plan states that Settler's Green will include extensive linear open spaces and a pathway along the northern boundary of the site adjacent to the golf course in Boulder Creek. There may also be the option to negotiate with the Boulder Creek Golf Course for access to pathways north of the Plan Area and ultimately provide greater connectivity within the Hamlet of Langdon. • Within the Plan Area, pathway design will be connected and looped for use by both residents and those traveling through to the commercial/industrial area. Pathways will exist along the northern boundary and centrally in proximity to the storm water canal water feature. To connect sub-neighbourhoods, pathways and open space networks will be integral to internal subdivision design. Pathways will be landscaped and paved. • Incorporating active transportation options (including public transit, bike lanes and other modes that provide alternatives to single vehicle use) into future development could help reduce emissions and provide healthy transportation for residents of all income levels in the area. <p>Healthy Food Systems</p> <ul style="list-style-type: none"> • Food systems determine how people choose food, and what kind of food they have access to. These choices can be a factor in their overall health status. • Land use decisions may impact the accessibility, quality and variety of food available to residents. AHS supports the integration of healthy food systems into the planning process. This may include increasing access to healthy foods, consideration of the location of food services in relation to other community uses (ie: discouraging fast food establishments near schools) and improving community-scale food infrastructure (ie: access to

AGENCY	COMMENTS
	<p>community gardens and other agricultural opportunities).</p> <p><u>General Land Use</u></p> <p>Land Use Compatibility:</p> <ul style="list-style-type: none"> • Within Settler's Green there is a mix of land use types proposed including residential, commercial and industrial. Past experience has shown that some industrial or commercial uses can negatively impact public health due to potentially incompatible land uses. AHS recommends that any development that has the potential to adversely impact neighbouring residential receptors (e.g. noise, odours, emissions etc.) not be located in close proximity to residential or sensitive land use areas (e.g. child care facilities, schools, adult care facilities, etc.). AHS would appreciate having the opportunity to participate in reviewing future land use and development applications in the area. <p>AHS Regulated Establishments:</p> <ul style="list-style-type: none"> • AHS would also like an opportunity to review and comment on building permit applications to construct public facilities within the Settlers' Green area (e.g. food establishments, swimming facilities, daycares, adult care facilities, personal service establishments, etc.). Once at this phase of development, plans for these facilities should be forwarded to our department for review and approval before the building permit is granted. <p>Utilities:</p> <ul style="list-style-type: none"> • AHS supports the regionalization of water and wastewater utilities, and in particular supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems whenever possible. As an adjoining development to the Hamlet, it is proposed that existing services provided by Langdon Waterworks Ltd and the East Rocky View Sewage Treatment facility be extended to service Settler's Green. • Langdon provides residential pickup of solid waste to residents within the Hamlet. It is anticipated that this service will also be extended to the Plan Area. A local transfer site managed by Rocky View County is also available within Langdon for recycling and garbage. <p>Environmental Site Assessment:</p> <ul style="list-style-type: none"> • When available, AHS would appreciate the opportunity to review from a public health perspective any Phase 1

AGENCY	COMMENTS
	<p>Environmental Site Assessments that have been completed for this area.</p> <ul style="list-style-type: none"> 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 243/2003, which stipulates: <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 objection.
ATCO Pipelines	<ol style="list-style-type: none"> Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. <ul style="list-style-type: none"> Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information. Storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way. 3) Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review <p>No objection.</p>
AltaLink Management	No response.
FortisAlberta	No response.
Telus Communications	No response.
TransAlta Utilities Ltd.	No response.
Other External Agencies	
EnCana Corporation	No response.
Rocky View County - Boards and Committees	
ASB Farm Members and	Agricultural Services Staff Comments: Because this parcel falls

AGENCY	COMMENTS
Agricultural Fieldmen	within the Langdon Area Structure Plan, Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the residential land use from the agricultural land uses to the South, West and East of the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Rocky View Bow North Recreation Board	The Bow North Recreation District Board would like to request that this development have as much MR as possible put together along the West property line, so as to align with MR from the other quarter section to the West. Giving us a large Section of MR in all the same location.
<i>Internal Departments</i>	
Municipal Lands	<p>General comments</p> <p>All improvements considered for municipal reserve lands are to be made in accordance to the County Servicing Standards, and Parks and Pathways: Planning, Development and Operational Guidelines. Please be advised that as a condition of any approved future subdivision; the applicant will be required to provide a detailed landscaping plan for all open space and recreational areas associated to each proposed phase of development to the satisfaction of the County's Municipal Lands department.</p> <p>All private lots adjacent to municipal reserves are to be separated by context appropriate fencing. Fencing shall not be constructed on municipal reserve lands.</p> <p>Design of all phases of the plan area shall include provision for active transportation inter-connectivity via pathway and/or trails located within municipal and environmental reserves or public utility lots and sidewalks located within the road plan.</p> <p>The design of plan area shall provide provision for connectivity to adjacent neighbourhoods and illustrate these active transportation alignments accordingly in a figure or map within the document.</p> <p>Pathways located adjacent to stormwater management ponds are to be located above the high water line.</p> <p>Utility line assignments (Buried/surface/overhead) are to be located within road right of ways and not within municipal or environmental reserve lands.</p> <p>Page 3; Section 2.0</p> <p>The document identified in the conceptual scheme as the "Parks and Open Space Plan" is actually named "Parks and Open</p>

AGENCY	COMMENTS
	<p>Space Master Plan. Please review and revise the document where necessary.</p> <p>Page 8; Section 4.5</p> <p>As referenced in the conceptual scheme; a facility identified as the “Langdon Recreation Centre” does not exist. Rather- the name Langdon Recreation Centre refers to the name of a local community group, and not a facility. Please review and revise the document where necessary.</p> <p>Page 12; Figure 7 & Page 14: Section 5.3</p> <p>In accordance to Section 671(2) of the Municipal Government Act; traffic islands, boulevards/medians shall not be dedicated as municipal reserve; as they serve no tangible park, recreational benefit and pose undue risk due to being bounded by roadway on all sides. Rather, these lands are to be considered part of the road plan and are to be designed with aesthetically pleasing and context appropriate landscaping so as not to create sightline and maintenance/operational issues.</p> <p>Page 12; Figure 7</p> <p>Due to a missing label and a limited colour palette utilized; the proposed lift station location may be confused as an “Affordable Housing Area”. Correction and revision required.</p> <p>Page 18; Figure 8</p> <p>The line work of the plan area is not represented in the legend. For example, the line work coloured green in the plan area is not identified within the legend.</p> <p>Page 18; Section 5.5</p> <p>With reference to the “chip shot practice area and putting practice area” is overly prescriptive and is not a guaranteed use of the reserve lands in the event that subdivision occurs. Correction and revision required.</p> <p>Page 19; Section 5.5</p> <p>Designs for pathways and landscaping of reserve lands shall be subject to County approval in accordance to applicable County standards and guidelines.</p> <p>Page 20; Policy 5.5.6</p> <p>In accordance to the Reserves Bylaw- please be advised that golf carts are not to be permitted to operate on pathways located within reserve or PUL lands. Please revise and update the conceptual scheme to respect this requirement accordingly.</p>
Development Authority	No response.

AGENCY	COMMENTS
Enforcement & Compliance	<p>Due to the potential for overland drainage issues, recommend County Engineering Services be consulted to ensure any proposed Storm Water Management Plan is sufficient.</p> <p>Due to the presence of multiple significant wetland areas, recommend that Alberta Environment be consulted for recommendations or any necessary approvals.</p> <p>Recommend that Crime Prevention Through Environment Design principles be adopted, especially in any commercial, industrial, public use or dense residential areas.</p>
GeoGraphics	No response.
Building Services	<p>Proposal should meet current RVC engineering standards, including pressurized water supply for firefighting infrastructure.</p>
Fire Services	<p>Having reviewed the circulation, the Fire Service has one comment. Please ensure that the developer makes arrangements that there are always no less than two access roads into the development during all phases of development. Any access road must meet the requirements set out in the Alberta Building Code.</p>
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 future subdivision, the applicant will be required to provide a detailed landscaping plan for all open space and recreational areas associated to each proposed phase of development to the satisfaction of the County's Municipal Lands department; • As a condition of future subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities and street lighting with all necessary utility providers to the satisfaction of the County; • As a condition of future subdivision, the applicant is required to submit a Construction Management Plan with each proposed phase of the development addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction

AGENCY	COMMENTS
	<p>management details.</p> <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • The applicant provided a Geotechnical investigation for the proposed development prepared by GTECH Earth Sciences Corp dated September 20, 2010. The investigation included the drilling of bore holes and groundwater monitoring throughout the development area to provide design and construction recommendations to support the development. The investigation concludes that the subject lands have generally favorable soil and groundwater conditions to support the proposed development given that the recommendations of the report are followed and incorporated into the future designs; • It is to be noted that near surface groundwater was encountered at an average of 1.5 – 5.5 meters below grade. As the subject lands contain numerous wetlands and a near surface groundwater table was encountered, as a condition of future subdivision, the applicant will be required to implement a groundwater measurement program in accordance with the procedures and duration indicated in the County's Servicing Standards to get an accurate representation of the groundwater table within the proposed phase for consideration into the future detailed design of the development; • At time of detailed design, the applicant will be required to implement the recommendations made in the Geotechnical Investigation prepared by GTECH Earth Sciences Corp dated September 20, 2010 or conduct further geotechnical work for incorporation into the detailed design of the development as deemed necessary by the County. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • The applicant provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated April 11, 2017. The development is proposed to gain access from TWP Road 232 to the south as well as to Dead Horse Road to the north via an undeveloped road allowance (Range Road 271) along the eastern boundary of the subject lands. The TIA considered offsite impacts to the road network and key intersections based on the growth of background traffic as well as with the addition of the proposed development. The TIA also makes various recommendations for upgrades to offsite roads and key intersections at various horizon years based on the build out of the development. As a condition of future subdivision, the applicant will be required to implement the necessary offsite road improvements to

AGENCY	COMMENTS
	<p>support the development of the applicable phase of the plan area;</p> <ul style="list-style-type: none"> • The TIA prepared in support of the Plan had been circulated to AT for their review and comment as the phased development of the Plan Area will eventually trigger an improvement to the intersection of Centre Street and Highway 797 from a stop controlled to a roundabout. The preparation of future TIAs in support of future phases of the development will dictate then timing and need for offsite infrastructure improvements including this intersection; • At time of future subdivision for the next applicable phase, the applicant will be required to submit an updated TIA taking into consideration existing background traffic, traffic to be generated from the new phase and any other traffic from other approved developments within the Hamlet. The TIA is to provide recommendations for off-site improvements that are required to be implemented with the applicable phase of the development. If offsite improvements are required to be implemented to support the applicable phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades and be eligible to receive cost recoveries for any oversizing allowed in the infrastructure; • It is the County's expectation that the first developer to apply for subdivision approval who triggers an offsite upgrade will be required to implement a suitable improvement that will service their development (possibly numerous phases) as well as provide an adequate level of service for the other developments. As a condition of future subdivision, the applicant may be required to pay cost recoveries for the upgrades to offsite infrastructure implemented by others that provide direct benefit to the proposed development; • As a condition of future subdivision, the applicant will be required to obtain a Roadside DP from AT for the implementation of any improvements to the provincial highway network; • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) and all other offsite improvements identified in the TIA including the upgrades to TWP Road 232, undeveloped N/S road allowance (Range Road 271) and Dead Horse Road in accordance with the requirements of the County's Servicing Standards. As the applicant has proposed a multi-phased development, the onsite and

AGENCY	COMMENTS
	<p>offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time;</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed; The estimated levy in accordance with the current bylaw is \$876,000 It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> The Conceptual Scheme identifies two possible wastewater servicing option for the development. The first option considers the construction of a collection system within the development to collect and convey wastewater of a new sanitary lift station within the subject lands which will tie into the existing East Rocky View Wastewater Transmission Line. The second option considers the use a new lift station to pump wastewater to the existing collection system within the Boulder Creek development eventually conveying flows to the existing Boulder Creek lift station. The County's current Water & Wastewater levy bylaw identifies the Boulder Creek lift station to service the subject lands. The applicant has indicated that tie-in to this lift station is not feasible as it does not have the ability to service the entire Plan Area by gravity due to grading constraints (cut/fill balance within the subject lands). It is the County's preference to utilize the existing Boulder Creek Lift Station however, further analysis of both options will be undertaken at time of subdivision to confirm which wastewater servicing option is optimal for the proposed development. If a new wastewater lift station is constructed to service the subject lands, the lift station (ie. wet well) shall be sized to accommodate the adjacent quarter section to the west. The applicant will be eligible to receive cost recoveries for the upgrades to infrastructure that provide direct benefit to others; The County is currently in the process of performing a partial upgrade to the Langdon Wastewater Treatment Plant to allow for additional wastewater servicing capacity for developments in East Rocky View. The wastewater projections provided for the residential component of the development generally align with the County's Offsite Levy Bylaw however, the industrial/commercial projections appear to be high in comparison to other

AGENCY	COMMENTS
	<p>industrial/commercial areas in the County (East Balzac, Conrich and Janet). The Langdon Area Structure plan indicates a broad range of business activities and types which may involve light industrial activities and processing. As the type and nature of light industrial/businesses within the Development Area is relatively unknown at this time and the requirement of the applicant to prepare a Master Site Development Plan (MSDP) to proceed with the industrial/commercial portion of the development, the water/wastewater projections shall be re-evaluated at time of MSDP preparation based on the type of uses proposed at that time;</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the construction of the proposed wastewater collection, lift station and force main connection systems. The applicant will be required to provide a detailed Wastewater Servicing Study to determine all technical requirements and considerations (pressure at tie-in location, minimum flows, impacts to the overall system, etc.) when tying into the County's existing wastewater collection system. The design of the lift station and force main connection to the East Rocky View Wastewater Transmission Line shall meet the tie-in requirements to the satisfaction of the County. It is to be noted that the proposed lift station is required to be constructed on a PUL; • As a condition of future subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy in accordance with the applicable levy at time of Subdivision approval, for the treatment of the wastewater to be created by the proposed development and for the use of the East Rocky View Wastewater Transmission Line. At the time that the applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the Development at the time, the applicant shall be required to enter into an agreement with the County for the applicant to pay for the actual costs for the required upgrades to the Langdon Wastewater Treatment Plant as described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The applicant will be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those

AGENCY	COMMENTS
	<p>benefitting lands are developed or subdivided;</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs for the operation, maintenance, repair and replacement of the proposed sanitary lift station to the satisfaction of the County. The analysis shall also address the proposed location of the lift station and its impact on the surrounding properties (odor, noise, access, etc.); It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure; The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed lift station. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> As per the Conceptual Scheme, the applicant is proposing to tie to the Langdon Waterworks water distribution network located to the north and west of the subject lands. The Conceptual Scheme identifies three possible routes for the subject lands to tie to the existing distribution network to adequately supply and loop the system. It is the County's understanding that a combination of two of the three options will be required to be implemented to service the Plan Area; The water projections provided for the residential component of the development generally align with the County's Offsite Levy Bylaw however, the industrial/commercial projections appear to be high in comparison to other industrial/commercial areas in the County (East Balzac, Conrich and Janet). The Langdon Area Structure plan indicates a broad range of business activities and types which may involve light industrial activities and processing. As the type and nature of light industrial/businesses within the Development area is relatively unknown at this time and the requirement of the applicant to prepare a Master Site Development Plan (MSDP) to proceed with the industrial/commercial portion of the development, the water/wastewater projections shall be re-evaluated at time of MSDP preparation based on the type of uses proposed at that time; The applicant provided a letter from Langdon Water Works Ltd. dated October 09, 2017 indicating their ability to service the proposed development. As per the Hamlet of

AGENCY	COMMENTS
	<p>Langdon Infrastructure report prepared for Langdon Waterworks in April of 2014, upgrades to the water systems have been identified at various population targets for the Hamlet. As per the Conceptual Scheme, the anticipated population of the proposed development at full build out is approx. 1400 people (existing population of the Hamlet is approx. 4900 people) plus the commercial/light industrial area. The report mentions that the upgrades to the existing water treatment plant to accommodate a Hamlet population target of approx. 7500 people is minimal and can be accommodated with additional improvements to the water systems. As per discussions with Langdon Waterworks, the planning of upgrades to the water infrastructure to support the growth of the Hamlet has been captured in Langdon Waterworks' capital planning and rate structure regulated by the AUC. At time of future subdivision of the applicable phase of the development, the applicant will be required to confirm the availability of water capacity to adequately service the proposed phase. At that time, if sufficient capacity in the system is not available, the applicable phase of the subdivision shall not be endorsed until the required improvements are in place and capacity is available;</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the construction of the water distribution system within the proposed phase of the development. The applicant will also be able to enter into a Development Service Agreement with Langdon Waterworks to purchase the necessary water capacity for the proposed phase and for the construction of all water-related infrastructure however, the infrastructure will need to also need to be tied to the Development Agreement with the County; • It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure; • The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed water distribution system. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> • As part of the conceptual scheme, the applicant provided a Master Drainage Plan prepared by Sim-Flo Systems Inc. dated March 2017. The proposed stormwater

AGENCY	COMMENTS
	<p>management concept for this development consists of a stormwater pond through the central portion of the Plan Area with an outlet at the eastern boundary of the pond. Stormwater is then to be conveyed northwards via underground pipe within an undeveloped road allowance to a new drainage ditches (BC2 and BC3) which have been identified in the Langdon Comprehensive Stormwater Review. The Langdon Comprehensive Stormwater Review had identified the construction of a ditch through the undeveloped road allowance (applicant has proposed an underground pipe) which takes stormwater from the proposed development to Weed Lake. Although the concept does not completely align with the recommendations of the Langdon Comprehensive Stormwater Review, the concept does provide a viable long term solution which allows for the development of adjacent lands while maintaining the pre-development drainage pattern towards the existing wetland conveyance system within the Weed Lake catchment area. If the underground outlet pipe is constructed to service the subject lands, the pipe shall be sized to accommodate the adjacent quarter section to the west. The applicant will be eligible to receive cost recoveries for the upgrades to infrastructure that provide direct benefit to others;</p> <ul style="list-style-type: none"> • At time of the preparation of this Plan, the BC2 and BC3 ditches identified in the Langdon Comprehensive Stormwater Review have not been constructed. If at time of subdivision these drainage ditches are not constructed, it shall be the responsibility of the applicant to construct the ditches under a Development Agreement with the County to allow for the conveyance of stormwater to Weed Lake from the Plan Area. It is to be noted that the applicant will be eligible to receive cost recoveries from others for the construction of ditches BC2 and BC3 and for the internal stormwater management system as it will provide benefit to other development lands; • As a condition of future subdivision, the applicant will be required to provide payment of the stormwater levy, in accordance with the applicable levy at time of Subdivision approval, for improvements to the local (Hamlet) and regional (CSMI) drainage network; • As a condition of future subdivision, the applicant will be required provide a detailed stormwater management plan (SWMP) and design drawings for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Langdon Comprehensive Stormwater Review, the County's Servicing Standards, Alberta Environment regulations and best practices. As a condition of future subdivision, the

AGENCY	COMMENTS
	<p>applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater system and all related infrastructure;</p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system; • As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices; • It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> • As part of the conceptual scheme, the applicant provided a Wetland Assessment & Impact Report prepared by Golder Associates dated January 2017 and Technical Memorandum dated November 15, 2017. As per the report, a desktop and field evaluation of the existing onsite wetlands was undertaken utilizing the criteria of the new Alberta Wetland Policy, Water Act and Alberta Wetland Assessment and Impact Report Directive. The report indicates that there is a total of 38.09 ha of wetland area represented in ten wetlands within the Project Area and provides various recommendations to avoid impacts to wildlife species and wetlands onsite. The report was prepared on the premise that all of the onsite wetlands are to be lost however, the overall compensation value may decrease should some of the onsite wetlands be preserved; • As the Wetland Assessment & Impact Report prepared by Golder Associates dated January 2017 indicated that Class IV wetlands exist on the subject lands, as a condition of future subdivision, the applicant will be required to obtain all necessary approvals/clearance under the Public Lands Act for the disturbance or loss of wetlands that are Class IV or higher. It is to be noted that the Public Lands Act applies when permanent and naturally occurring bodies of water (Class IV or higher) are present as the bed and shores of these basins are held by

AGENCY	COMMENTS
	<p>the Provincial Crown;</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to prepare all necessary reports (ie. Wetland Identification, Wetland Assessment and Impact and Replacement Reports) and obtain Water Act approvals from AEP for the disturbance and loss to the onsite wetland areas prior to entering into any Development Agreement with the County.
Utility Services	Confirmation from water supplier that they have capacity and commitment to supply to the proposed conceptual scheme area. A capacity upgrade to the County's Wastewater Treatment Plan will be required in order to accommodate this development.
Infrastructure and Operations - Maintenance	Will the developer be upgrading Township Road 232 to a paved standard? Will the developer be building secondary access road north on Range Road 271 to connect to Dead Horse Road? Concern with adequate radius on turnarounds to accommodate plows, particularly with proposed center islands.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations – Road Operations	Who will be responsible for the upgrade work to the existing roadway system described on Pages 24 and 25 of the conceptual scheme?
Solid Waste and Recycling	No response.

Circulation Period: August 14, 2017 – September 5, 2017



BYLAW C-7753-2018

A Bylaw of Rocky View County, known as the Settler's Green Conceptual Scheme

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7753-2018.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Land Use Bylaw (C-4841-97), County Plan (C-7280-2013), Langdon Area Structure Plan (C-7564-2016), and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

THAT The “**Settler's Green Conceptual Scheme**” be adopted to guide future redesignation, subdivision, and development within SE-14-23-27-W4M consisting of a total of ± 64.7 hectares (± 160.00 acres) of land, as defined in Schedule 'A' attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7753-2018 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: 4

File: 03214001/03214009 – PL20170043

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2018

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 day of , 2018

READ A THIRD TIME IN COUNCIL this day of , 2018

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE 'A'
FORMING PART OF BYLAW C-7753-2018

A Conceptual Scheme affecting SE-14-23-27-W4M consisting a total of ± 64.7 hectares (± 160.00 acres) of land, herein referred to as the Settler's Green Conceptual Scheme.

Settler's Green

Settler's Green

Langdon

Conceptual Scheme

SE 14-23-27 W4M



SCHULE'S CONSULTING



Sim-Flo Systems Inc.

Carswell Planning



Submitted to Rocky View County, March 2017

(February 2, 2018)

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INTRODUCTION

1.1 Purpose of this Plan

This Conceptual Scheme, named **Settler's Green**, has been prepared pursuant to the Rocky View County (RVC) Plan (Bylaw C-7280-2013) and Langdon Area Structure Plan (Langdon ASP) to provide supporting rationale for redesignation and subdivision of 64.7 ha (160 ac) comprising lands described as SE-14-23-27-W4M.

The Conceptual Scheme is a non-statutory plan intended to describe the developer's rationale and motivation to establish a new subdivision with associated land uses. The policies of this Plan have been prepared to provide direction regarding subsequent land use redesignation, subdivision, and development permit applications required to implement the **Settler's Green** development.

"A non-statutory plan, subordinate to an area structure plan, and may be adopted by bylaw or resolution. To ensure the opportunity for public input, the County will continue its practice of adopting a conceptual scheme by bylaw with a public hearing. If an area structure plan is amended to include a conceptual scheme, the conceptual scheme becomes a statutory plan. Conceptual schemes provide detailed land use direction, subdivision design, and development guidance to Council, administration, and the public. Conceptual schemes are meant to be developed within the framework of an area structure plan. If a conceptual scheme is of sufficient size that further detail is required for specific areas and phases, the subsequent document will be referred to as a 'development cell'. Upon approval, the 'development cell' document will be amended into the conceptual scheme as an appendix." (RVC County Plan).

It is the intent to apply the policies and design of this plan to guide its first phase of development in the western portion of the Conceptual Scheme. Land use and subdivision for the first phase of development will be applied for following adoption of this conceptual scheme. Future development for mixed use within **Settler's Green** is to be considered at a subsequent phase.

1.2 Development Rationale

The subject lands of this Conceptual Scheme are referred to as **Settler's Green** or the *Plan Area* in this document. The full service Hamlet of Langdon in RVC has been subject to significant pressure for development primarily due to existing hamlet development and services, proximity to southern Calgary, transportation connections to the Trans-Canada Highway and Highway 22x, and the identification of this area as Hamlet - Full Service within the Rocky View County Plan.

It is the intent of the **Settler's Green** development to provide opportunities for more commercial / light industrial employment lands and affordable housing. This will move Langdon towards a more complete community. It is a contiguous extension of the built area of Langdon that integrates well with adjacent land uses by also offering traditional residential built form.

As an adjoining development to the Hamlet, existing services located are easily extended to service the **Settler's Green**. The site is undeveloped agricultural land, relatively flat and well situated for development.

1.3 Primary Development Considerations

Primary development considerations include:

1. Diversity of residential uses, predominantly single, semi and multi-family (townhouses) dwellings for variety of choice for different stages in life and affordability;
2. Extensive open space which provides linear pathway connectivity providing connections between neighbourhoods and sub-neighbourhoods;
3. A water feature as part of the open space and which acts as a storm water management through an east-west canal system resembling a more natural water feature and allowing a controlled regional storm water flow;
4. Provision of commercial / light industrial employment lands with related non-residential transportation focused towards Highway 22x, as opposed to going through the Hamlet for safety and efficiency for the movement of goods;
5. Transportation connections through a major east-west collector and other internal roads in a curvilinear grid pattern with some variety offered in roundabouts, landscaped courts and divided road entrance features for aesthetics, functionality and traffic calming;
6. Water and wastewater using existing utility services with water provided by Langdon Water Works and sanitary waste piped to the Langdon Waste Treatment Facility taking into account capital and operational considerations for a preferred option.

1.4 Conceptual Scheme Objectives

The intent of the **Settler's Green** Conceptual Scheme is to:

- a) Provide a comprehensive summary of existing conditions within the Plan Area to identify development opportunities and significant constraints which require appropriate mitigation strategies;
- b) Establish a development concept with an integrated land use framework to facilitate implementation of residential uses, commercial / light industrial uses and related uses;
- c) Present strategy options to implement appropriate transportation and utility service infrastructure improvements as required for the phases of development;
- d) Determine the general configuration of public open spaces within the *Plan Area* and connections to adjacent lands;
- e) Outline an overall phasing strategy for development within the *Plan Area* ensuring a looped roadway, pathways, storm water drainage and runoff, water services, and sanitary wastewater services;
- f) Rationalize the mixed use development balancing traditional residential development with commercial / light industrial development, while investigating incentives for affordable housing.

2.0 POLICY CONTEXT

2.1 Introduction

The Municipal Government Act, RVC's County Plan, Agriculture Master Plan, Parks and Open Space Master Plan, and the Langdon ASP all provide guidance to the **Settler's Green** Conceptual Scheme. These documents establish a policy framework to ensure that development respects rural character, promotes open space and recreational opportunities, respects the natural environment, implements cost-effective servicing infrastructure systems of roads, water and sanitary wastewater, and provides appropriate built form to the community.

Settler's Green aligns with the County's Plan by concentrating this development in a Hamlet on full services. The Hamlet of Langdon is enhanced and strengthened as integral part of the County through the provision of traditional residential, commercial / light industrial for employment lands and an affordable housing component needed in Langdon.

2.2 Hamlet of Langdon Area Structure Plan

Settler's Green represents contiguous growth within the Langdon Area Structure Plan – Bylaw C-7564-2016, adopted May 10, 2016. The Langdon ASP provides direction for growth and policies for land within the Hamlet boundaries.

The Langdon ASP sets population at 13,400 and density at 9.88 units per ha (4 upa) for 545 ha (1346 ac) gross residential area and 146 ha (361 ac) for mixed use. The *Plan Area* is identified as mixed use, envisioned for mainly light industrial and business park uses that provide employment opportunities and increase the County's business assessment. The intent of **Settler's Green** is to align with the overall principles and Land Use Scenario identified in the ASP thereby creating growth that is compatible with existing development, as well as adding

employment lands and affordable housing for more well-rounded development within the Hamlet of Langdon.

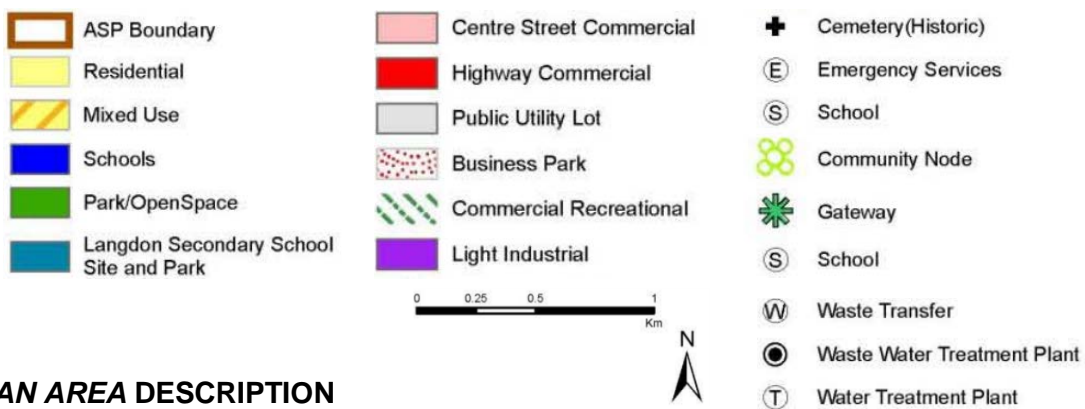
The mixed use shown in the two (2) quarters at the southern boundary include commercial / light industrial and residential land uses. The western quarter section is next to Centre Street. The Langdon ASP identifies Centre Street Commercial development to continue to encourage a main street corridor that incorporates local shops and services and an active transportation corridor for pedestrians and cyclists. Centre Street provides the main street focus for small and medium scale commercial development in Langdon. The next tier of lands from Centre Street still offers locational advantages for commercial development. The quarter section adjacent to Centre Street is better suited for commercial/light industrial placement.

Non-residential land uses are expected to focus on light industrial and business uses. From a land use, fiscal and transportation perspective, light industrial is more suited to the periphery of Langdon. Access will be provided to the south and west along Township Road 232 to separate truck transport from vehicular transport where possible, both for time considerations and safety.

Figure 1: Langdon ASP



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



3.0 PLAN AREA DESCRIPTION

3.1 Location

Settler's Green is on a quarter section SE-14-23-27-W4M in the Hamlet of Langdon, Rocky View County, Alberta. Geographically, the *Plan Area* is centred on 50.93° N, 113.66° W. It provides contiguous development to the Boulder Creek development to the north.

3.2 Legal Descriptions & Ownership

As shown below, ownership involves two (2) companies, Metro and Concord. A transmission line right-of-way and a pipeline right-of-way separate **Settler's Green** from Boulder Creek development.

Figure 2: Legal Descriptions Map

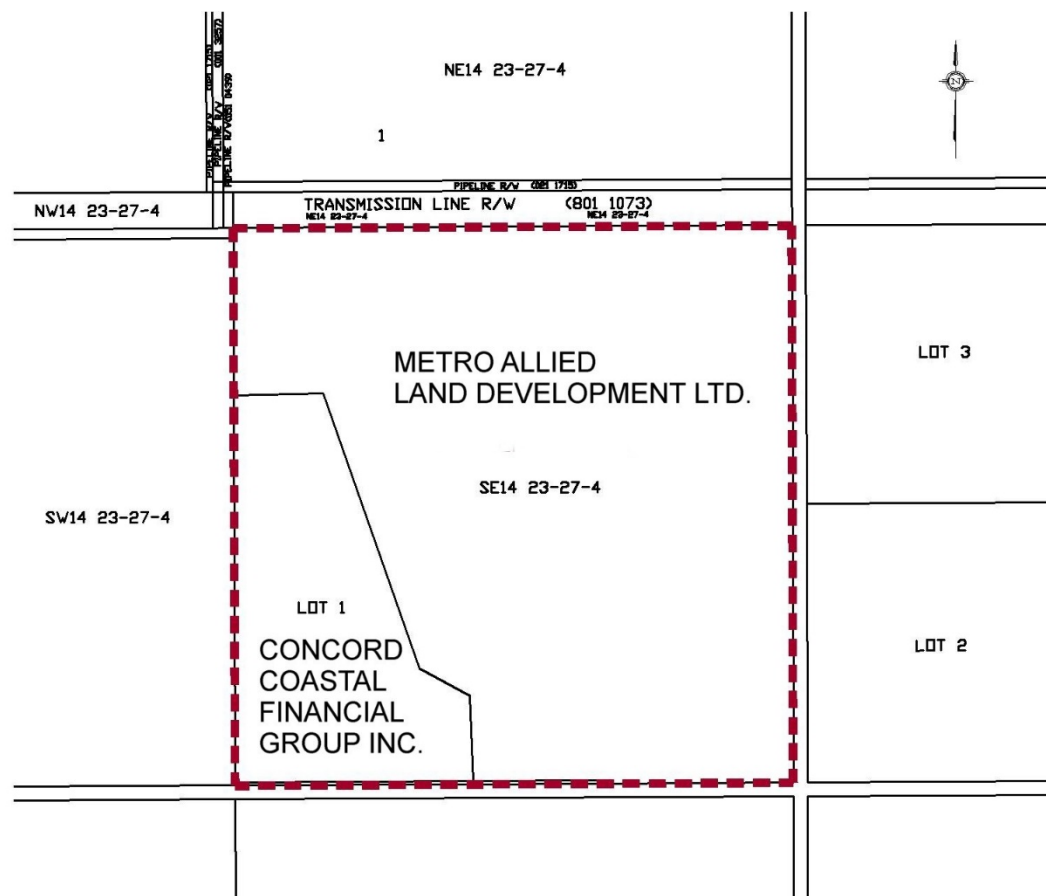


Table 1: Legal Descriptions

Legal	Certificate of Title	Ownership	Hectares	Acres
Plan 9210066, Lot 1	141 347 278	CONCORD COASTAL FINANCIAL GROUP INC.	13.4	33.11
SE14 23-27-4 except Plan 9210066	071 534 458	METRO ALLIED LAND DEVELOPMENT LTD.	51.3	126.9
Total			64.7	160

4.0 LOCAL DEVELOPMENT CONTEXT

4.1 Introduction

The Hamlet of Langdon has experienced considerable development pressure attributed to its close proximity to the City of Calgary, approximately 20 minutes via the TransCanada Highway. Langdon is a highly desirable family-oriented community designed from strong planning principles and a commitment to serving the housing, lifestyle and amenity needs of its residents.

Improved employment opportunities could exist in Langdon where businesses and individuals find more affordable land prices and an alternative to living in the City of Calgary. In anticipation of an emerging market, Settler's Green could target commercial / light industrial areas which may include a diversity of sizes of lots and businesses.

Commercial / light industrial ventures are encouraged in the southern portion of the *Plan Area*. Non-residential development provides an average net contribution ratio (revenues vs. costs) of 1.8 to RVC and is preferred as part of **Settler's Green** (Langdon WWTP facility upgrade financing alternatives, Stack'd Consulting, January 2017). Condominium and rental housing forms may also be considered, should the commercial / light industrial market not achieve build-out. Potential for affordable land, an affordable labour force and proximity to the Calgary market all make this attractive for investment.

Residential lands on the northern portion of the *Plan Area* will resemble the adjacent Boulder Creek golf course community with single family dwellings. Residential lands on the southern portion of the *Plan Area* will be "Green Street" development with single family dwellings and medium density (three or more attached dwelling units that may be townhomes, rowhouses, and multi-unit complexes). Green Street infrastructure refers to natural and human-made elements that provide eco-friendly buildings, materials, energy efficient lighting, building orientation and attractive streetscapes.



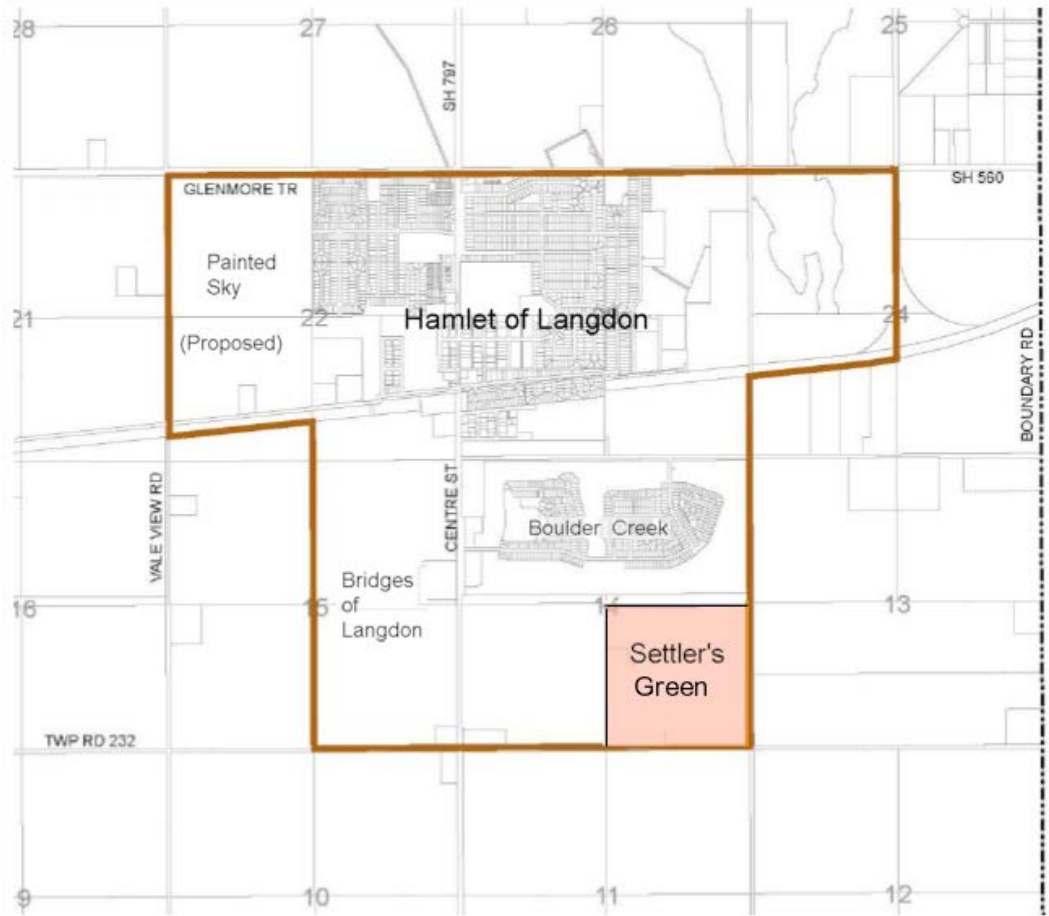
4.2 Community Infrastructure and Institutions

Currently, recreational facilities in Langdon include: Langdon Ball Diamonds, Langdon Fieldhouse, community rink, and community playground. Some of the community facilities currently serving Langdon include: the Langdon Softball Association, Langdon Community Association, Langdon Older Kids Seniors Club, 1st Bow Valley Scouts, Langdon Theater Association, and the Chestermere Area Youth and Community Development Society. Applications for developing, maintenance, programming and operations are submitted through the Langdon Special Tax grant program collected through a special tax levy on households within the Hamlet of Langdon. Other services include curbside garbage pickup, a transfer site for household garbage and recyclables, and a bottle depot.

Settler's Green

Schools in Langdon include Langdon School (Grades K-9) and Sarah Thompson School (Grades K-4). Growth in Langdon will contribute greater revenues for facilities in the future.

Figure 3: Settler's Green and Adjacent Lands



4.3 Adjacent Lands

To the north on NW-14-23-27-W4M and NE-14-23-27-W4M, is the Boulder Creek development which includes a residential neighbourhood and golf course. The 18-hole private golf course, shared right-of-way and wetland are adjacent to the *Plan Area*.

To the east, is agricultural development and wetlands.

To the south is Township Road 232, it's right-of-way and agricultural development.

To the west on SW-14-23-27-W4M, is future development intended to support connections to roads, pathways, storm water, utilities, and land use compatibility. Proximity to Centre Street provide opportunities for a greater portion of lands for non-residential land uses.

Further to the west on east half of 15-23-27-W4M, is a future development owned by Pollyco (Langdon North) Land Corp. and Alida, known as the Bridges of Langdon (Bylaw C-7622-2016, adopted January 10, 2017). It is primarily a residential development interspersed with neighbourhood centres of multi-family, seniors housing and local commercial.

4.4 Existing Transportation Infrastructure

The transportation system serving Langdon connects into the provincial highway system at Highway 560 (Glenmore Trail) and Highway 797 (Centre Street). Langdon has an internal system of collector and local roads. Centre Street provides a north-south route with associated commercial streetscape through the centre of the Hamlet of Langdon.

The *Plan Area* is approximately 800m (i.e. ½ mile) east of Centre Street. To the south is Twp. Rd. 232 which is currently a two lane gravel road and will connect via an interchange at the south east ring road with Stoney Trail in Calgary. To the east is an undeveloped north-south road allowance to connect to Twp. Road 233 (Dead Horse Road).

The *Plan Area* and Langdon are served by east-west Highway 22x south of Langdon; east-west Highway 560 (Glenmore Trail) at Langdon's northern boundary; and north-south Highway 797 north of Langdon to Highway 1 (Trans-Canada Highway).

The Canadian Pacific Railway had a line running through the central portion of the Hamlet of Langdon in roughly an east-west direction. The rail right-of-way is now privately owned and runs north of Dead Horse Road.

4.5 Existing Utility Services

Langdon Waterworks Ltd., a privately owned and operated utility company, provides potable water servicing throughout the hamlet through a franchise agreement with the County. Upgrades and expansion of the water treatment system and network will be implemented, as required, to support this development.

Wastewater services are managed by Rocky View County. Wastewater is treated at RVC's Treatment Plant, north of the *Plan Area* with treated effluent eventually discharged to Weed lake. Upgrades are in the planning stages with RVC.

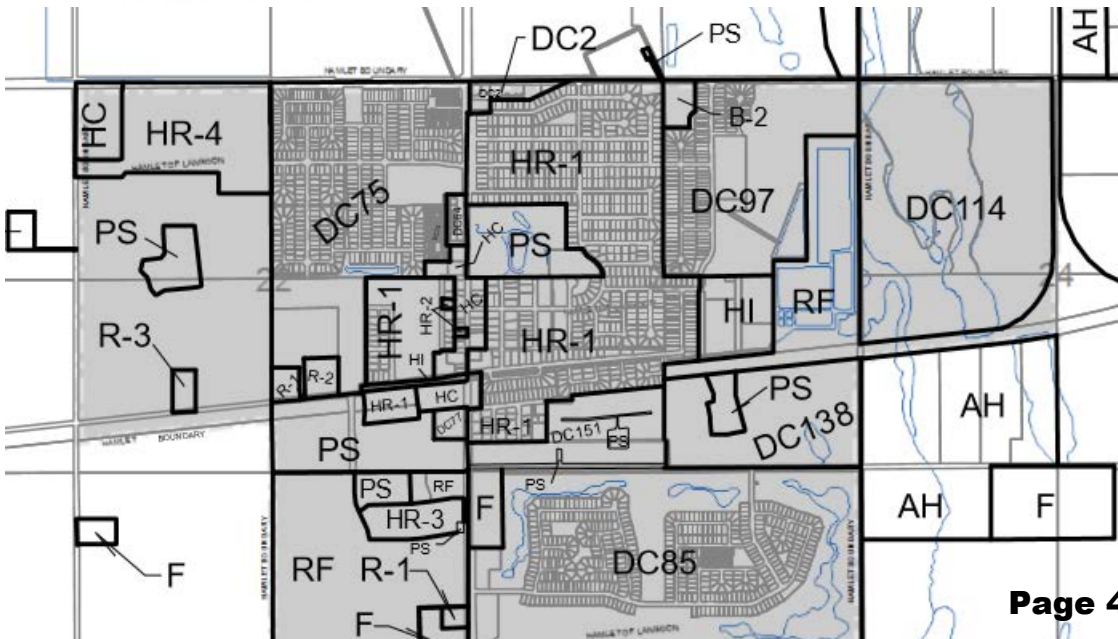
4.6 Existing Land Use

As shown in the figure below, the *Plan Area* is currently designated Ranch and Farm District (RF) and Agricultural Holdings District (AH) in accordance with RVC Land Use Bylaw C-4841-97. RF permits a broad range of agricultural uses and covers most of the County. AH provides for a range of parcel sizes for agricultural uses including smaller lot sizes. The *Plan Area* is currently agricultural lands mostly for haying with a residential dwelling towards the southwest portion. The majority of lands outside the Hamlet of Langdon are agricultural, mainly used in crop cultivation of cereal crops (wheat/barley) and oil seeds (canola).

Figure 4: Existing Land Use

Legend

- | | |
|---|------|
| AGRICULTURAL HOLDING DISTRICT | AH |
| RANCH AND FARM DISTRICT | RF |
| FARMSTEAD DISTRICT | F |
| RESIDENTIAL ONE DISTRICT | R-1 |
| RESIDENTIAL TWO DISTRICT | R-2 |
| RESIDENTIAL THREE DISTRICTS | R-3 |
| GENERAL BUSINESS DISTRICT | B-2 |
| PUBLIC SERVICE DISTRICT | PS |
| DIRECT CONTROL DISTRICT | DC |
| HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT | HR-1 |
| HAMLET RESIDENTIAL (2) DISTRICT | HR-2 |
| HAMLET RESIDENTIAL (3) DISTRICT | HR-3 |
| HAMLET RESIDENTIAL (4) DISTRICT | HR-4 |
| HAMLET COMMERCIAL DISTRICT | HC |
| HAMLET INDUSTRIAL DISTRICT | HI |



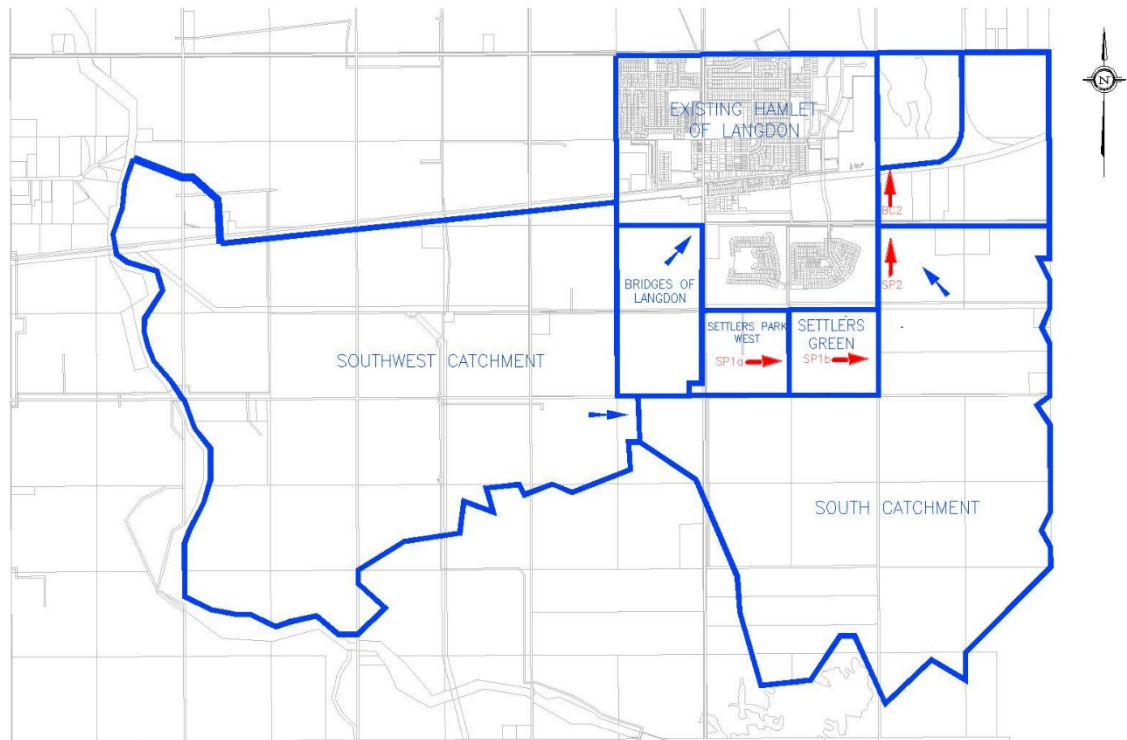
Settler's Green



4.7 Existing Site Conditions

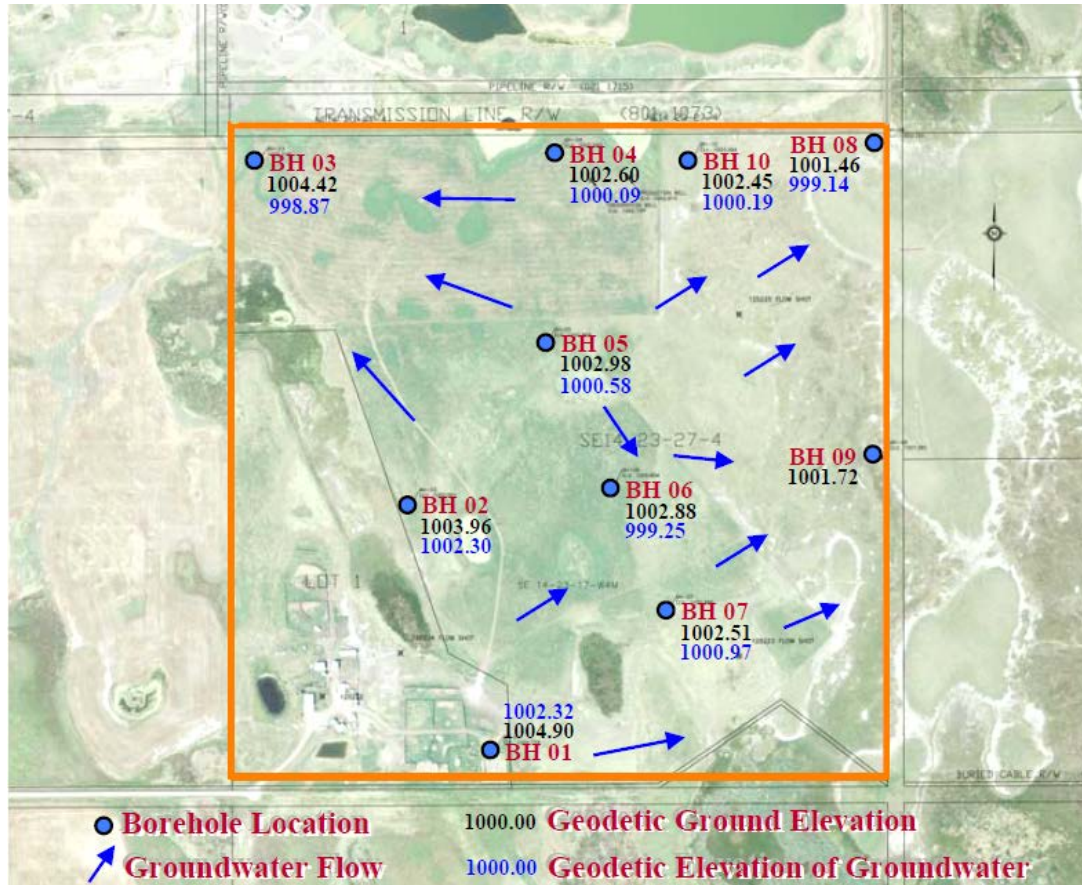
Existing site conditions of overland drainage and soil conditions are described below.

Figure 5: Overland Drainage Conditions



In general, Langdon is characterized by prairie grasslands, major wetland complexes, water fowl migration areas, a high water table, and groundwater discharge. **Settler's Green** is part of a larger catchment area that feeds into Weed Lake through the natural drainage courses, with the regional drainage ditch running through the hamlet along Railway Avenue. More specifically, storm water is collected from the west and passes through Settler's Park (SP1a) and **Settler's Green** (SP1b) before travelling north (SP2), then east of Boulder Creek (BC2).

Figure 6: Geotechnical Boreholes with Geodetic Elevation Map



A Geotechnical Investigation of the *Plan Area SE-14-23-27-W4M* for Metro Allied Development Inc. was conducted in 2010. Groundwater was encountered between about 1.5m to 5.5m in borehole tests and at a geodetic elevation between about 999m and 1002m. Soil bearing pressures were strong, even in low-lying marshy areas and increased with depth throughout the site. Basically, subsurface conditions for the soil profile are topsoil underlain by glacial till above a bedrock consisting of weathered sandstone and siltstone. The land provides generally favourable soil and groundwater conditions. The geotechnical report and can be viewed under separate cover.

4.8 Protective and Emergency Services

Langdon is serviced by Langdon Fire Station 111 provides fire coverage for the southeast area of the County. Emergency Services are coordinated through volunteers at the RVC Fire Hall, located central to the Hamlet of Langdon at Centre Street on Railway Avenue.

5.0 DEVELOPMENT CONCEPT

5.1 Development Concept

The following figure and calculations form the development concept for **Settler's Green**.

Figure 7: Development Concept

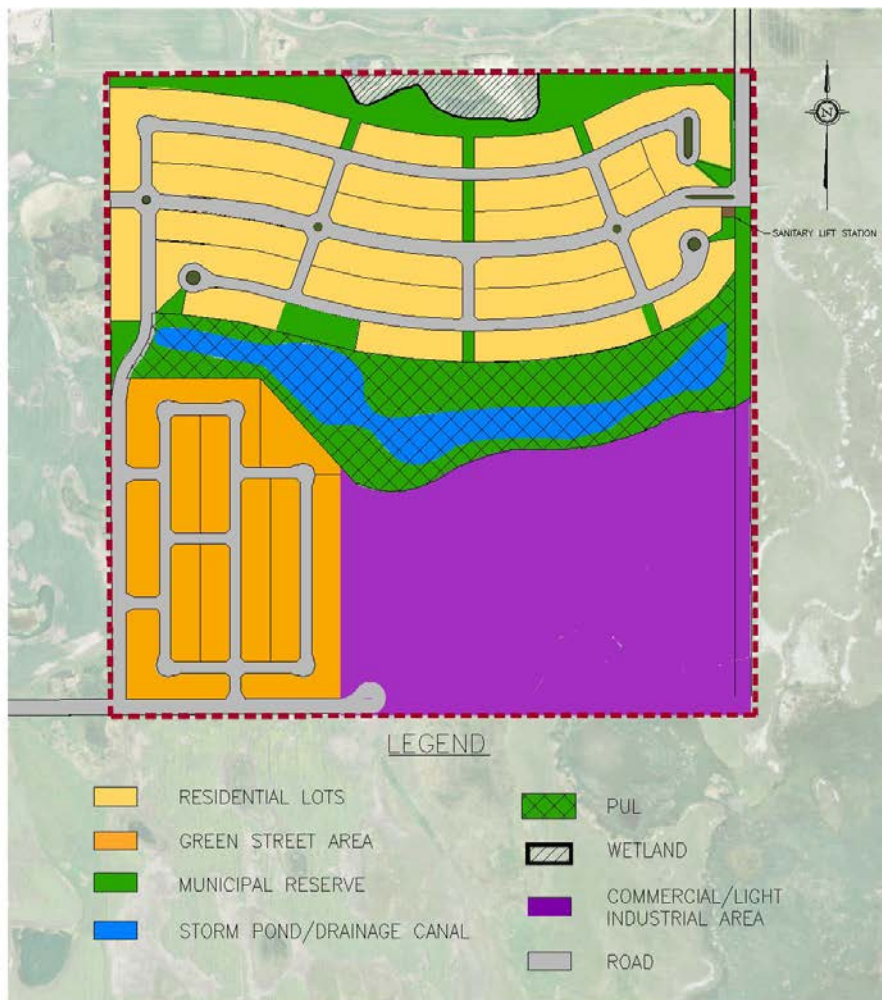


Table 2: Development Concept Calculations

Land Use	Hectares	Acres	Percentage
Municipal Reserve	5.83	14.40	9.0
Environmental Reserve	1.05	2.59	1.6
Public Utilities	7.87	19.45	12.2
Residential	17.48	43.20	27.0
Green Street	9.09	22.47	14.0
Roads	5.87	14.51	9.1
Commercial / Light Industrial	17.58	43.44	27.2
Total	64.7	160	100

As shown in the above Development Concept, the net developable area after the wetlands, municipal reserves, public utility reserves and roads are taken out is 35.06 ha, plus a Green Street component of 9.09 ha.

A variety of housing alternatives are encouraged in the County Plan and the Langdon ASP in order to provide a range of affordability and lifestyle opportunities for county residents. **Settler's Green** supports existing housing forms and character that appeal to residents, while allowing housing stock to diversify to meet the needs of residents in all stages of their lives. This translates into an affordable labour force to satisfy employment in the Hamlet of Langdon and long-term community residents being able to remain in the community into retirement.

As directed by the Langdon ASP, the mixed use area where the *Plan Area* is located should comprise the following uses: a. light industrial uses; b. business uses; c. residential uses; and d. other uses for which a market demand can be demonstrated. The *Plan Area* is considered an area where development is expected to contain a mix of commercial, light industrial, and residential development.

Settler's Green provides housing in the northern portion, some commercial/alternative housing, as well as a future employment area proposed in the southern portion of the *Plan Area*. As the Langdon ASP states in the introduction, "An ASP does not predict the rate of development within the Plan Area; ultimately, growth is determined by market demand which reflects the overall economic climate of the region."

Policy

- 5.1.1 Arrangement of the land-use areas shall be in general conformance with that illustrated in Figure 7 - Development Concept.
- 5.1.2 A mix of land uses shall be implemented, approximately as illustrated in the accompanying Table 2 Development Concept Calculations.

5.2 Commercial / Light Industrial Area

From a land use, fiscal and transportation perspective, light industrial is more suited to the periphery of Langdon. Flexibility in road layout and lot sizes is required to support and market this employment area for the Hamlet of Langdon. Blocks of land supporting commercial / light industrial uses require flexibility to meet their needs. Access will be provided to the south and west to try and separate truck transport from vehicular transport where possible, both for time considerations and safety. Township Road 232 is a gravel road that will be extended and upgraded to provide a regional transition paved road to serve the commercial and light industrial area.

The *Plan Area* has provisions for attracting commercial / light industrial development, including flexibility of lot sizes, servicing, internal road configuration and affordable housing for the labour force. Lots and uses will typically be a range of general business, commercial and light industrial uses with a mixture of parcel sizes that is suited to a direct control bylaw.

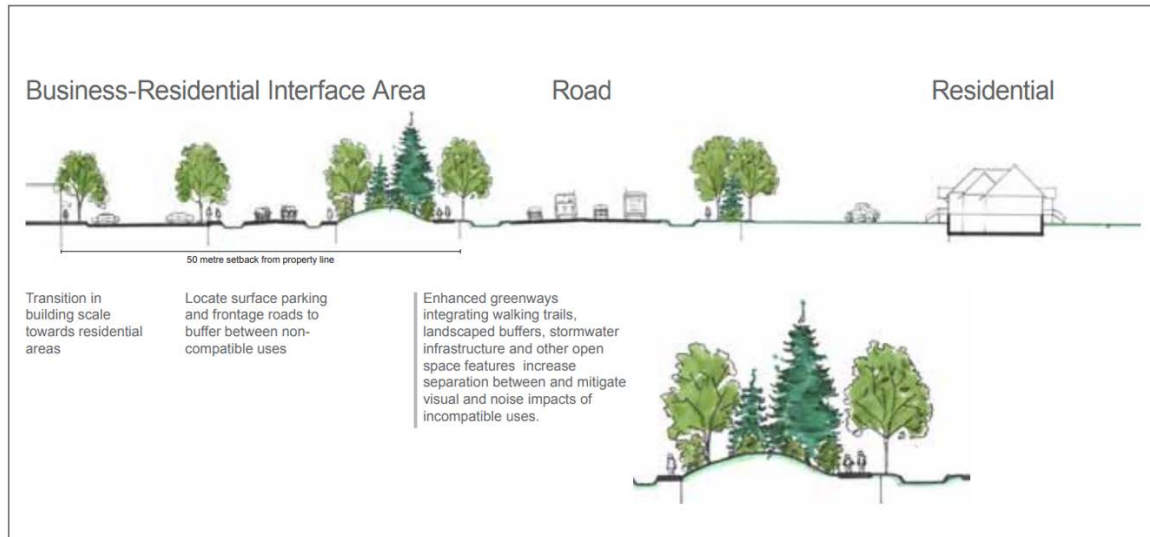
Policy

- 5.2.1** The commercial / light industrial area may be amended through a conceptual scheme amendment with details provided at the redesignation stage.
- 5.2.2** Notwithstanding policy 5.2.1, temporary uses on commercial / light industrial areas do not require a master site development plan.
- 5.2.3** Landscaping requirements and architectural controls to ensure visual quality of the commercial / light industrial area shall be detailed in Architectural and Design Guidelines to be submitted at the subdivision stage of the development approval process.
- 5.2.4** Pathways and pedestrian routes serving the commercial / light industrial area and its surroundings shall be identified at the subdivision stage.
- 5.2.5** Development of the commercial / light industrial area shall conform to Commercial, Office and Industrial Guidelines for Rocky View County.
- 5.2.6** All commercial / light industrial development shall be designed and constructed in accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices.
- 5.2.7** Residential land uses are not considered appropriate uses within the light industrial area.
- 5.2.8** Light industrial uses such as: agricultural related uses, warehousing, transportation, services, construction, and manufacturing that do not have a significant off-site impacts are encouraged within the industrial area.
- 5.2.9** Institutional and business uses that are compatible with industrial uses and have minimal impact on the local infrastructure, and do not generate large retail traffic volumes may be appropriate within the industrial area.
- 5.2.10** All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 5.2.11** Lots located adjacent to future residential use shall comply with the appropriate interface area policies of the Langdon ASP.
- 5.2.12** Lots adjacent to an agricultural operation should consider edge treatment such as incorporation of appropriate landscaping and fencing with guidance from the County's Agricultural Boundary Design Guidelines.

5.3 Residential Area

As per the Langdon ASP future residential uses adjacent to future commercial / light industrial land uses shall be buffered with an appropriate interface area as shown in the following figure from the ASP. Where commercial / light industrial uses are located adjacent to planned Green Street residential, an appropriate interface area shall be designed with setbacks and landscaped buffers that use local/native plant species and present a high quality visual appearance.

Figure 8: Business-Residential Interface Area



Residential use located on the northern portion of the *Plan Area*, north of the storm water canal resembles development of the Boulder Creek community to the north. Layout is a curvilinear grid with parallel avenues for east-west travel and streets for north-south. Lots and uses will typically be single detached residential.



Green Street development is located on the southern portion of the *Plan Area*. Residential lands will be "Green Street" with single detached dwellings and medium density dwellings (three or more attached dwelling units that may be townhomes, rowhouses, and multi-unit complexes). Other community-oriented uses such as conference centres or clubhouses may also be

supported. Green infrastructure refers to natural and human-made elements that provide eco-friendly building construction materials, energy efficient lighting, building orientation, compact form, and attractive streetscapes. Various frontages, tenures and design are not precluded from being built in any of the locations proposed for residential development.

Multi dwelling units are envisioned as grade oriented townhomes or street oriented development that integrates with the scale of development of the surrounding area.

Medium density residential is a higher density form of housing compared to single detached housing units, consisting of three or more attached dwelling units that may be town homes, row housing, and multi unit complexes. Medium density residential will provide a variety of housing options for people in all stages of life while continuing to maintain the Hamlet of Langdon rural look and feel throughout design.

Where densities more than 9.88 units per ha (4.0 units per acre) are considered, the character and physical design is to be similar to what already exists or is approved in Langdon. Architectural design guidelines will promote front yard aesthetics, street trees and street-oriented porches or patios in the neighbourhoods. Street names, architecture emphasizing a rural look and feel, and landscaping using local / native plant species are to be incorporated in the design at the time of subdivision.

Single detached residential is envisioned to include small houses on small lots. This has been gaining popularity for those seeking affordable options, community interaction at street level and a neighbourhood protected from being over-built. Lots and uses will typically be single detached, semi-detached and row housing as supported in the Land Use Bylaw as Hamlet Residential (4) District (HR-4), a similar residential mixed housing district, or direct control bylaw.

Policy

- 5.3.1** Where new residential neighbourhoods are developed in proximity to existing residential neighbourhoods, the design for the new residential neighbourhoods should provide an acceptable transition to the existing areas through a residential building form that is similar in height, massing, and architectural design to the surrounding community.
- 5.3.2** The predominant land use within the residential areas shall be single detached residences; multi-dwelling residential such as semi-detached homes, row houses and multi-unit buildings may also be considered.
- 5.3.3** The following uses in the residential area may be allowed where they are determined to be compatible and appropriate: seniors housing; public, recreational, and institutional uses such as schools, child care facilities, special care facilities, churches; convention centres, and neighbourhood commercial.
- 5.3.4** Multi-dwelling units shall be grade oriented, comprised of articulated façades that define individual units at street level. Entrances to individual dwelling units shall be visually prominent from the front façade or from the inner façade fronting on a common open area.
- 5.3.5** Medium density residential development should: a. be oriented to the public street with parking located in the rear or side; and b. be located in proximity to community amenity

areas such as open space, a park, Centre Street, institutional, or neighbourhood commercial.

- 5.3.6** All medium density residential development shall be designed and constructed in accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices.
- 5.3.7** All private lighting, including security and parking area lighting, shall be designed to respect the County's "dark sky" Land Use Bylaw requirements, conserve energy, reduce glare, and minimize light trespass onto surrounding properties.
- 5.3.8** Residential / non-residential interface policies shall comply with the appropriate interface area policies of the Langdon ASP.
- 5.3.9** Manufactured homes shall be made compatible with the existing development through the provision of architectural controls at the subdivision stage of the approval process.
- 5.3.10** Homes in the Green Street Area shown in Figure 7: Development Concept shall be made compatible with the existing development through the provision of architectural controls at the subdivision stage of the approval process.
- 5.3.11** Architectural controls should address the rear façade and landscaping of lots backing onto Open Space and promote neighbourly interaction with front yard aesthetics, street trees and street-oriented porches or patios. This is to ensure aesthetically coordinated development is in keeping with Prairie Heritage architectural design elements and should be provided at the subdivision stage of the approval process.
- 5.3.12** Lots adjacent to an agricultural operation should consider edge treatment such as incorporation of appropriate landscaping and fencing with guidance from the County's Agricultural Boundary Design Guidelines.
- 5.3.13** A more precise distribution of residential units in each phase of development shall be determined at the subdivision stage of the approval process.

5.4 Open Space Area

Open space, parks, pathways, and trails provide opportunities for passive and active recreation for a wide range of accessible, connected, inviting, and safe spaces. There may be instances where the regional pathway, trail, boardwalk, or sidewalk network cannot be located within a park, storm water conveyance system, natural water course, riparian area, or natural area. In this case, they may be located within a road right-of-way in accordance with applicable County standards or in municipal reserve land adjacent to a road. Accordingly, pathways located adjacent to storm water management ponds will be located above the high water line of storm water management infrastructure. The *Plan Area* has made locating pathways within the open space areas a priority.

As per the Langdon ASP, the layout of the development should provide for a pathway, trail and sidewalk network that generally aligns with the network shown on Map 7 of the ASP. This includes providing connection within, and external to, the local plan area; addressing parks and open spaces during all phases; locating the network within, or aligning with a park, wetland, storm water conveyance, water course, riparian area, or natural area; incorporating crime

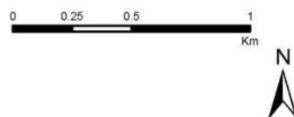
prevention through environmental design; and contribution to the regional trail and pathway system.



Figure 9: Langdon ASP: Open Space and Pedestrian Connections Map



This map is conceptual in nature. No measurements or area calculations should be taken from this map.



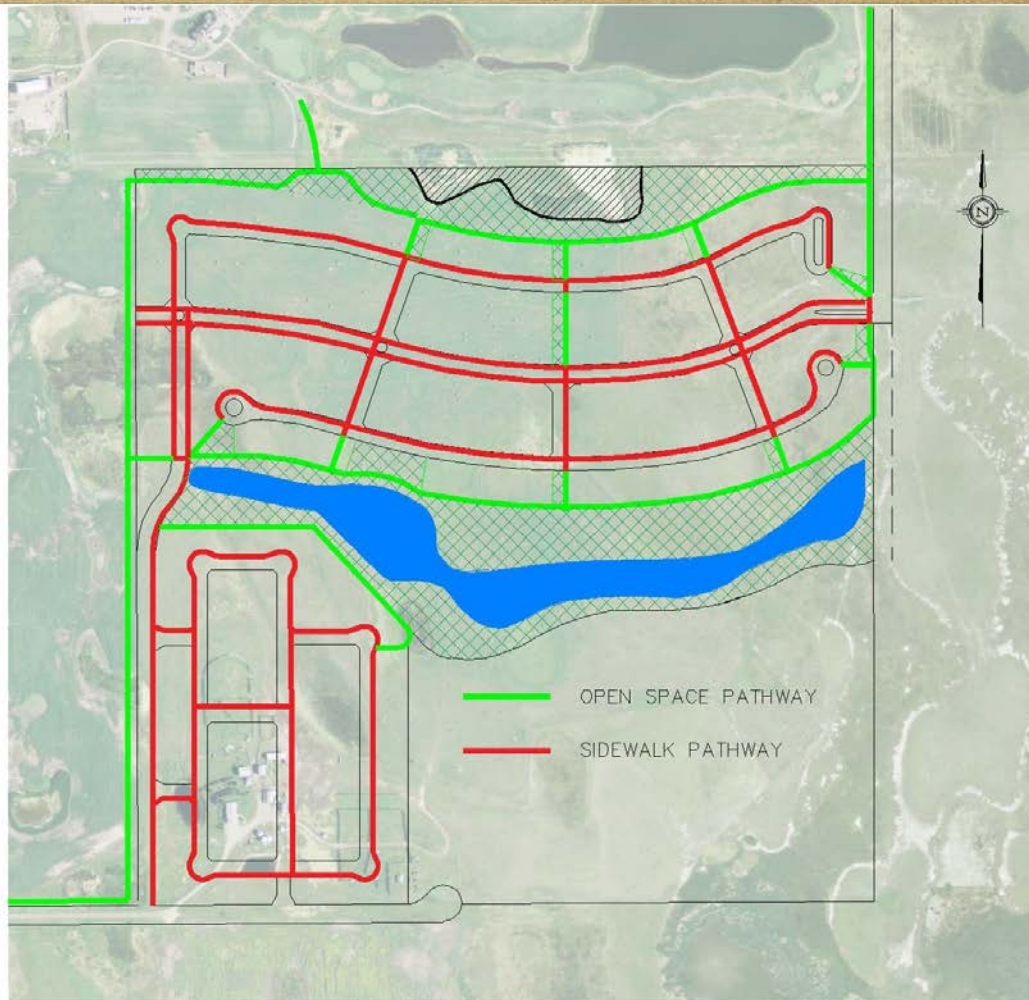
Settler's Green

- ASP Open Space
- Pedestrian Connections**
- ASP Existing Pathway
- ASP Proposed Pathway
- ASP Sidewalks
- Settler's Green Pathway
- Settler's Green Sidewalks

Settler's Green will include an extensive linear open space and pathway along the northern boundary of the site adjacent to the golf course. Negotiations are encouraged with Boulder Creek Golf Course for access to pathways for greater connectivity in the Hamlet of Langdon.

Figure 10: On-Site Open Space and Pedestrian Map





Within the *Plan Area*, pathway design will be connected and looped for both the residential and non-residential component. Pathways will exist along the northern boundary and centrally in proximity to the storm water canal water feature. To connect sub-neighbourhoods, pathways and open space networks will be integral to internal subdivision design. A connection to a north / south pathway to the existing pathway on Dead Horse Road is planned. In addition, a connection north towards the Boulder Creek Golf Course is planned. A connection to an east / west pathway along Twp. Road 232 is also planned. In addition, connections west towards the quarter section to the west are planned.

Pathways will be landscaped and paved with a hard surface. A sustainable and low maintenance for of landscaping is encouraged and should consist of natural prairie grasses and drought resistant foliage suitable for the local environment.

Policy

- 5.4.1** The location of Open Space should be in general conformance with the Figure 7: Development Concept.
- 5.4.2** Open space development, including pathway design, shall be in conformance with the Rocky View County Parks and Open Space Master Plan, Rocky View County Servicing

Standards and the Parks and Pathways: Planning, Development and Operational Guidelines.

- 5.4.3** A detailed Open Space Plan, including landscaping and any pedestrian bridges shall be provided to the satisfaction of the County at the subdivision stage.
- 5.4.4** Pathway connections should be planned:
- a)** north towards Boulder Creek;
 - b)** north at the northeast corner along an undeveloped north-south road allowance towards Twp. Road 233 (Dead Horse Road);
 - c)** west at the southwest corner at Twp. Road 232 towards Centre Street; and
 - d)** west to the adjacent quarter section at multiple locations.
- The design of the pathway system shall be included in the Open Space Plan provided at the subdivision stage of development.
- 5.4.5** Local pathways shall be established in the Plan Area, as generally identified on Figure 10: On-Site Open Space and Pedestrian Map and as aligned with the Langdon ASP.
- 5.4.6** Wherever possible, pathways, trails and sidewalks should be located within, or align with a park, wetland, storm water conveyance system, natural water course, riparian area, or natural area. Where these locations are not feasible, consideration should be given to road right-of-ways or municipal reserves adjacent to a road.
- 5.4.7** Designs and locations for pathways and landscaping of reserve lands shall be subject to County approval in accordance to applicable County standards and guidelines.
- 5.4.8** All open space development shall be designed and constructed in accordance to recognized Crime Prevention Through Environmental Design (CPTED) best practices.
- 5.4.9** Crime prevention through environmental design principles shall be adopted, especially in any commercial, industrial, public use or dense residential areas. Adequate lighting, visibility and safety will be provided along streets and pathways to create a sense of security and to ensure a safe pedestrian environment.

5.5 Municipal Reserves

The MGA Section 666(2) "The aggregate amount of land that may be required under subsection 1, (*namely developable land that is the subject of a proposed subdivision*) may not exceed the percentage set out in the municipal development plan, which may not exceed 10% of the parcel of land less the land required to be provided as environmental reserve and the land made



subject to an environmental reserve easement.” The County Plan requires 10% of net developable area.

Policy

- 5.5.1 The location of Municipal Reserve should be in general conformance with the Figure 7: Development Concept.
- 5.5.2 Municipal reserve shall be dedicated in accordance with the proposed plan of subdivision to a maximum of 10% of that portion of the *Plan Area* identified in the residential development.
- 5.5.3 The provision of municipal reserves on account of non-residential development may be by payment of cash-in-lieu of municipal reserve and based on a market value appraisal determined at the time of subdivision in accordance with the MGA.
- 5.5.4 Municipal Reserve dedication shall be determined at the subdivision stage in accordance with the Municipal Government Act.

5.6 Environmental Reserve

As directed in the MGA and Langdon ASP, environmental reserves are lands dedicated to the County as public land during the subdivision process. Environmental reserves include the wetland along the northern boundary and the wetland in the southeast portion of the *Plan Area*.

Policy

- 5.6.1 Wetlands within the *Plan Area* shall be evaluated through a biophysical impact assessments and individual wetland impact assessments.
- 5.6.2 Lands that qualify as environmental reserve should be dedicated as environmental reserve or environmental reserve easement through the subdivision process, as per the Municipal Government Act.
- 5.6.3 Storm water treatment should avoid the use of natural wetlands.

5.7 Transportation Considerations

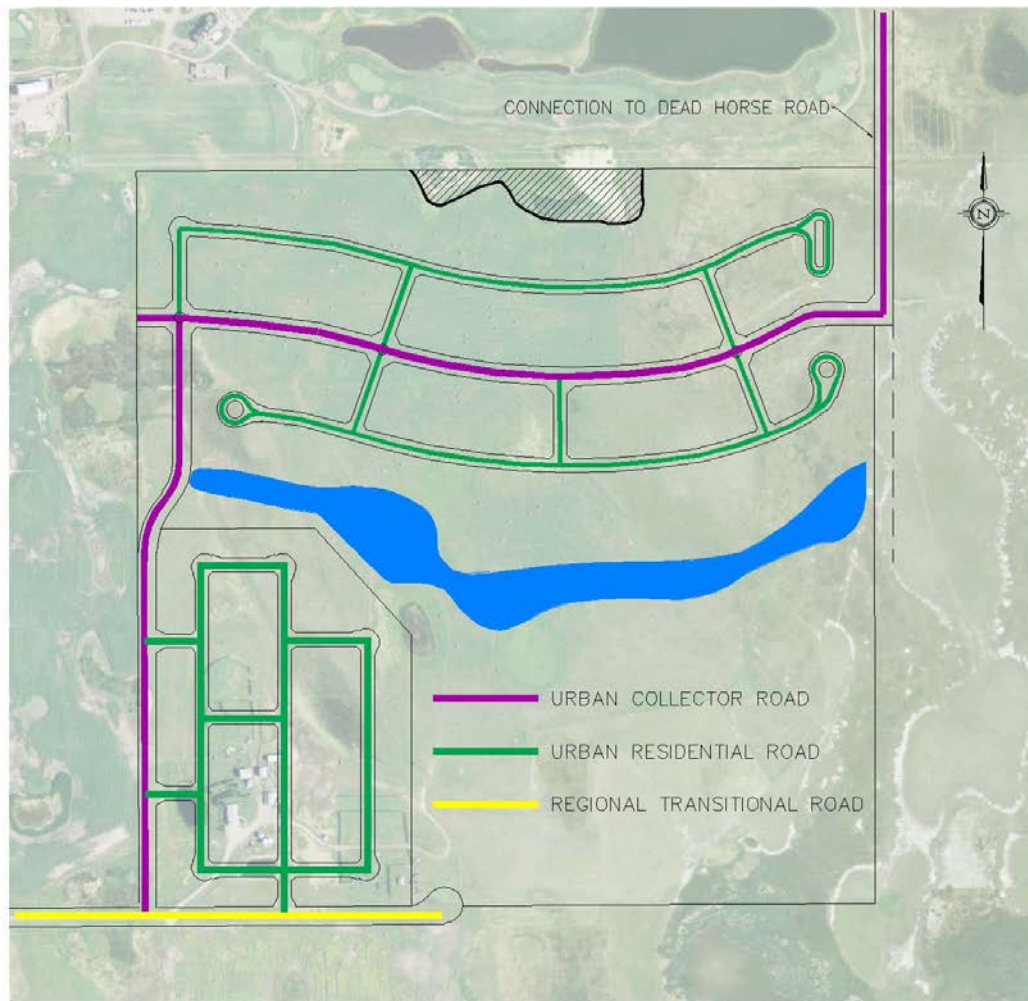
As described in the Langdon ASP, the *Plan Area* will provide for an internal road network that contributes to a high quality built environment and efficiently and safely aligns to the regional road network. The transportation network will integrate development within Langdon and provide regional opportunities for walking, cycling, and public transportation. Township Road 232 is a gravel road that needs to be extended and upgraded in order to tie into the southern portion of **Settler's Green**. A Collector 2 Lane is needed to tie into the northeastern portion of **Settler's Green** for a connection north to Twp. Road 233 (Dead Horse Road SE). Two access points shall always be provided during build-out at all phases of development.

As shown on the following map, the layout in the northern portion of the *Plan Area* is a curvilinear grid for the most part while maintaining good site lines, maximizing efficient lot yields, providing cost-effective on-site servicing, and offering future potential for intensification. Three avenues provide east-west traffic flow for the residential area. The central avenue is the main

collector traverse the *Plan Area* facilitating the efficient movement of vehicles in and out of the subdivision. As such, it has greater design widths and traffic circles (roundabouts) to support traffic flows, provide energy efficiencies in terms of starting and stopping, offer traffic calming, and provide a landscaped feature. Connecting the avenues are north-south streets which serve as logical locations for storm water drainage via gravity towards the storm water canal water feature. At the east and west ends of the residential area, different court designs are highlighted with central landscape features that offer privacy and variety in lot configurations.

Road landscape features are part of the Plan Area, especially at medians at entrances, traffic islands and cul-de-sacs for aesthetics. In accordance to Section 671(2) of the Municipal Government Act: traffic islands, boulevards/medians shall not be dedicated as municipal reserve; as they serve no tangible park, recreational benefit and pose undue risk due to being bounded by roadway on all sides. Rather, these lands are to be considered part of the road plan and are to be designed with aesthetically pleasing and context appropriate landscaping so as not to create sightline and maintenance / operational issues.

Figure 11: Transportation Network



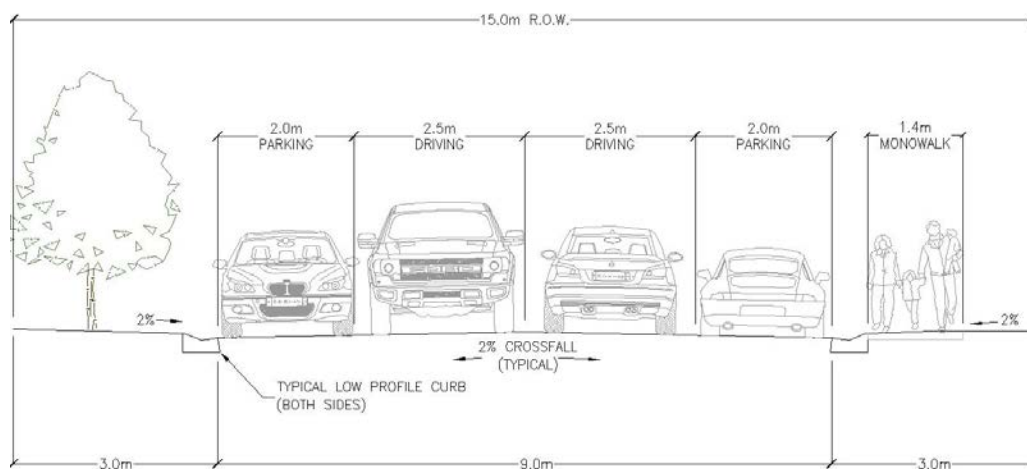
Portions of the *Plan Area* south of the storm water canal water feature are intended for commercial / light industrial use and Green Street use. Access from the western boundary is provided by a north-south street and an improvement and extension of Twp. Road 232 south of the *Plan Area* and connecting to Centre Street. Access is provided at the northeast corner of the *Plan Area* along an undeveloped north-south road allowance towards Twp. Road 233 (Dead Horse Road). Should street connections be required interior to the *Plan Area* to serve the south portion, potential exists where the storm water canal water feature narrows and logically ties into the road network to the north. Internal roads serving the south portion of the *Plan Area* are determined by the lot sizes and configuration required for the land use.

Roads shall be to RVC servicing standards. Internal roads will be paved with an asphaltic concrete and designed with rolled curbs and gutters. Collector roads will also have sidewalks along both sides with appropriate street lighting. Residential roads will have a sidewalk on one side. All roads will be designed to permit emergency vehicle access and acceptable turnarounds where required. Roundabouts in the *Plan Area* are designed to the same standard as others found in Langdon, namely Langdon Crossing West. Corner configurations are similar to those found to the north in Boulder Creek.

As a scenario, an entrance landscape feature provides a divided roadway with greenspace. This provides additional safety for pedestrians crossing the road, traffic calming and additional noise suppression for neighbouring lots. Court-like road networks north and south of this feature ensure the rear property line of the residential lots and not frontages and driveway entrances face this landscape feature. Courts may also have landscaped features in the centre designed for safety within the courts, traffic calming, reduction of street parking, and curb appeal for residential lots, while still providing access for emergency vehicles.

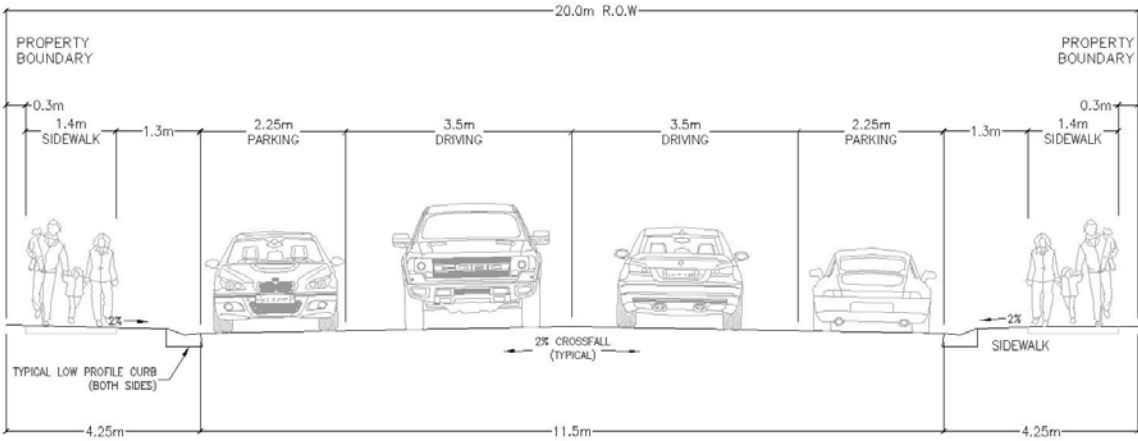
Settler's Green internal roads will be constructed in accordance with RVC Servicing Standards typical of the cross-sections provided below.

Figure 12: Typical Internal Road Cross-Section – Urban Residential (400.1)



Settler's Green

Figure 13: Typical Hamlet Collector Road Cross-Section – Modified Urban Residential Collector (400.2)



0.3m

Settler's Green

Figure 14: Typical Regional Transitional Paved (400.11)

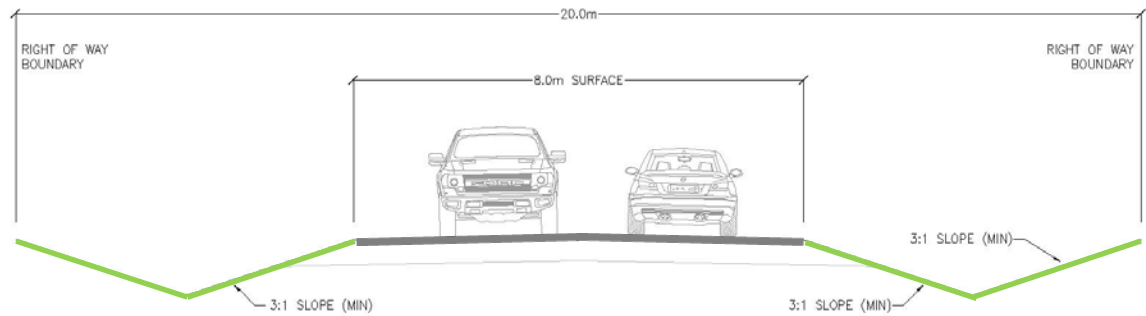
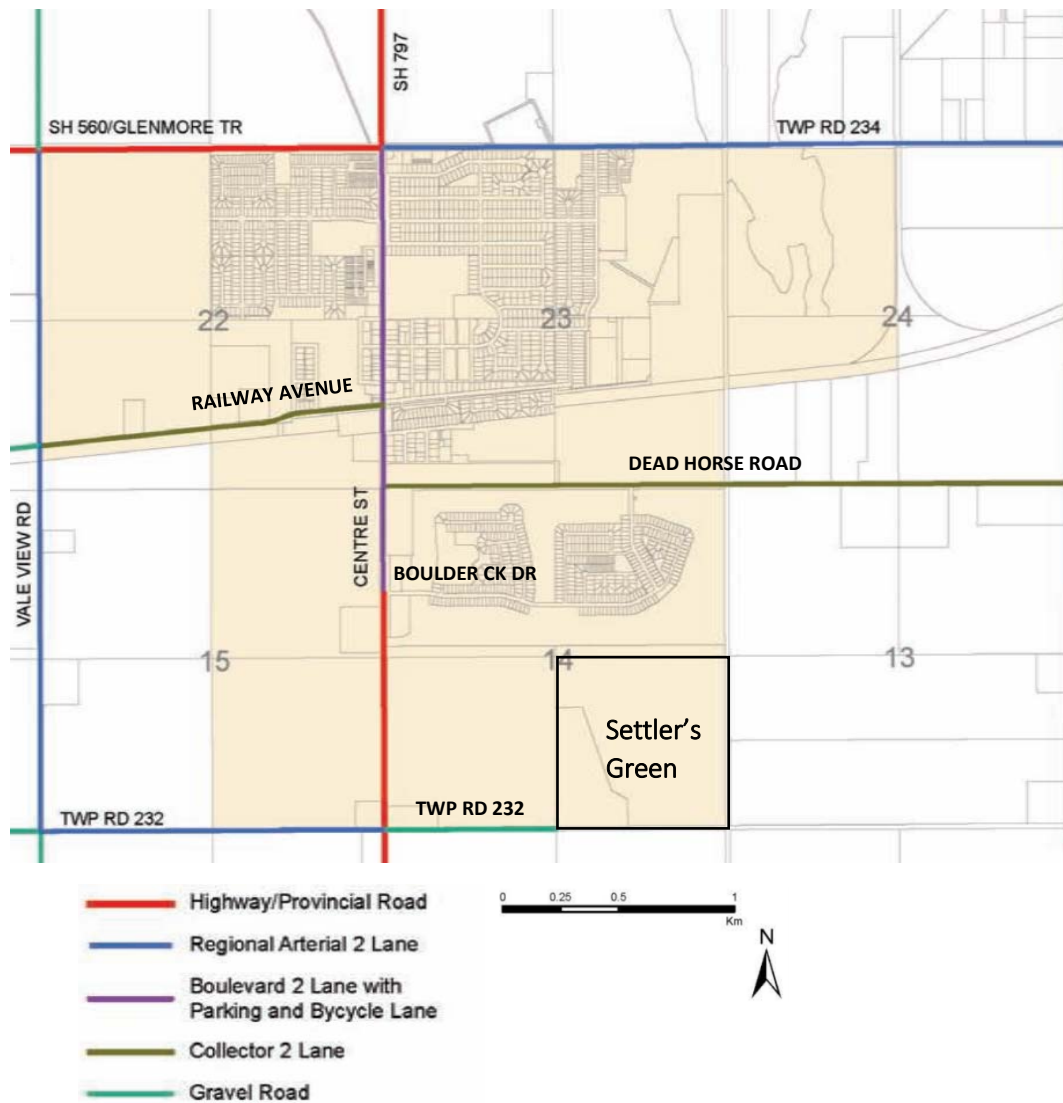


Figure 15: Langdon ASP: Transportation Network 2020-2030



Bunt and Associates Engineering (Alberta) Ltd. submitted, *Settler's Green Traffic Impact Assessment Final Report*, April 2017, available for viewing under separate cover. Weekday peak hour intersection capacity analysis was completed at five (5) key intersections for the background and post development horizons for the years 2020, 2030 and 2040.

The County prepared a Transportation Network Analysis for Langdon to determine the long-term impacts of the transportation network from the development and growth of the Hamlet and new development areas. Bunt and Associates background analysis shows the anticipated daily traffic volumes are expected to operate within the capacity for the years studied. Some off-site improvements were suggested. The road network will consist of a hierarchy of collector roads and residential roads in the *Plan Area*.

Policy

5.7.1 Development within the *Plan Area* shall generally conform with the *Settler's Green Traffic Impact Assessment Final Report* referenced in this Conceptual Scheme.

5.7.2 The developer shall enter into a development agreement with Rocky View County regarding the construction of internal roadways and all related infrastructure at the subdivision stage of the process

5.7.3 The developer shall provide lands required for roads for each phase, ensuring two entrances are always available.

5.7.4 Roads connecting the commercial / light industrial area to 22x will be encouraged.

5.7.5 Road, pathways, sidewalks, driveways and building construction considerations are to follow recommendations provided by the Geotechnical Investigation.

5.7.6 The proposed transportation network of roads, pathways and trails shall connect adjacent neighbourhoods and include alternate modes of transportation for safe movement of pedestrian, cycling and vehicular traffic.

5.7.7 Road landscape features such as traffic islands and boulevards/medians are to be considered part of the road plan and designed to be aesthetically pleasing with landscaping so as not to create sightline and maintenance/ operational issues.

5.7.8 All boundary roadways shall be designed in conformance with the recommendations contained within the Langdon Network Analysis.

5.7.9 The road classification and layout may be refined through further transportation analysis at the time of subdivision application. Minor changes or modifications will not require an amendment to this Conceptual Scheme.

5.7.10 All applicable transportation off-site levies shall be collected upon endorsement of each phase of subdivision.

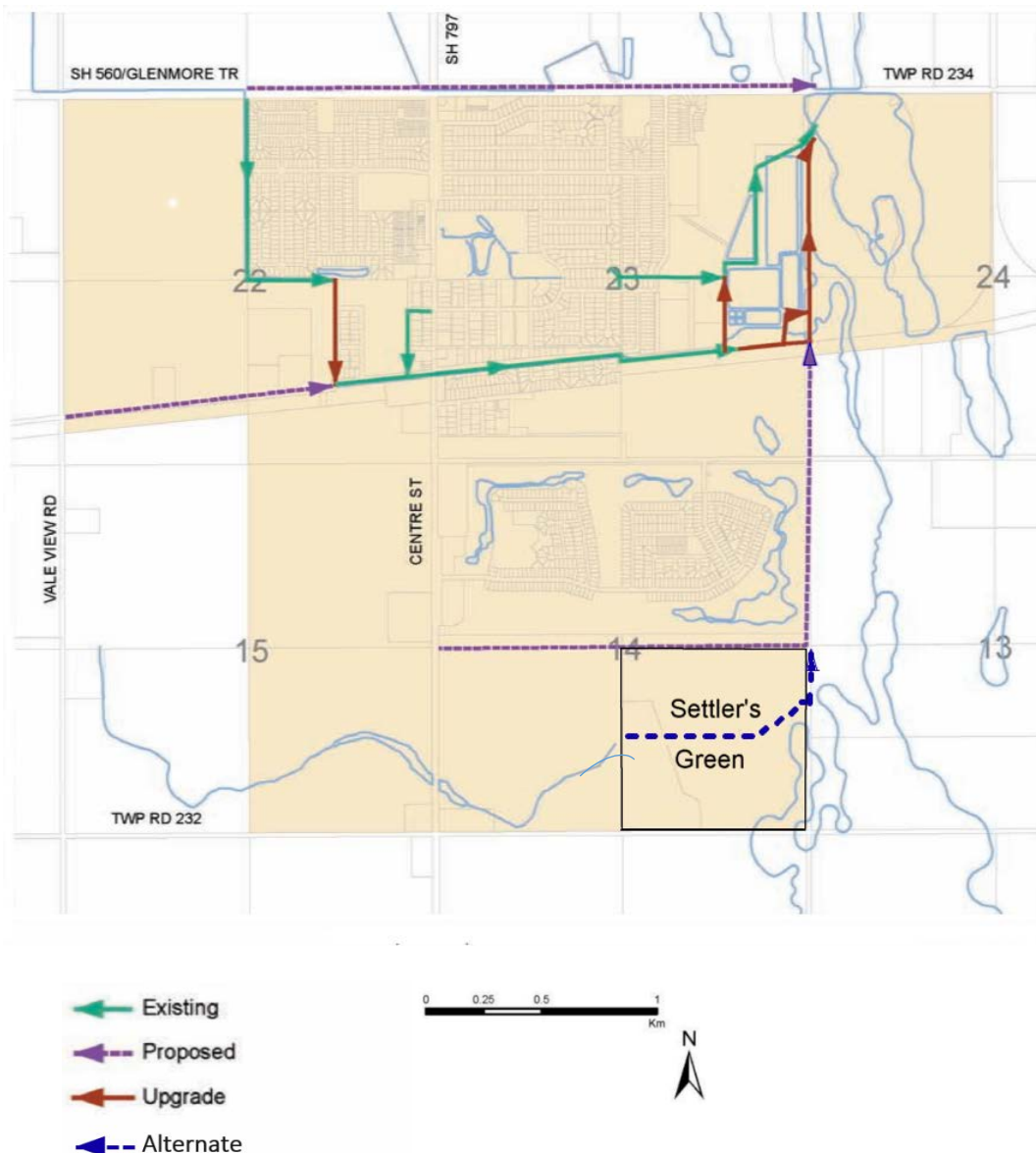
5.7.11 The developer shall be eligible for the recovery of an appropriate portion of the costs associated with improvements to off-site roadways

5.8 Utility Services - Storm water

As the following figure shows, the proposed regional storm water system poses some issues. Along the north boundary of **Settler's Green** is a high voltage transmission line, pipeline right-of-way and a wetland that pose conflicts for the conveyance of storm water. As such, it is not likely that approval will be granted to construct a drainage ditch within the west-east right-of-way between **Settler's Green** and Boulder Creek.

Wetlands also exist east of the *Plan Area* and east of an undeveloped north-south right-of-way that connects to the Weed Lake basin wetland. Natural drainage of these wetlands is separate and not part of the storm water servicing.

Figure 16: Langdon ASP: Proposed Storm water (modified)



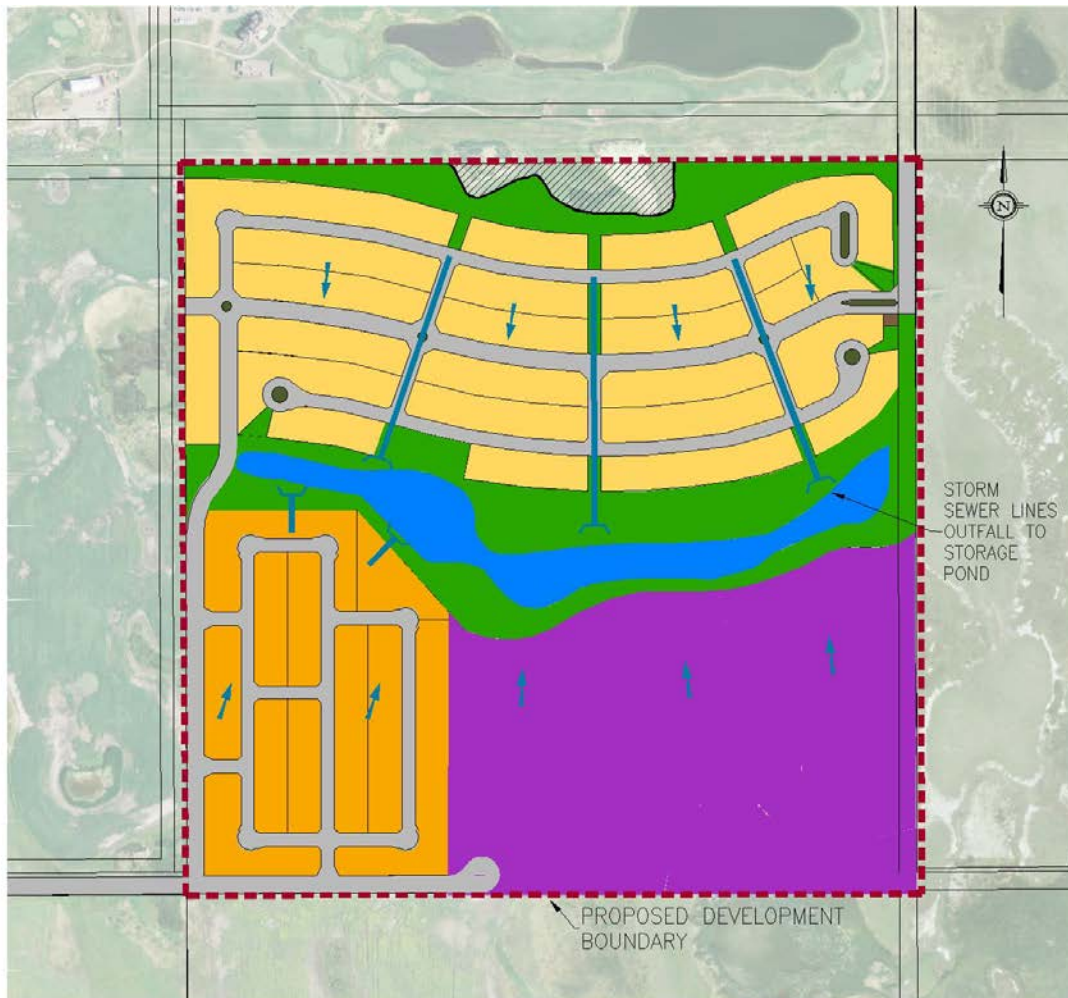
Lands to the west normally discharge downstream to the southeast into the *Plan Area*. Lands on the east half of 15-23-27-W4M and west of Centre Street, being the approved "Bridges of Langdon" Conceptual Scheme, do not allow for drainage into **Settler's Green**. The quarter section immediately west of **Settler's Green**, known as Settler's Park is anticipated to discharge

into **Settler's Green** and has been accounted for in calculations. Runoff of each development is managed internally within the Settler's Park and **Settler's Green** developments.

Settler's Green provides a water feature that acts as a storm water canal through the central portion of the *Plan Area*. This avoids these conflicts and follows actual hydraulic gradients for a true gravity storm water drainage and management system.

Storm water servicing requires a storm water canal/pond to collect gravity feed lines from phases of development in **Settler's Green**. Roadways and open space corridors offer locations for these lines.

Figure 17: On-site Storm Water Servicing Map



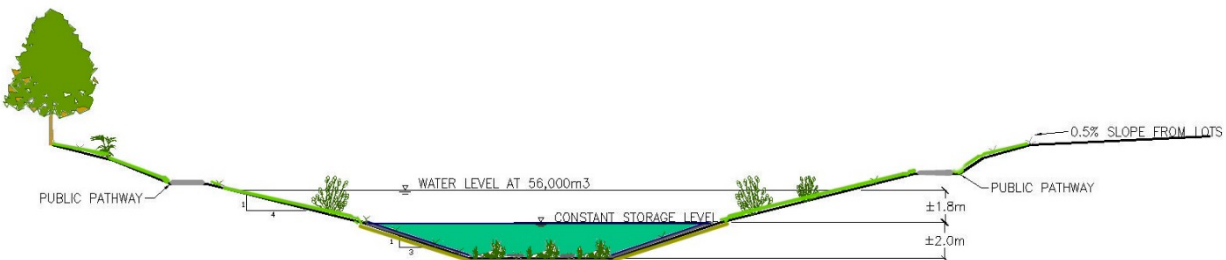
Sim-Flo Systems Inc. submitted, *Settler's Green Subdivision Storm Water Plan*, March 2017, available for viewing under separate cover. The proposed regional storm water system was described within the Langdon Comprehensive Storm Water Review and has been modified to take into account:

- Undevelopable wetland areas located east of the proposed development site;
- Infrastructure conflicts between proposed ditches and high voltage transmission lines and pipeline right-of-ways to the north of the proposed development; and
- Actual hydraulic gradients to provide for a true gravity storm water drainage and management system.

Storm water runoff flows from the west side of the adjacent undeveloped quarter section to the west through the proposed development area and into the existing wetland area east of the proposed development quarter section. The discharge from the storm water pond is to be directed through a buried pipe to be installed along the undeveloped north-south right-of-way on the east side of the Boulder Creek Golf course and is to discharge into the proposed ditch BC2.

This is a modified regional storm water scheme that recognizes the actual constraints imposed on runoff routes and closely mirrors that proposed by the Langdon Comprehensive Storm Review produced by MPE Engineering Ltd.

Figure 18: Typical Cross-Section of Storm Water Area



Settler's Green

Catchment areas and drainage have been modified to take into account the water feature that acts as a storm water canal through the central portion of the *Plan Area* in the post development map as shown in the following figures.

Figure 19: Pre-Development Catchment Areas and Drainage

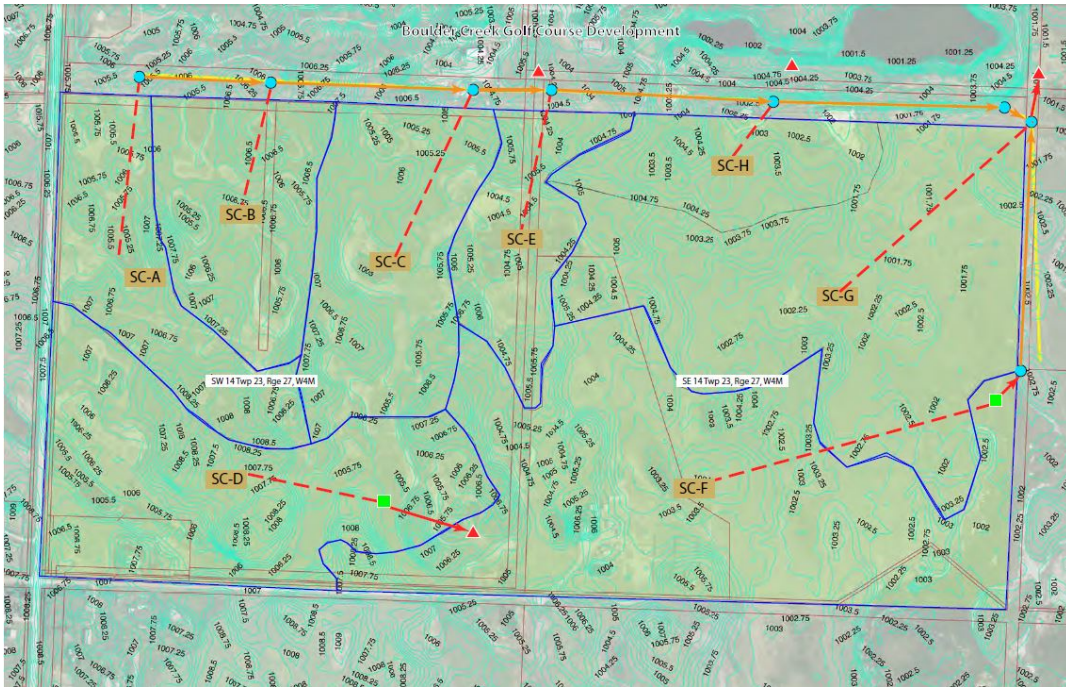
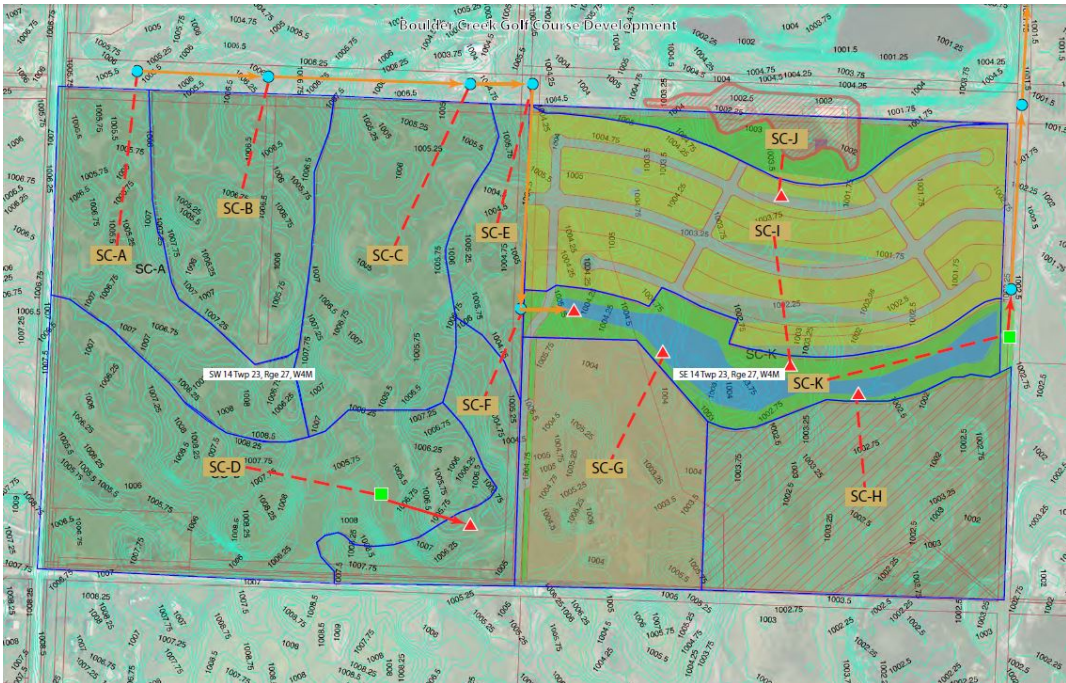


Figure 20: Post Development Catchment Areas and Drainage



Best management practices (BMPs) and alternative solutions for the improvement of storm water quality and reduction of storm water quantity are part of storm water management. As Policy 24.20 of the Langdon ASP suggests, solutions may include:

- a) design of storm water facilities to incorporate source controls to reduce the amount of water moving downstream and the need for end-of-pipe storm water treatment solutions;
- b) use of low impact development methods, such as constructed wetlands and bio-swales;
- c) reduction of impermeable surface runoff;
- d) reuse of storm water for irrigation;
- e) consideration of sub-regional storm water ponds to support the reuse of storm water; and
- f) protect downstream conveyance routes and properties.



Policy

5.8.1 Development within the *Plan Area* shall generally conform with the *Settler's Green Subdivision Storm Water Plan* referenced in this Conceptual Scheme, as well as County Servicing Standards, County Policy, Langdon Comprehensive Stormwater Review, and Provincial Regulations.

5.8.2 Storm water gravity lines, force-mains, lift stations and canals / ponds will be designed in accordance to Alberta Environment and Rocky View County Standards.

5.8.3 Storm water management shall include conservation methods such as Low Impact Development (LID) and Best Management Practices (BMPs) and should incorporate storm water reuse principles, in accordance with Policy 24.20 of the Langdon ASP.

5.8.4 Landscaping of the water feature acting as a storm water canal will be addressed through detailed plans at the subdivision stage to integrate these utilities with the Open Space Plan for the *Plan Area*.

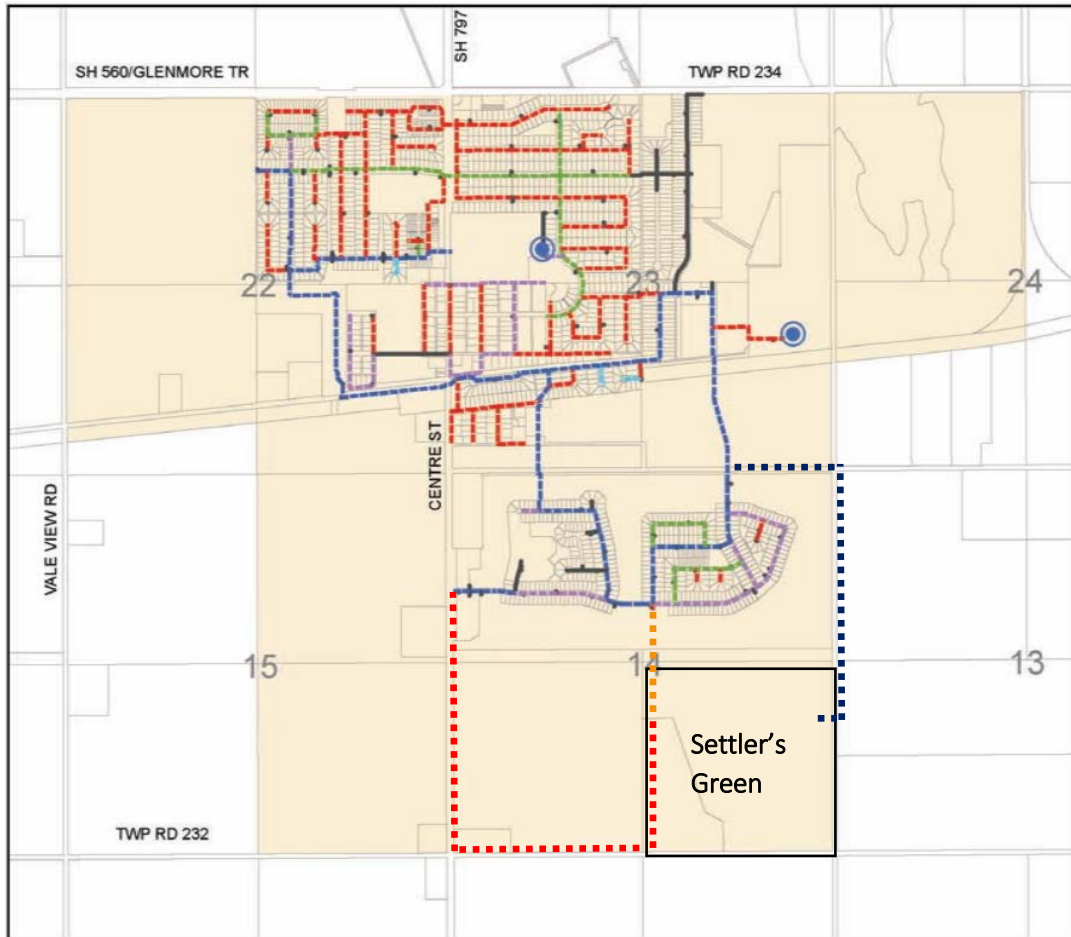
5.8.5 Agreements respecting offsite storm water improvements (cost sharing / endeavour to assist) will be considered in collaboration with the County to ensure any benefiting or excess capacity resulting from required infrastructure improvements are appropriately compensated. All applicable storm water off-site levies shall be collected upon endorsement of each phase of subdivision.

5.8.6 The developer shall be eligible for the recovery of an appropriate portion of the costs associated with improvements to utilities

5.9 Utility Services – Water

Settler's Green ties into the existing water network and is proposed as a looped system. Alternate routes are proposed in the figure below.

Figure 21: Langdon ASP: Water (modified with Settler's Green route options)



This map is conceptual in nature. No measurements or area calculations should be taken from this map.

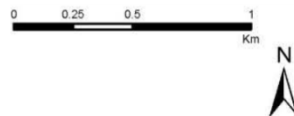
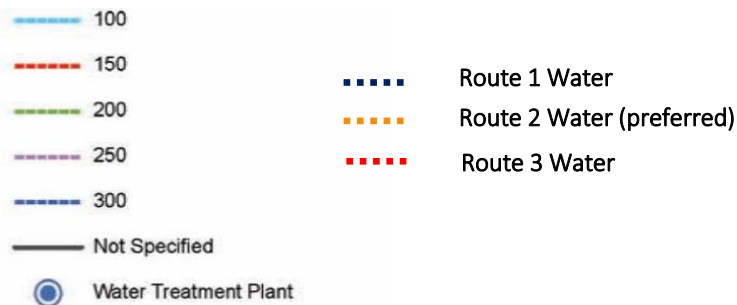
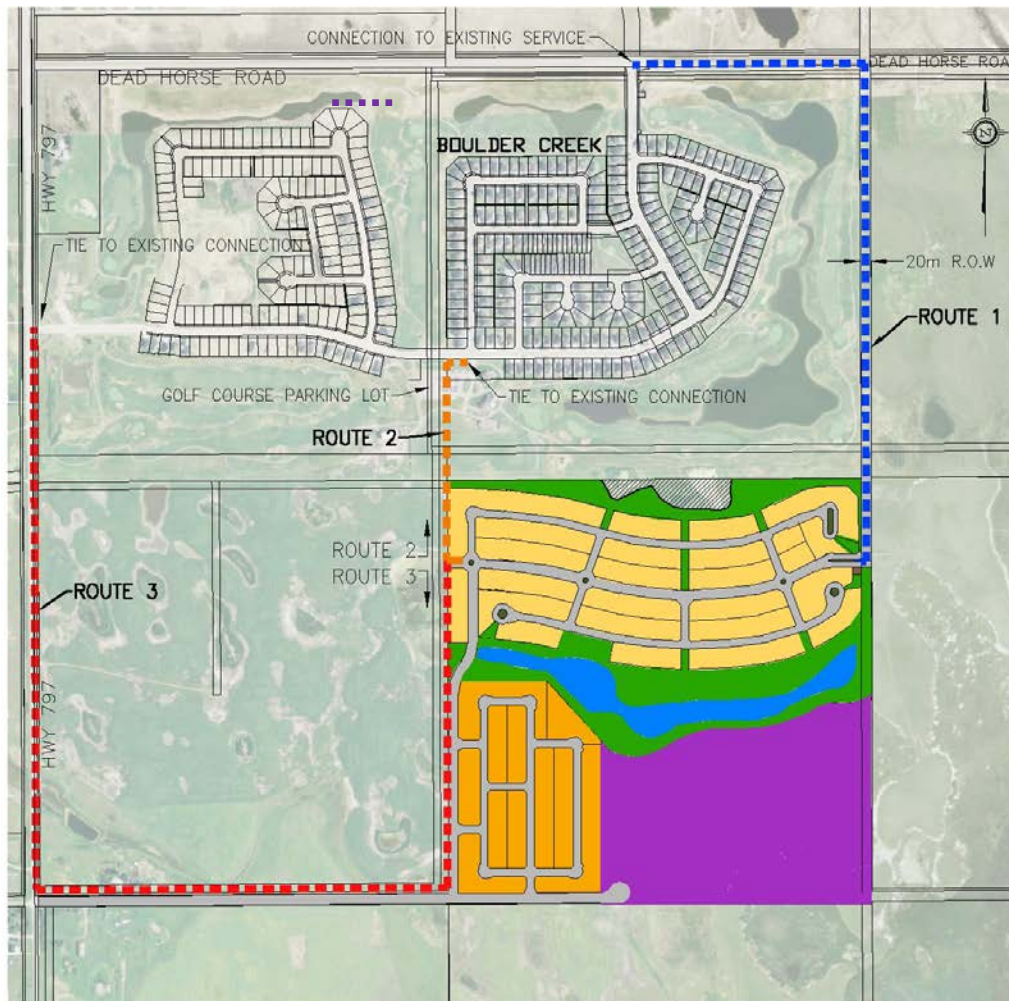


Figure 22: Off-Site Water Servicing Map

(Route 1 = Blue; Route 2 = Orange; Route 3 = Red)



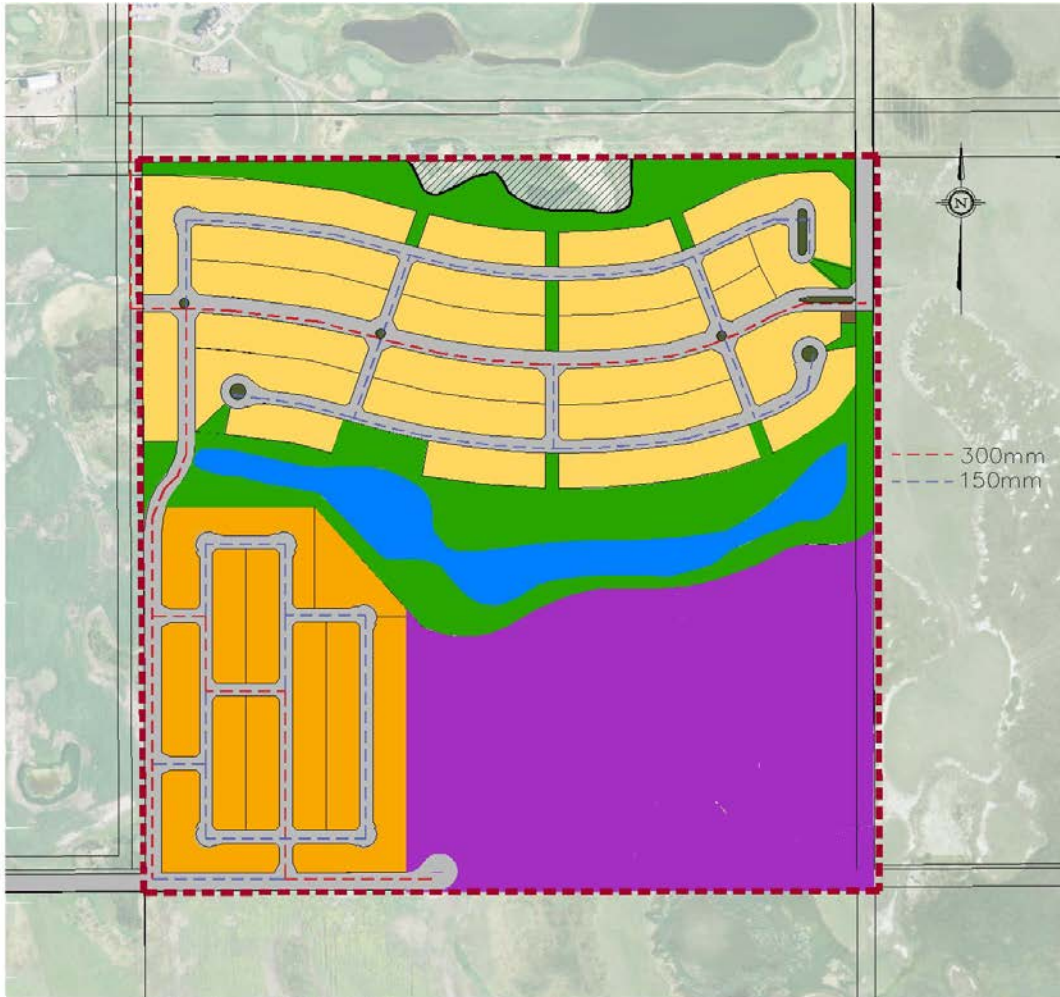
Route 1 will extend the water distribution system from the intersection at Boulder Creek and Dead Horse Road East to the undeveloped road allowance. The pipeline would then be routed south along the undeveloped road allowance and connect into the subdivision distribution system at the east side of the development.

Route 2 is preferred as it extends the water distribution pipeline from the capped stub in Boulder Creek near the golf clubhouse. This pipeline could be extended across the golf course and connect into the west side of the proposed development. This would support early phases of development and be the shortest route.

Route 3 is the least desirable routing of the water distribution pipeline. This connection requires the extension of the water pipeline from the intersection at Boulder Creek and Centre Street south to the subdivision access road. The pipeline would then run east along the subdivision access road then north within the subdivision. The connection to the subdivision distribution system would be on the west side of the subdivision.

On-site water servicing follows roads and other features in the *Plan Area*. A combination of two routes described above should be implemented to support the *Plan Area* and a looped water supply that taps into the existing water supply and distribution system for the Hamlet of Langdon.

Figure 23: On-Site Water Servicing Map



Policy

5.9.1 Water mains and distribution pipes within the *Plan Area* shall be in conformance with Langdon Waterworks' current servicing standards.

5.9.2 The water system will take into account fire protection standards, accessibility by emergency response vehicles for the suppression of fire, site access, property identification, and best practices for water distribution.

5.9.3 As per the Langdon ASP, a Water Use Assessment will be submitted with a subdivision application. The Water Use Assessment shall be reviewed by the County and Langdon Waterworks to determine the water demand and infrastructure requirements to confirm that sufficient water capacity exists to service the proposed development.

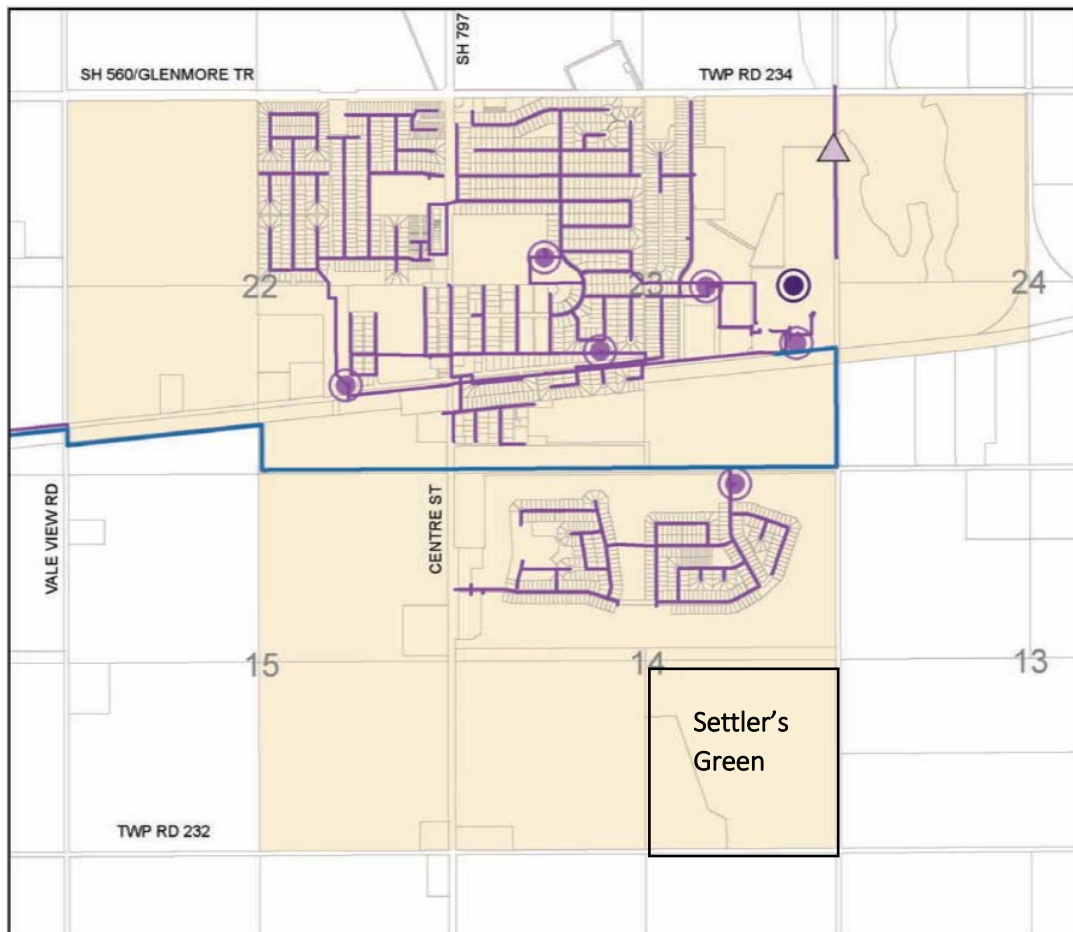
5.9.4 Utility rights-of-ways and easements shall be provided as required to accommodate County and potable water utilities and shallow utilities at the subdivision or development permit stage, as deemed necessary.

5.9.5 The detailed design for the water distribution system, on a per phase basis, shall be completed in accordance with the current Langdon Waterworks and Rocky View County Servicing Standards, and all applicable provincial guidelines at the subdivision stage.

5.10 Utility Services – Sanitary Wastewater

Settler's Green ties into the existing sanitary wastewater network. Alternate routes are proposed in the figure below.

Figure 24: Langdon ASP: Off-Site Sanitary Wastewater



- Transmission Main
- Sanitary Pipeline
- Wastewater Treatment Plant
- Lift Stations
- Regional Lift Station
- ▲ Treated Effluent Outfall

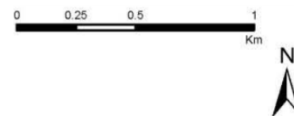
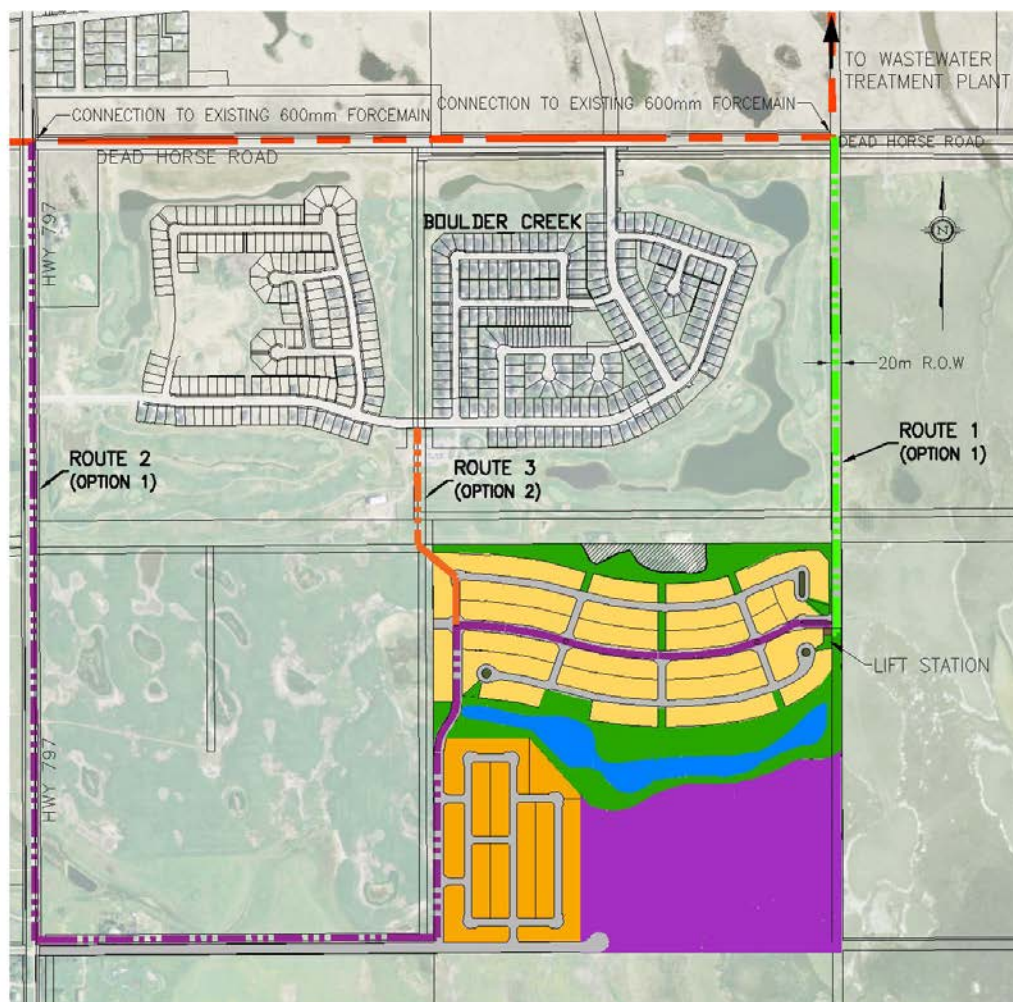


Figure 25: Offsite Sanitary Services Map

(Route 1 = green; Route 2 = purple; Route 3 = orange)



Route 1 (Option 1) for sanitary servicing requires a lift station pumping north utilizing the road right-of-way east of Boulder Creek, then connection to the existing 600 mm forcemain at Dead Horse Road. For any of the phases of development discussed later, this is the preferred option.

Route 2 (Option 1) for sanitary servicing requires a lift station pumping west, then to the southwest of the *Plan Area* to follow the new Settlers Green entrance road to the southwest of the property, before following Centre Street.

Route 3 (Option 2) is a gravity sewer main that drains to the Boulder Creek lift station. This option will only service a limited number of lots in the northwest corner of the development. The lift station will pump into the gravity sewer main as shown in figure 27.

There are two options for servicing Settler's Green. Option 1 is a self-contained alternative that directs sanitary flows to a lift station located on the east side of Settler's Green as shown in figure 26. This lift station can be designed to accept flows from the adjacent quarter section to the west. This lift station will pump sewage into the regional wastewater treatment plant forcemain directly either through route 1 or 2 as shown in figure 25.

Option 2, will provide gravity sewer service to a limited number of lots in the north west corner of the proposed development. The remainder of the development will be service by gravity sewer mains to a lift station similar to Option 1. A forcemain will be constructed to the gravity sewer manhole within the proposed subdivision as shown in figure 27. Sewage will be directed by gravity through the Boulder Creek lift station.

Figure 26: Onsite Sanitary Services Map (Option 1)

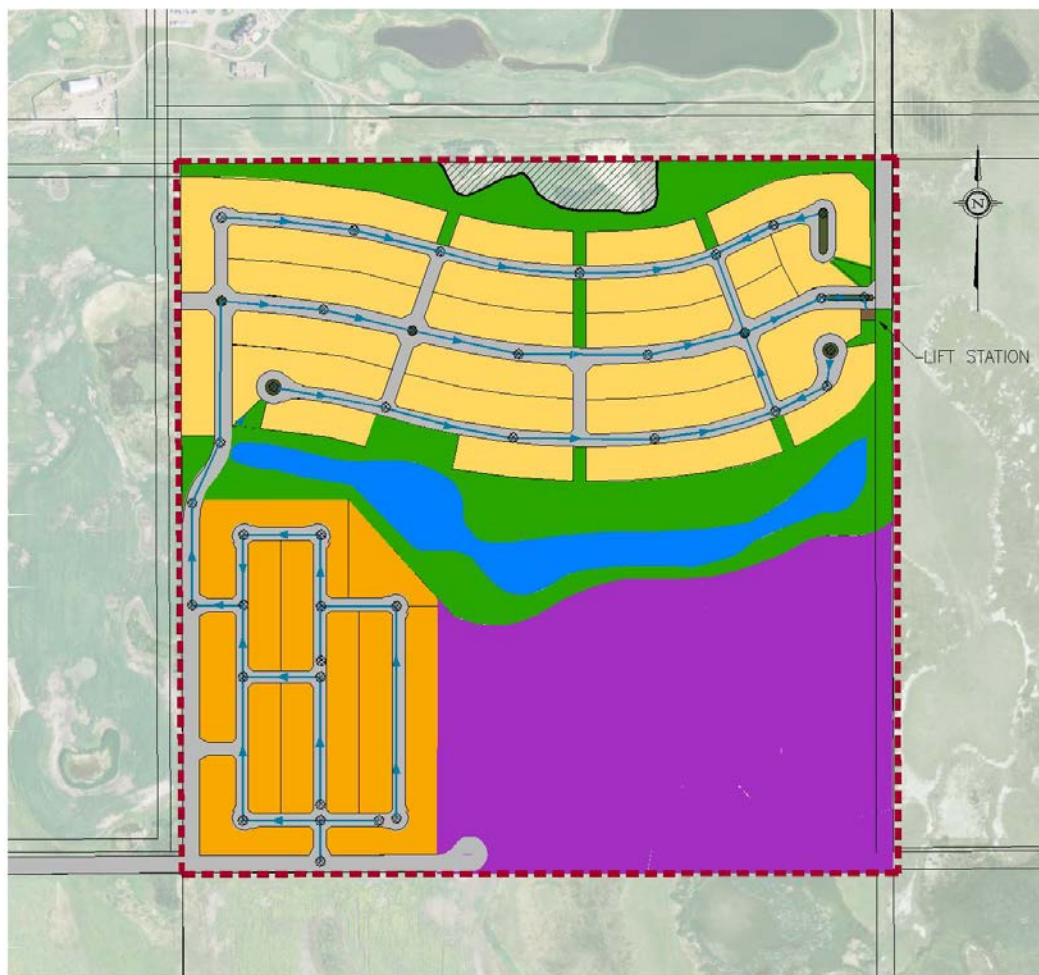
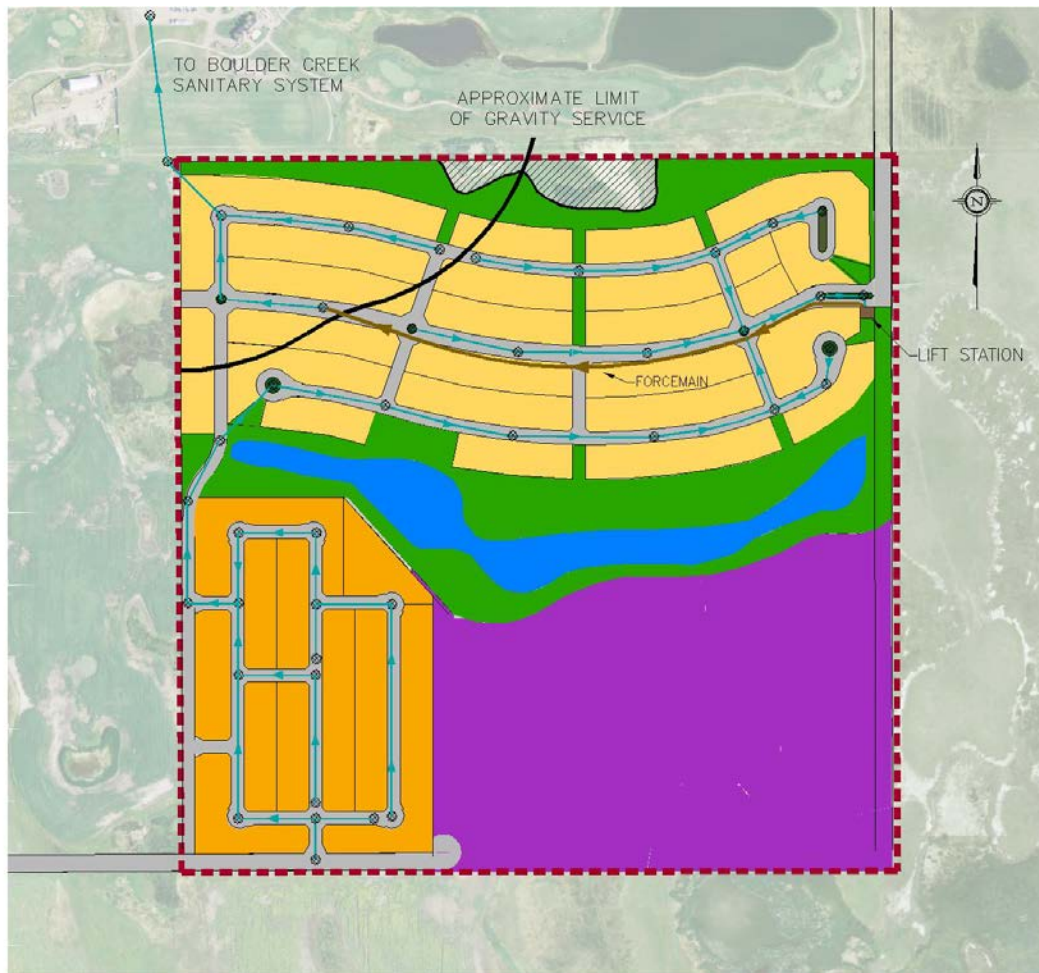


Figure 27: Onsite Sanitary Services Map (Option 2)

(Approximate limit of gravity service to Boulder Creek Sanitary System = cobalt blue)



Policy

5.10.1 Sanitary sewer gravity lines, forcemains and lift stations will be designed in accordance with Alberta Environment and Rocky View County Standards.

5.10.2 As per the Langdon ASP, a Wastewater Servicing Study will be submitted with a subdivision application. The Wastewater Servicing Study shall be reviewed by the County to determine wastewater demand and infrastructure requirements to confirm that sufficient wastewater treatment capacity exists to service the proposed development.

5.10.3 Utility rights-of-ways and easements shall be provided as required to accommodate sanitary wastewater utilities at the subdivision or development permit stage, as deemed necessary.

5.10.4 Sanitary wastewater lift station facilities shall be constructed on a Public Utility lot.

5.10.5 The detailed design shall incorporate measures to mitigate groundwater infiltration into the wastewater collection system, on a per phase basis, shall be completed in accordance with the current Rocky View County Servicing Standards, and all applicable provincial guidelines at the subdivision stage.

5.10.6 Agreements respecting wastewater improvements (cost sharing / endeavour to assist) will be considered in collaboration with the County to ensure any benefiting or excess capacity resulting from required infrastructure improvements are appropriately compensated. All applicable wastewater off-site levies shall be collected upon endorsement of each phase of subdivision.

5.10.7 The developer shall be eligible for the recovery of an appropriate portion of the costs associated with improvements to utilities.

5.11 Shallow Utilities

Telecommunications, phone, cable, fiber optics (where available), electrical and natural gas services will be provided to the *Plan Area* at the subdivision stage, as per utility owner's guidelines and availability.

Policy

5.11.1 Each phase of the development shall be fully serviced with private shallow utility systems such as electrical, natural gas, and telecommunications.

5.11.2 Locations for easements and line assignments for shallow utility extensions shall be determined at the subdivision endorsement stage.

5.11.3 Utility line assignments (buried/surface/overhead) are to be located within road right-of-ways and not within municipal or environmental reserve lands.

5.12 Solid Waste and Recycling

Langdon provides residential pickup of solid waste to residents within the Hamlet. It is anticipated that this service will be extended to the *Plan Area*. A local transfer site managed by Rocky View County is also available within Langdon for recycling and garbage.

5.13 Protective and Emergency Services

Langdon is served by a volunteer fire department centrally located within the Hamlet. 911 Emergency Response for fire, police or ambulance is dispatched through the local volunteer Fire Department in Langdon. Police services are provided by the R.C.M.P. enforcing the law through a detachment in Strathmore or RVC Peace Officers enforcing selected government acts and municipal bylaws. Medical emergencies are directed to facilities in the City of Calgary.

6.0 PHASING PLAN

The proposed Phasing Plan, as described below, is conceptual only and represents the most likely scenario for development in **Settler's Green**.

Figure 28: Phasing Map



Table 3: Phasing Calculations

Phases	Single Lots	Semi Lots	Multi Lots	Total Lots	Total Area
1a	80	--	--	80	8.2 ha (20.2 ac.)
1b	50	30	50	130	11.2 ha (27.7 ac.)
2	74	--	--	74	7.6 ha (18.8 ac.)
3	76	--	--	76	7.7 ha (19.0 ac.)
4	--	--	--	--	16.3 ha (40.3 ac.)
Total	280	30	50	360	51.0 ha (126.0 ac.)

* Total area includes internal roads and open space

In the phasing of **Settler's Green**, no phase precludes the development of another. It indicates the preference of how development could proceed. The above figure and accompanying table

present one scenario with single lot equivalencies provided on the map. Each phase shall have appropriate storm water management and a looped system of internal roads. Included in the assumptions are average lot sizes for single detached lots of 0.08 ha (0.2 ac.) number of variables affect phasing, namely logical extension of infrastructure services, market demands, housing mix, industrial/commercial prospects, and financial considerations.

Construction access from the western boundary is provided by a north-south street and an extension of Twp. Road 232 right-of-way south of the *Plan Area*. Access from the eastern boundary is provided by construction of Range Road 271 northward to Twp. Road 233 (Dead Horse Road), both which shall be gravel at first.

6.1 Phases

- 1a Land use within this phase is residential primarily for singled detached homes. The storm water canal acts to separate Phase 1a and 1b.
- 1b This "Green Street" residential area has a highly sought after ownership mixed use component where flexibility is required depending on market needs. Housing and tenure variety provides options for rental, condominium and ownership.
- 2 This area covers 7.6 ha (18.8 ac.) on the central portion of the *Plan Area* flanking the main collector road and north of the storm water canal. The land use within this phase is single family residential.
- 3 This area covers 7.7 ha (19.0 ac.) on the northeast portion of the *Plan Area* and is jogged with adjoining phases for similar lot numbers and areas. As a scenario of how this area could develop, an entrance landscape feature at the east boundary of the *Plan Area* in the form of a divided road is shown where entrances begin on this road west of this feature. Court-like road networks north and south of this feature ensure the backs of the residential lots are adjacent to the landscape feature. South of the entrance, a Public Utilities (PUL) component in the form of a lift station for sanitary sewage services and a pump station for water services are likely. The provision of sanitary sewage services to this location are also likely at the initial phase of development.
- 4 This cell covers 16.3 ha (40.3 ac.) on the southeast portion of the *Plan Area* and is intended for future use. A right-of-way on the eastern boundary of the *Plan Area* could serve an access road and provide for water servicing and sanitary sewage servicing. Access is provided west of this phase off of Phase 1 and the right-of-way south of Phase 1, once the road is built. The primary use of this property is likely commercial / light industrial. Should interest in this phase occur in advance of the other phases, adequate access and servicing will be provided.

Policy

- 6.1.1 Phasing should generally be in accordance with the Phasing Plan. There will always be no less than two access roads into the development during all phases of development.
- 6.1.2 Utilities for water distribution system, on-site storm water, wastewater collection; and private shallow utility systems such as electrical, natural gas, and telecommunications shall be in place during all phases of development.

-
- 6.1.3 Parks and open spaces components should be incorporated during all phases of development.
 - 6.1.4 The proposed Phasing Plan is conceptual only and will be confirmed at the time of subdivision.
 - 6.1.5 No amendments to this plan will be required due to changes in the boundary or number of phases.
 - 6.1.6 Design of all phases of the *Plan Area* shall include provision for active transportation inter-connectivity via pathway and/or trails located within municipal and environmental reserves or public utility lots and sidewalks located within the road plan.
 - 6.1.7 In the phasing of the *Plan Area*, no phase precludes the development of another.

7.0 PLANNING AND IMPLEMENTATION FRAMEWORK

7.1 The Conceptual Scheme Implementation Process

Adoption of this Conceptual Scheme will establish specific expectations that will guide the implementation of **Settler's Green**. Consideration of this Conceptual Scheme by Council will occur following a statutory Public Hearing. RVC will consider adoption pursuant to the MGA. Subsequently, consideration of land use amendment, subdivision and development permit applications will follow.

Policy

- 7.1.1 Amend Rocky View County Water and Wastewater Off-Site Levy Bylaw No. C-7273-2013 to reflect the intent of the **Settler's Green** development having a lift station to serve the *Plan Area* and not subject to off-site levies associated with Area #3 Boulder Creek Lift Station Service Area shown Schedule B-3, Service Area Map for Langdon.

7.2 Land Use Redesignation

Settler's Green intends to work with the County to apply relevant land use districts for a land use redesignation application. Following anticipated adoption of this Conceptual Scheme, a land use amendment is expected to be applied by Council in accordance with the RVC Land Use Bylaw.

Figure 7: Development Concept shows the areas for redesignation. This includes the areas for Residential, Green Street Residential and Commercial / Light Industrial.

Residential is proposed to accommodate single detached dwellings with a comprehensively planned neighbourhood. Developments shall be located within the area of an adopted local plan.

Green Street residential development is proposed to accommodate modest low and medium density residential development on a range of lot sizes within a comprehensively planned

neighbourhood. A mix of compatible housing types provides market opportunities and encourages diversity in the built form. Development shall be located within the area of an adopted local plan. The intent is to:

- i) design lots to accommodate dwellings that are affordable, such as small houses on small lots;
- ii) ensure the character and architectural integrity of the neighbourhood is protected from being over-built;
- iii) provide for a variety of housing types, some on the same lot size; and
- iv) provide for a modest garage suite that a small lot could accommodate.

To help meet this intent, width of the sites, heights of buildings and other Land Use District parameters could have ranges for minimums and maximums. Green Street development for mixed housing includes a variety of housing types such as: single detached, semi-detached, row housing, medium density and multi-dwelling units.

Commercial / Light Industrial is proposed to provide for the development of a range of commercial and light industrial uses as fully serviced sites. The site development is intended to include a mixture of parcel sizes supporting indoor and outdoor uses. Development shall be located within the area of an adopted local plan.

7.3 Subdivision Application

A Subdivision Application is expected to follow an anticipated land use redesignation of the *Plan Area*. Subdivision applications may include several phases and development blocks, with sizes and configurations deemed appropriate for development.

7.4 Architectural Design Considerations

The developer will establish and implement specific Architectural and Design Guidelines to ensure all development and landscape design reflects a consistent style and theme.

Policy

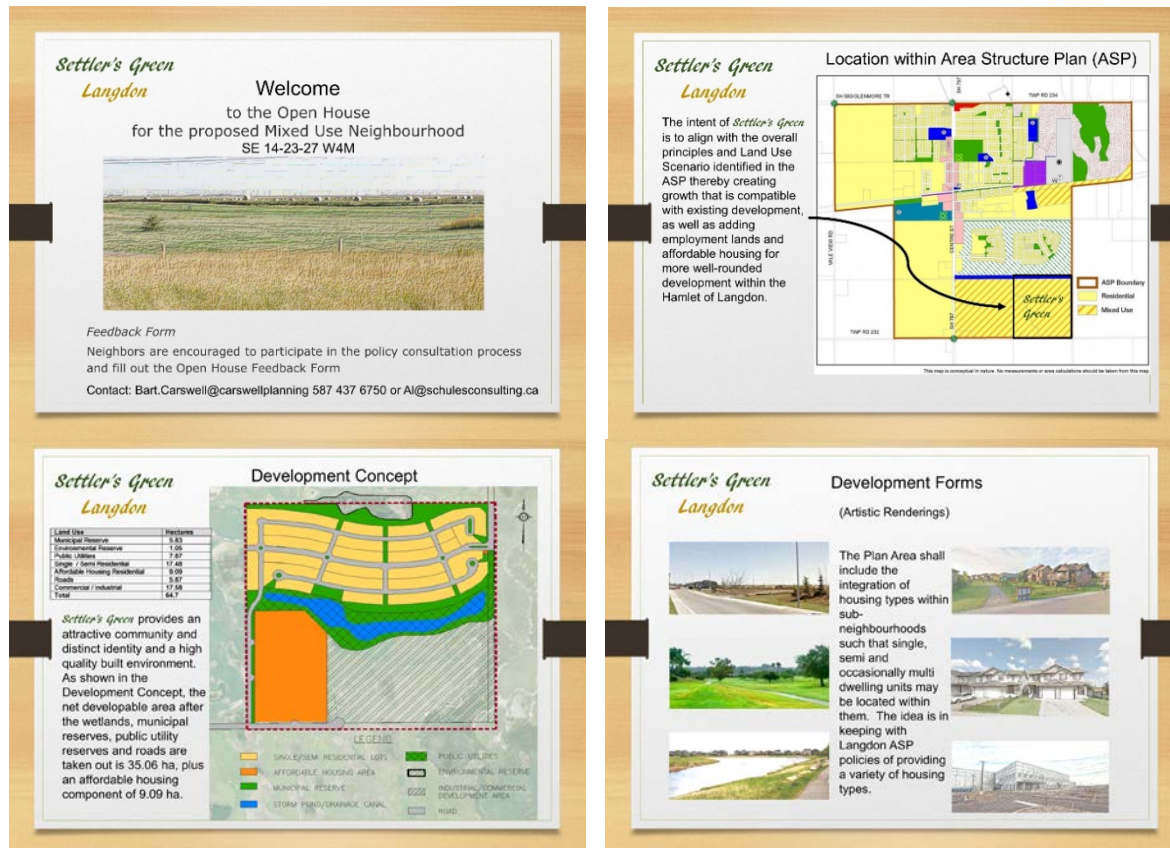
- 7.4.1** A document outlining Architecture and Design Guidelines and will be submitted at the subdivision stage of the development approval process.

8.0 PUBLIC ENGAGEMENT

8.1 Public Open House

Settler's Green

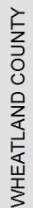
A Public Open House was held July 17, 2017 at the Boulder Creek Course Events Centre to receive feedback on the proposed Conceptual Scheme and Redesignations. The number and size of parcels were presented on the mailouts and on the storyboards at the Open House.



From the survey, many believe that employment lands and affordable housing are needed with a comment that affordable housing is supported as long as there are controls and bylaws in place. There is support for diversity of residential uses with comments that Langdon needs seniors housing, preferably in an area designated for that purpose. Open space pathways provide connections and many would like neighbourhoods to be connected, including connections with Boulder Creek with this new development. Many see the street pattern fitting in with Langdon's street pattern provided it is aesthetically pleasing. Specific comments and responses have been provided to RVC to their satisfaction.



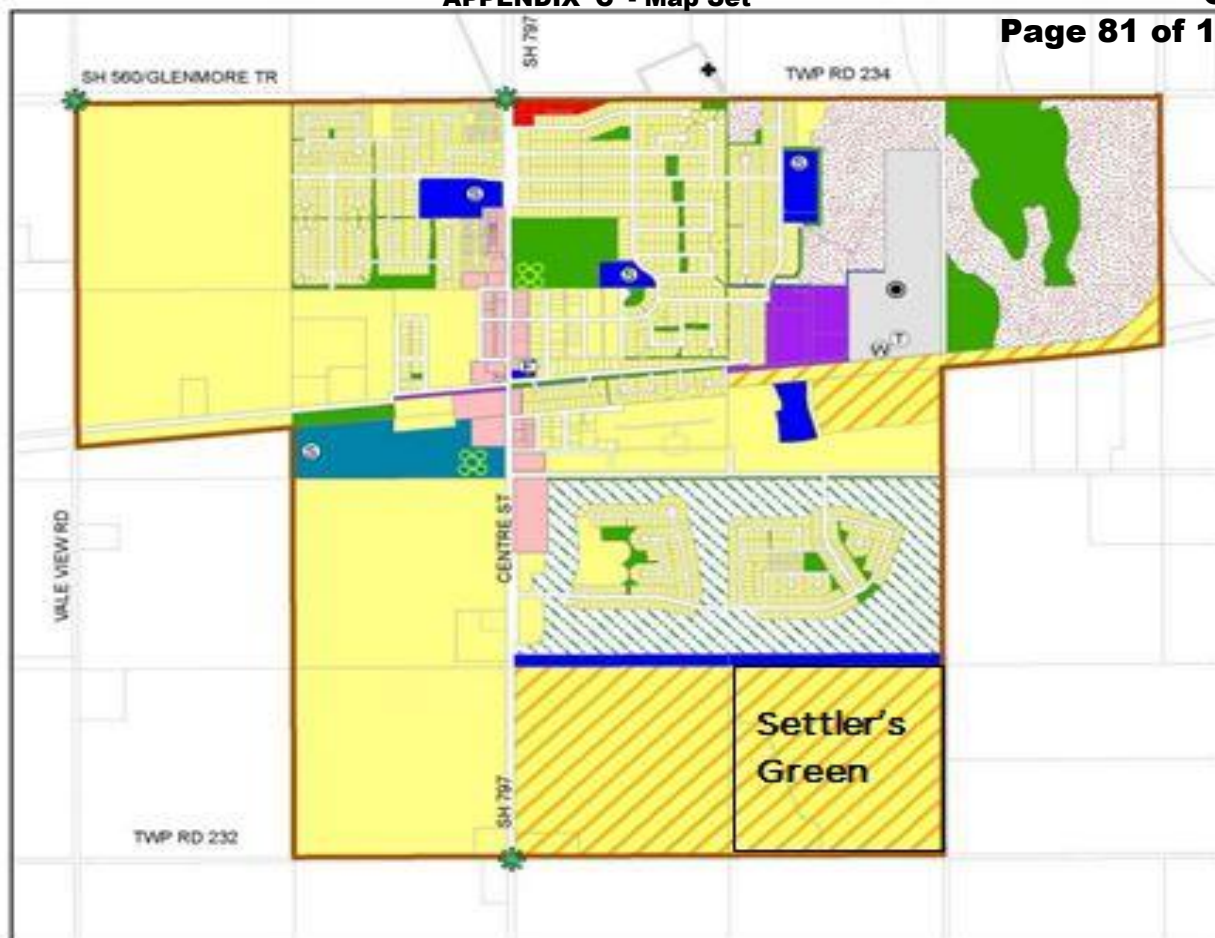
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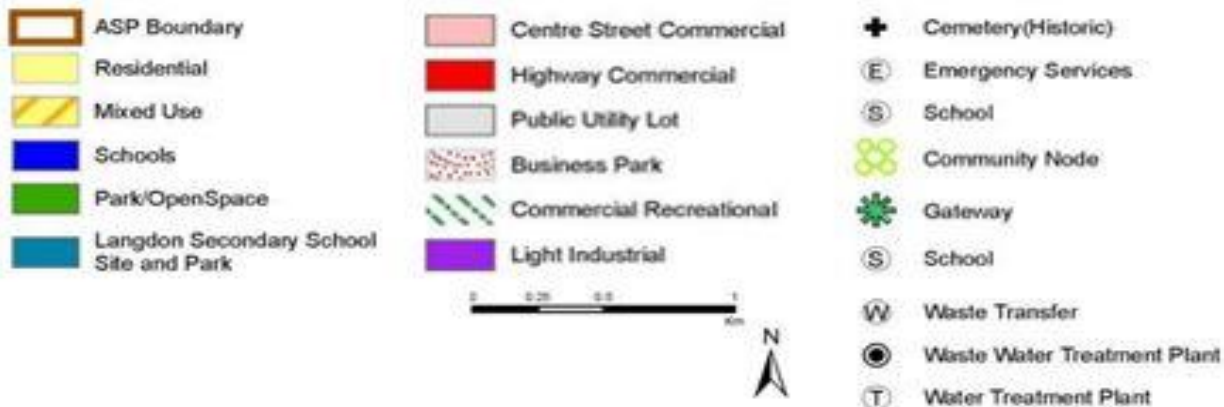
LAND USE MAP



SE-14-23-27-W04M

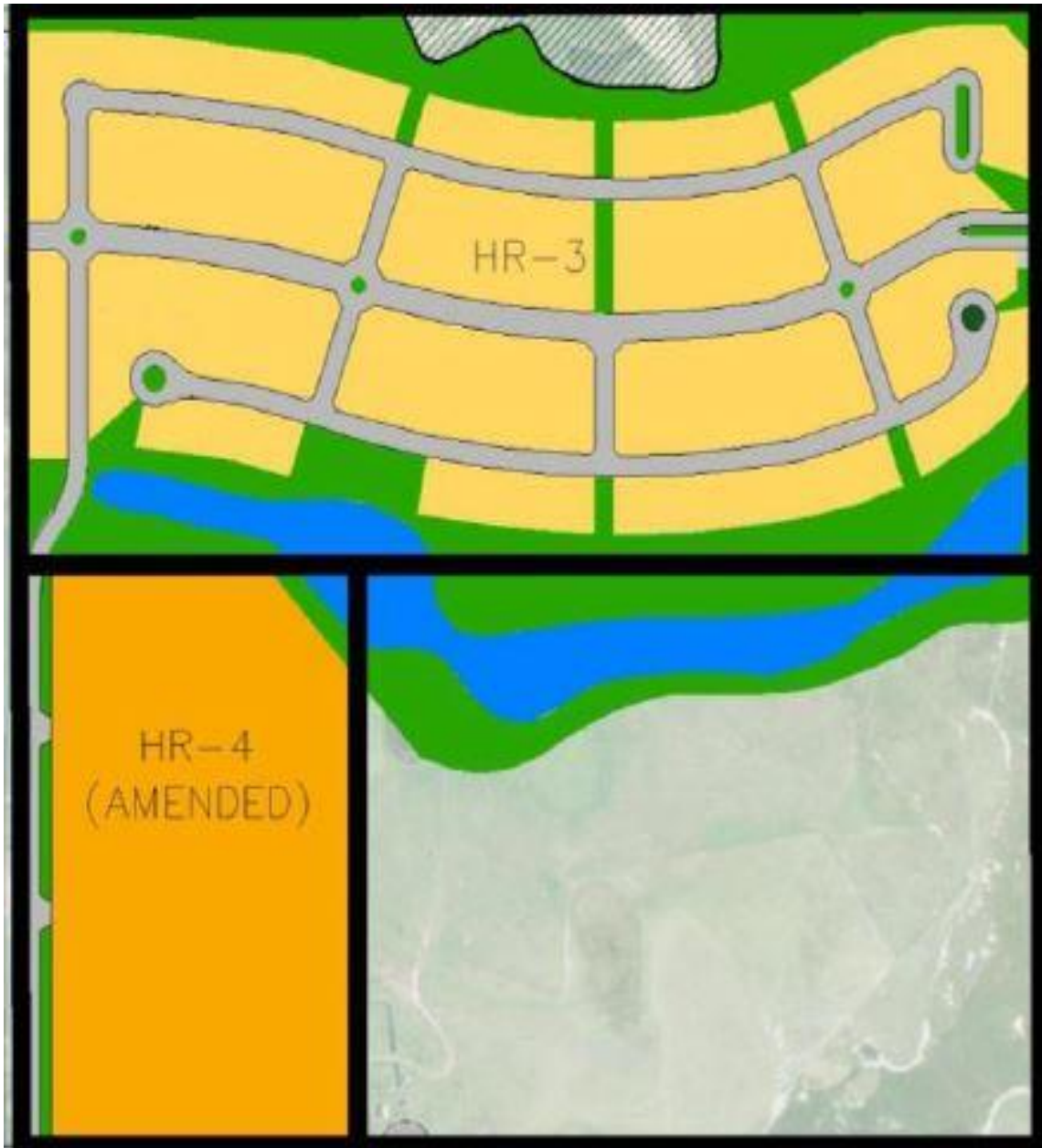


This map is conceptual in nature. No measurements or area calculations should be taken from this map.



LANGDON ASP

SE-14-23-27-W04M



REDESIGNATION PROPOSAL

SE-14-23-27-W04M

Date: March 7, 2017

Division # 4

File: 03214001/9

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Development Proposal: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals within SE-14-23-27-W04M.



Table 2: Development Concept Calculations

Land Use	Hectares	Acres	Percentage
Municipal Reserve	5.83	14.40	9.0
Environmental Reserve	1.05	2.59	1.6
Public Utilities	7.87	19.45	12.2
Residential	17.48	43.20	27.0
Green Street	9.09	22.47	14.0
Roads	5.87	14.51	9.1
Commercial / Light Industrial	17.58	43.44	27.2
Total	64.7	160	100

DEVELOPMENT CONCEPT

SE-14-23-27-W04M



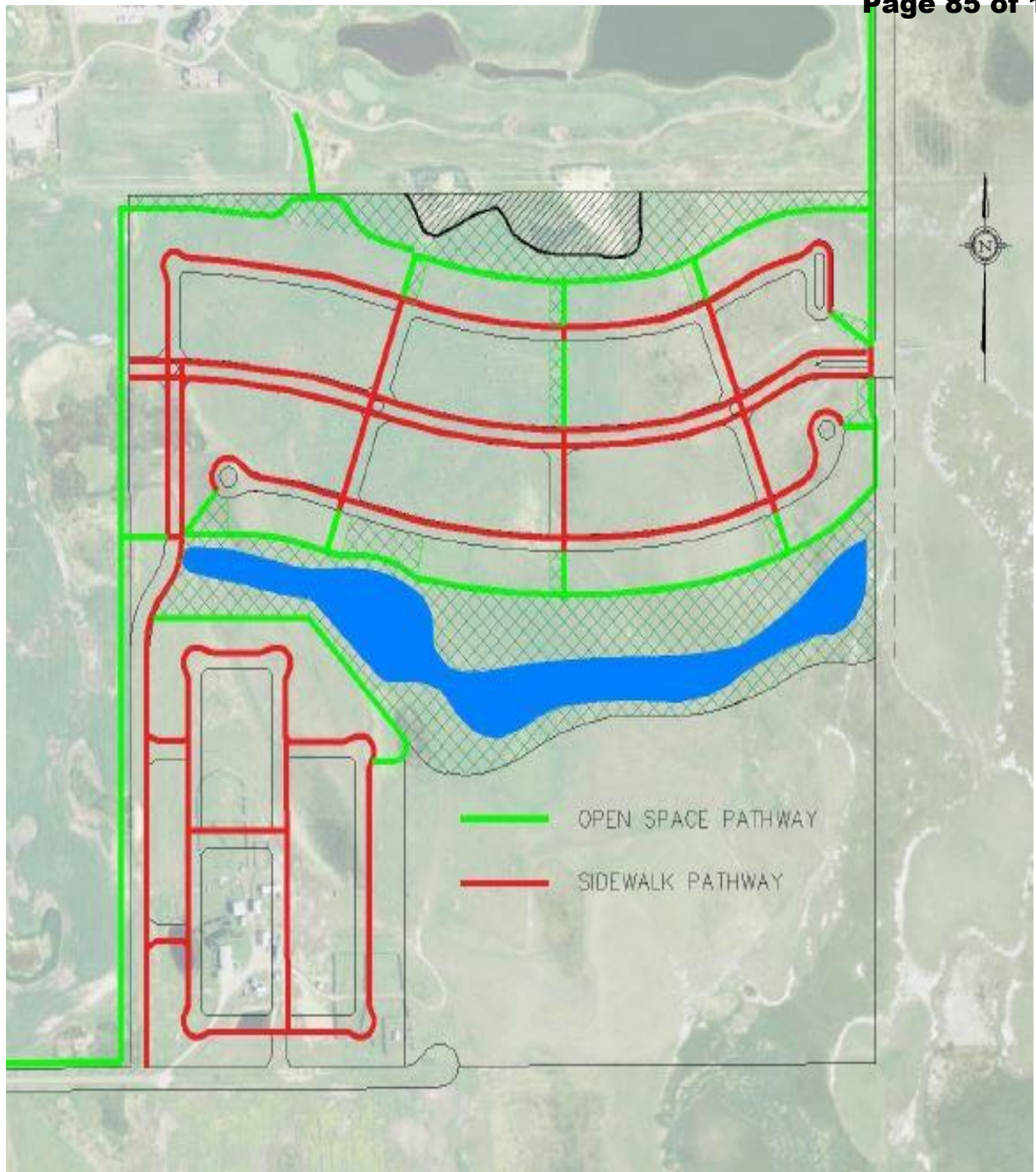
Table 3: Phasing Calculations

Phases	Single Lots	Semi Lots	Multi Lots	Total Lots	Total Area
1a	80	--	--	80	8.2 ha (20.2 ac.)
1b	50	30	50	130	11.2 ha (27.7 ac.)
2	74	--	--	74	7.6 ha (18.8 ac.)
3	76	--	--	76	7.7 ha (19.0 ac.)
4	--	--	--	--	16.3 ha (40.3 ac.)
Total	280	30	50	360	34.7 ha (105.7 ac.)

* Total area includes internal roads and open space

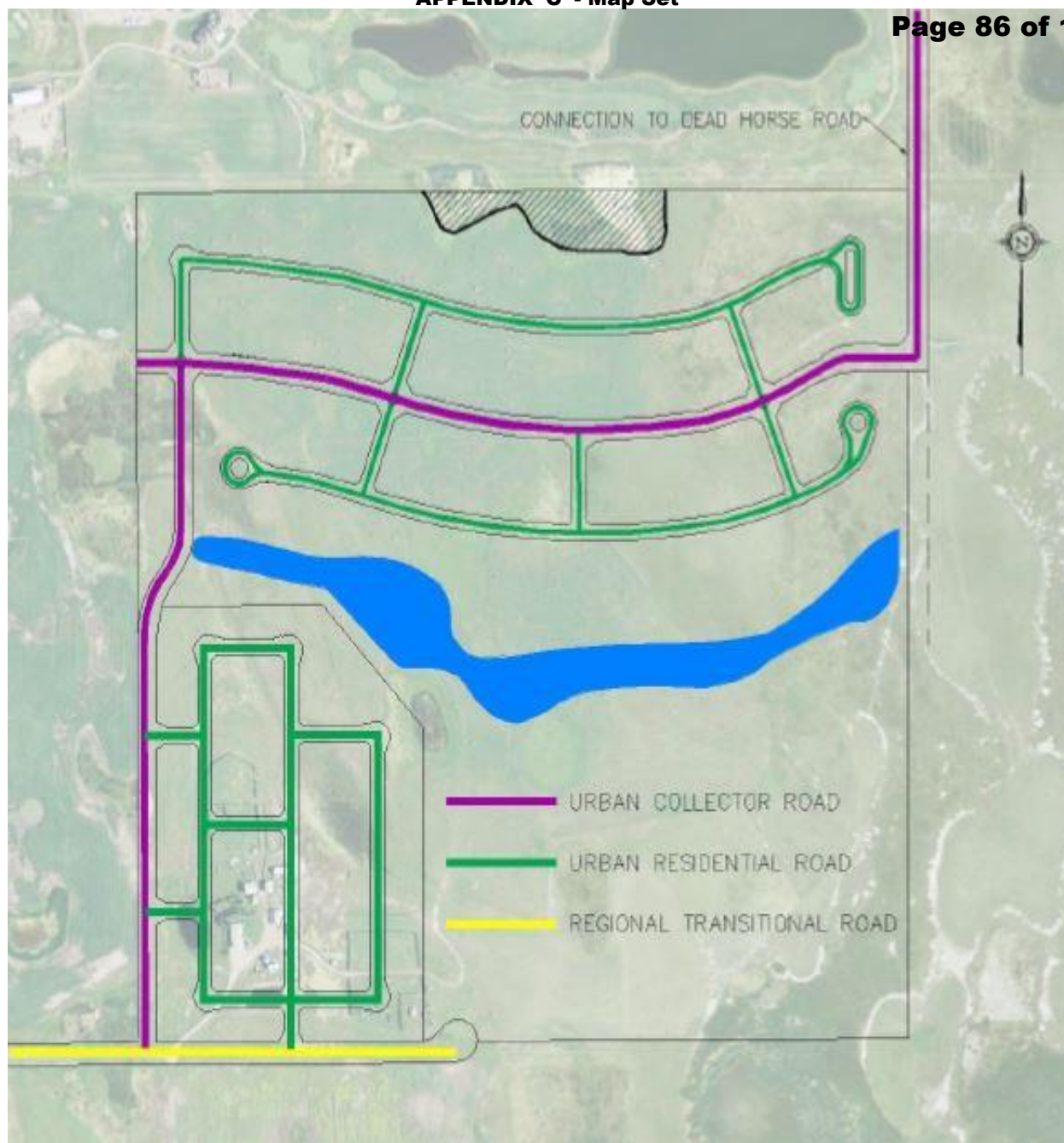
PHASING PLAN

SE-14-23-27-W04M



OPEN SPACE PLAN

SE-14-23-27-W04M



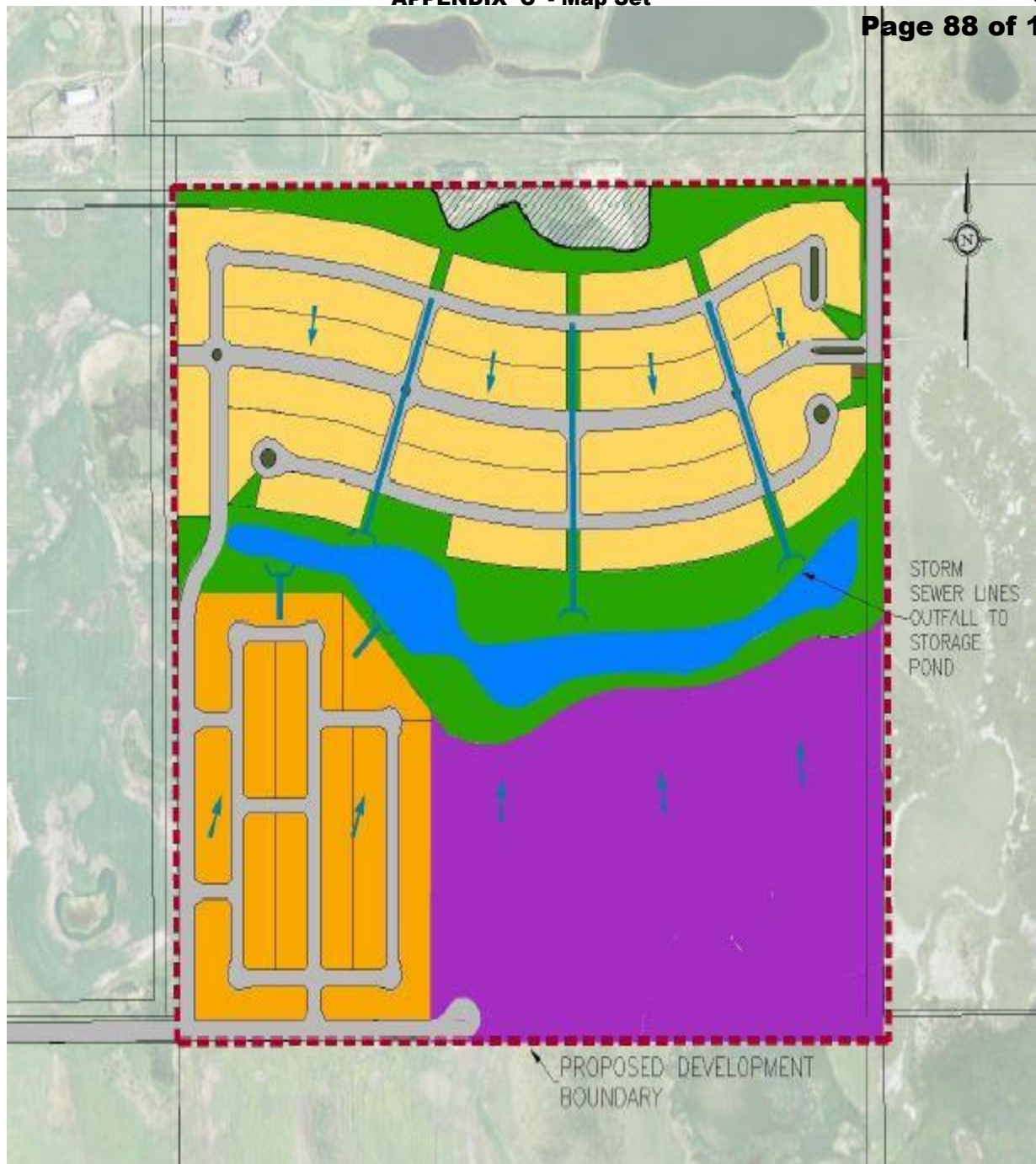
TRANSPORTATION PLAN

SE-14-23-27-W04M



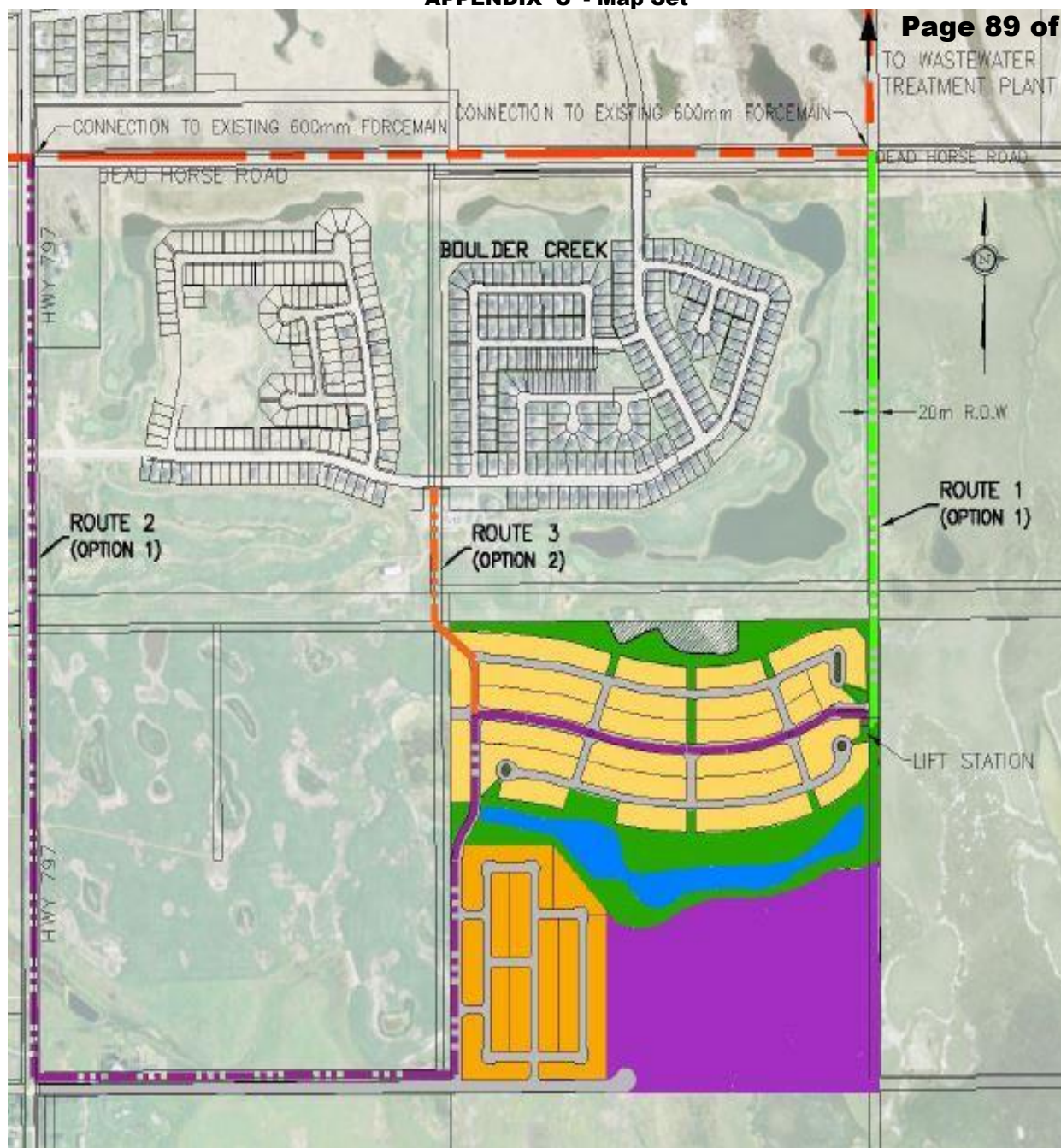
OFF-SITE WATER SERVICING PLAN

SE-14-23-27-W04M



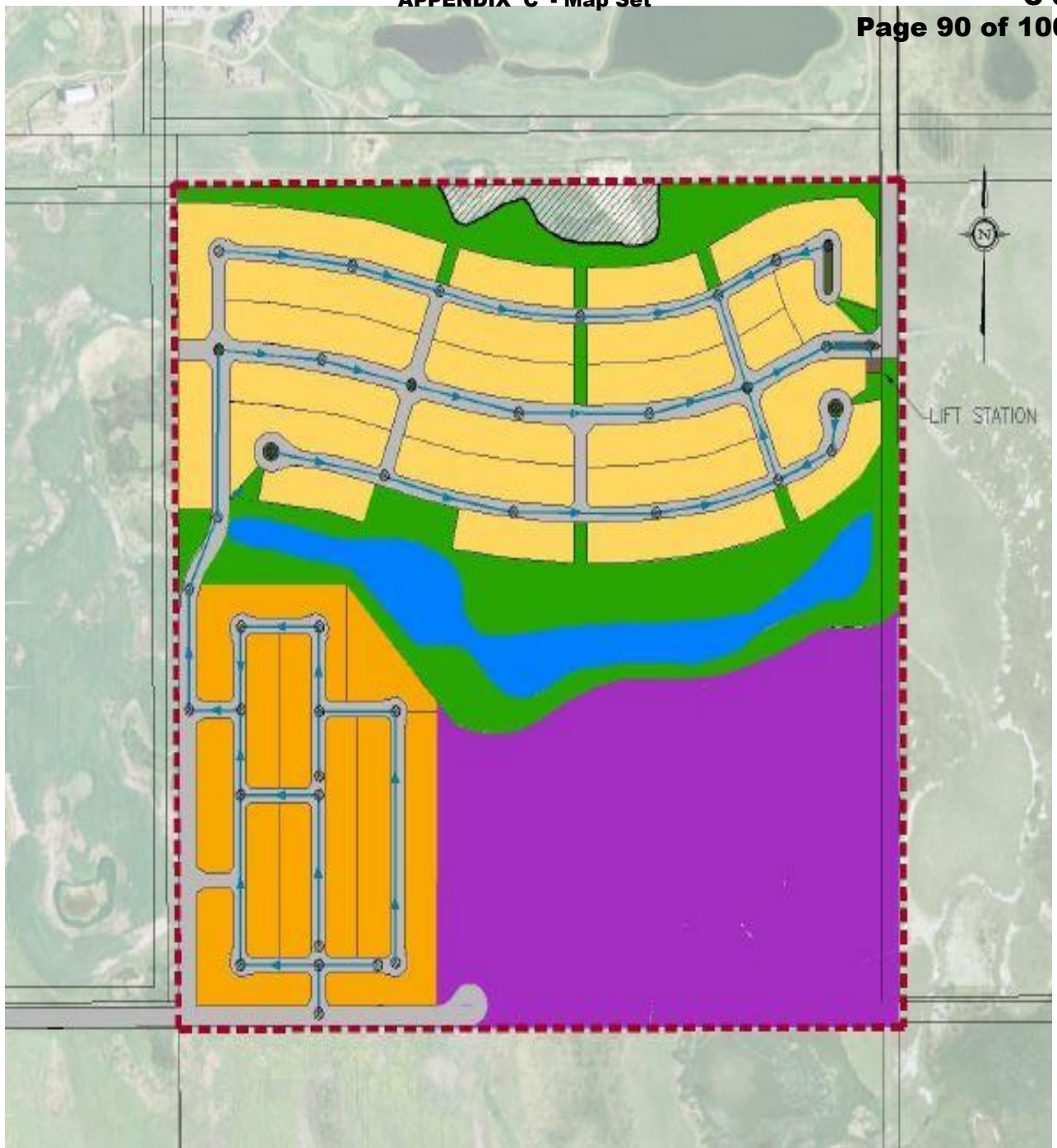
ON-SITE WATER SERVICING PLAN

SE-14-23-27-W04M



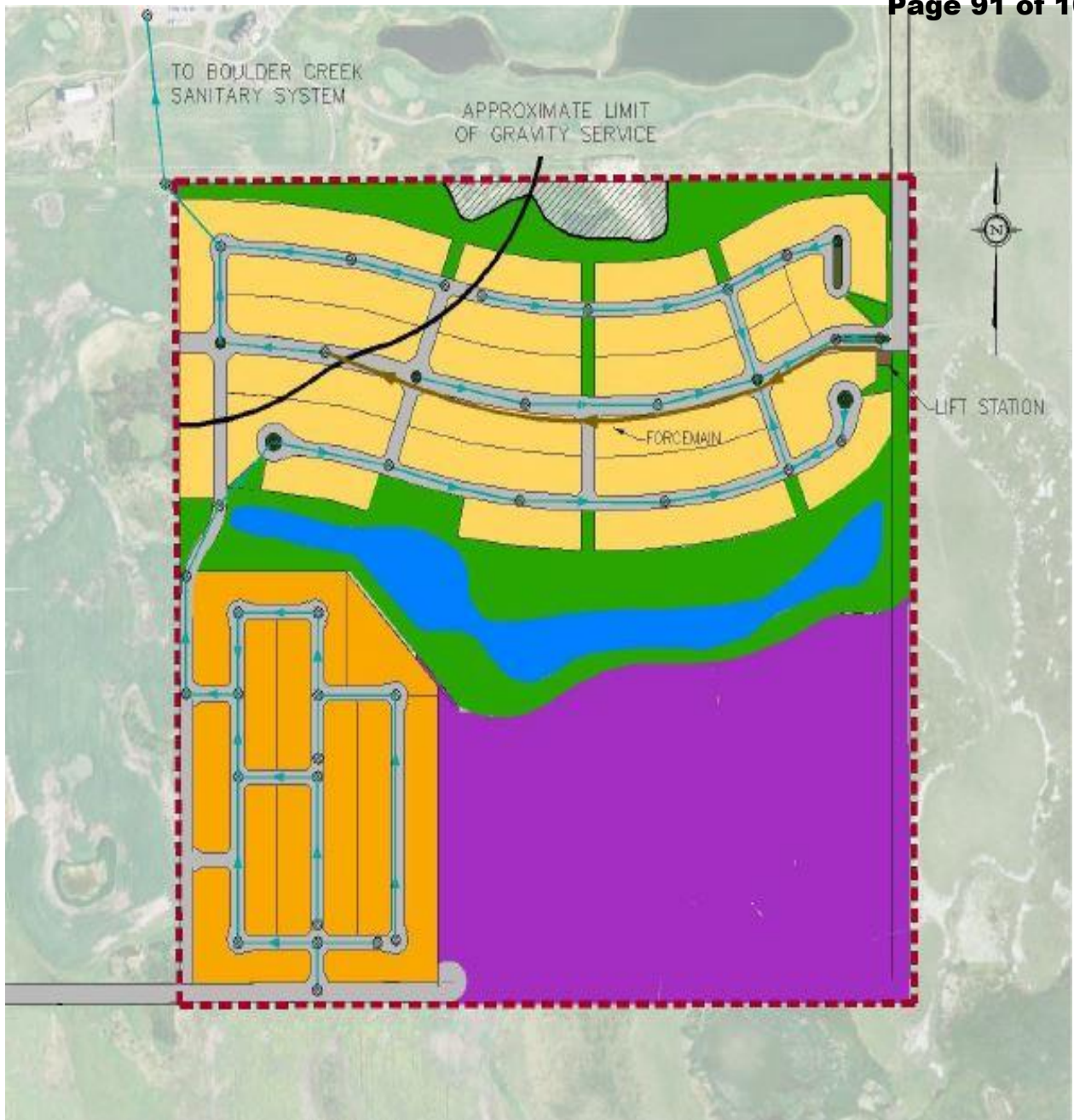
OFF-SITE SANITARY SERVICING PLAN

SE-14-23-27-W04M



ON-SITE SANITARY SERVICING PLAN (OPTION 1)

SE-14-23-27-W04M



ON-SITE SANITARY SERVICING PLAN (OPTION 2)

SE-14-23-27-W04M

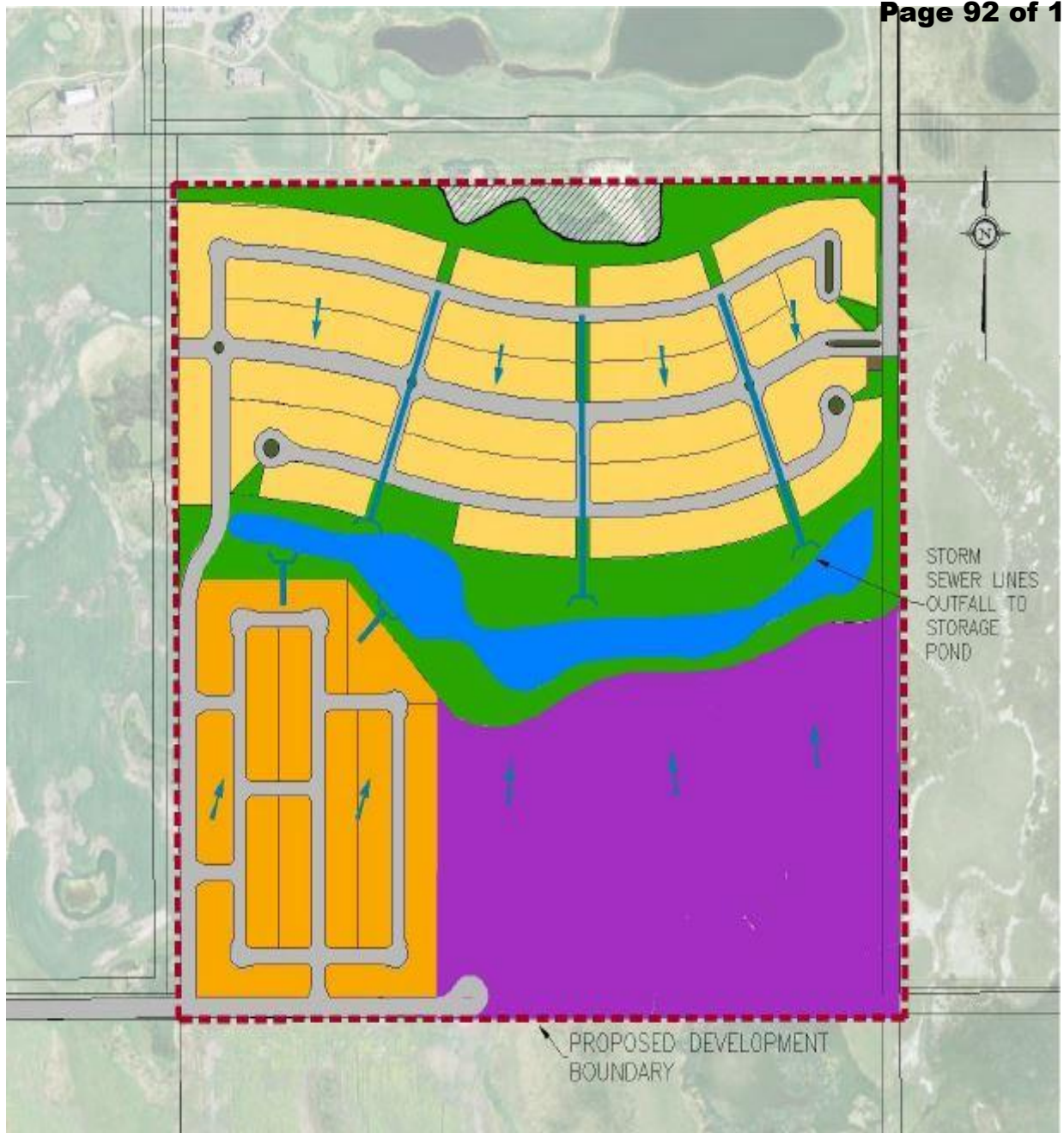
Date: March 7, 2017

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ON-SITE STORM WATER SERVICING PLAN

SE-14-23-27-W04M



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

TOPOGRAPHY

Contour Interval 2 M

SE-14-23-27-W04M

Date: March 7, 2017

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

AIR PHOTO

Spring 2016

SE-14-23-27-W04M

Date: March 7, 2017

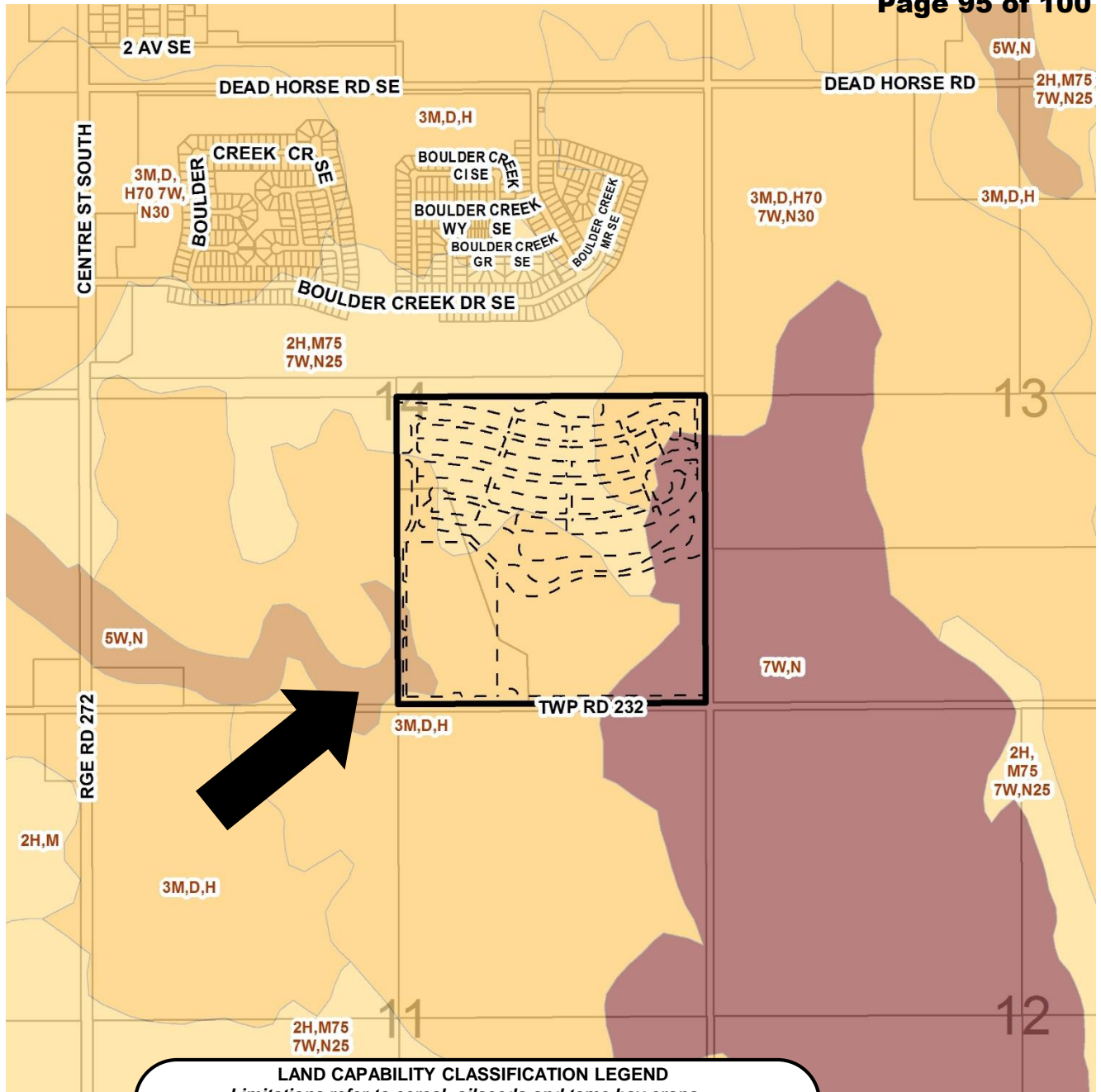
Division # 4

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

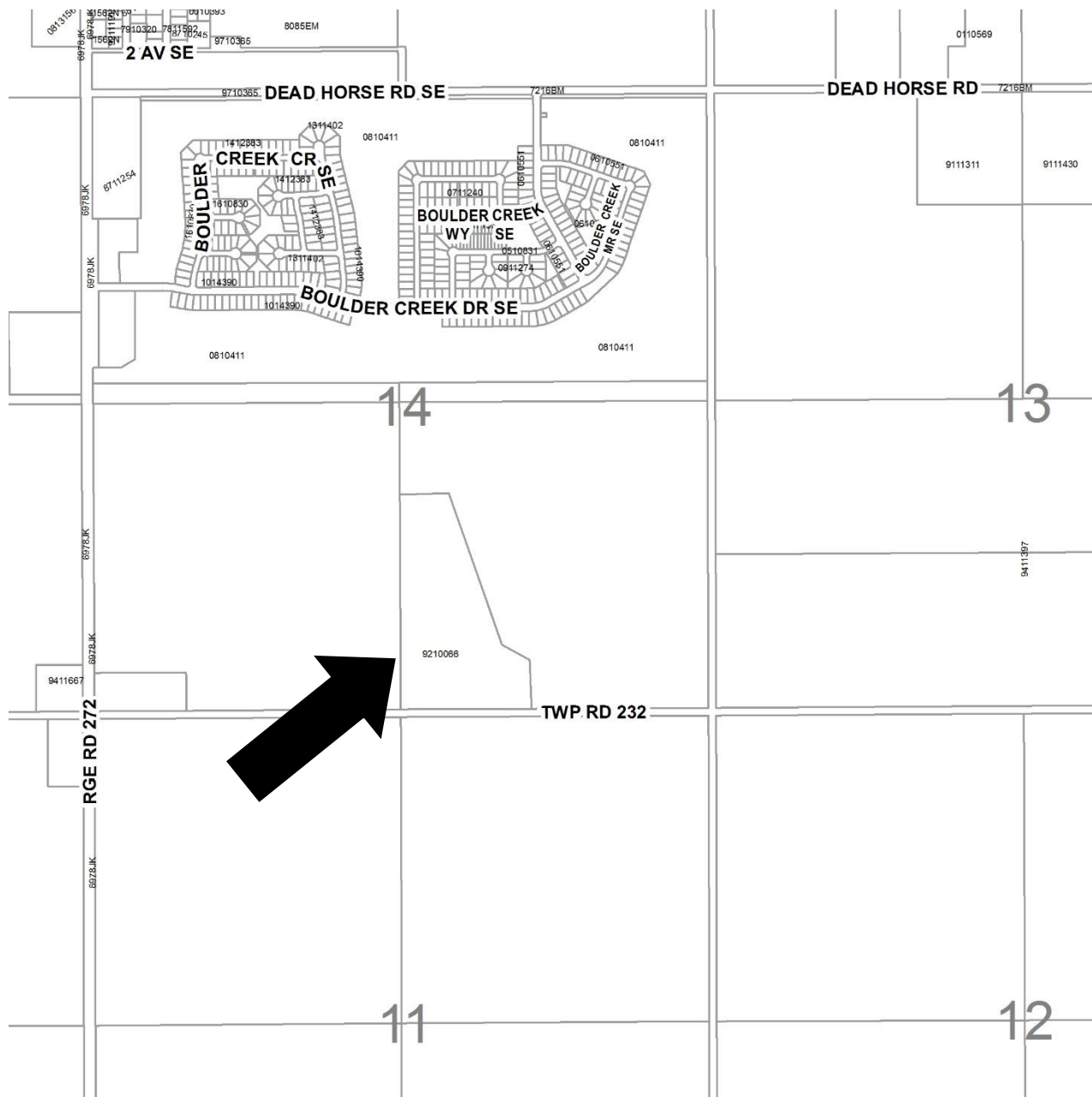
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

SOIL MAP

SE-14-23-27-W04M



Legend – Plan numbers

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

HISTORIC SUBDIVISION MAP

SE-14-23-27-W04M



Date: March 7, 2017

Division # 4

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AGENDA
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From:
Sent: August-16-17 9:51 AM
To: 'jkirchuk@rockyview.ca' <jkirchuk@rockyview.ca>
Subject: Settlers Green

Good morning Jamie,
I realize the July open house has passed our family were away on vacation and I have a couple of concerns about this development proposal. This subdivision proposal doesn't indicate any commercial. It does not indicate a 10% Municipal Reserve. And does not show connectivity via pathways/sidewalks to the community of Boulder Creek. It also does not indicate a major roadway

I am unaware of who your director of Planning might be, but if you could forward me his/her name and contact information it would greatly be appreciated.
Thank you,

-----Original Message-----

From:

Sent: Wednesday, February 14, 2018 1:18 PM

To: PAA_ LegislativeServices

Subject: Bylaw C-7754-2018

To Whom it may concern;

I am writing to you to let you know that what you're planning is wrong and just plain greedy!!! The people that live in Langdon, like myself, live there BECAUSE it is a Hamlet, a nice small community. We would like to keep it that way!! If we wanted to live in a "city", we would live in either Calgary or Chestermere. BUT we don't!!! It turns my stomach when I see people trying to make Langdon bigger and that doesn't mean better. The development that you are proposing is just plain greed. All you care about is \$\$\$\$\$\$\$\$. Langdon doesn't NEED that many houses, it's perfect just the way it is



PLANNING SERVICES

TO: Council

DATE: February 27, 2018 **DIVISION:** 4

TIME: Afternoon Appointment

FILE: 03214001 / 03214009 **APPLICATION:** PL20170097

SUBJECT: Redesignation Item – Ranch and Farm District and Agricultural Holdings District to Hamlet Residential Three District and Hamlet Residential Four District (Amended) - Langdon
Note: This application should be considered in conjunction with Settler's Green Conceptual Scheme - PL20170043 (C-5)

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7754-2018 be given first reading.
- Motion #2 THAT Bylaw C-7754-2018 be given second reading.
- Motion #3 THAT Bylaw C-7754-2018 be considered for third reading.
- Motion #4 THAT Bylaw C-7754-2018 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District and Agricultural Holdings District to Hamlet Residential Three District and Hamlet Residential Four District (Amended) to provide for the development of a 360-lot mixed-use community on the subject lands (See Appendix 'B'). In accordance with the policies of the Langdon Area Structure Plan (ASP), a Conceptual Scheme (PL20170043, C-5) was submitted with this redesignation application.

This report provides an assessment of the proposed land uses compatibility with the Langdon ASP and Settlers Green Conceptual Scheme. Details of the proposed development, including policy analysis and technical components, are discussed in the conceptual scheme report (PL20170043, C-5).

Administration reviewed the proposed redesignation application and determined that:

- The proposal is consistent with Map 5 of the Land Use Strategy found within the Langdon ASP;
- The proposal is consistent with the Mixed Use Policies of the Langdon ASP and the requirements for Local Plan submissions, as found within section 10.0 of the Langdon ASP;
- The proposed site specific amendment to the Hamlet Residential Four District is in alignment with the residential policies and objectives of the Langdon ASP;
- The proposal is consistent with the associated conceptual scheme application; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and would provide and implement detailed design at the subdivision stage.

Therefore, should Council adopt the Settler's Green Conceptual Scheme (PL20170043), Administration recommends approval of PL20170097, in accordance with **Option #1**.

¹ Administration Resources

Jamie Kirychuk, Planning Services
Gurbir Nijjar, Engineering Services



DATE APPLICATION DEEMED COMPLETE: November 29, 2017 (Received: June 14, 2017)

PROPOSAL:	To redesignate the subject lands from Ranch and Farm District and Agricultural Holdings District to Hamlet Residential Three District and Hamlet Residential Four District (amended) to provide for the development of a 360-lot mixed-use community on the subject lands.
LEGAL DESCRIPTION:	SE-14-23-27-W04M
GENERAL LOCATION:	Located within the Langdon Area Structure Plan, ½ mile east of Centre Street and on the north side of Township Road 232 (Appendix 'C')
APPLICANT:	Schule's Consulting / Greencor Developments
OWNERS:	Metro Allied Land Development Ltd. & Concord Coastal Financial Group Inc.
EXISTING LAND USE DESIGNATION:	Ranch and Farm District and Agricultural Holdings District
PROPOSED LAND USE DESIGNATION:	Hamlet Residential Three District and Hamlet Residential Four District (Amended)
GROSS AREA:	± 64.70 hectares (± 160.00 acres)
SOILS (C.L.I. from A.R.C.):	Class 2H, M75, 7W, N25 – 75% of land contains soil with slight limitations for crop production due to temperature, low moisture holding, adverse texture. The remaining 25% of the land has no capability for crop production due to excessive wetness/poor drainage and high salinity.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 15 adjacent landowners. Two letters in opposition and no letters in support were received in response (Appendix 'D'). Section 8 of the conceptual scheme briefly discusses the results of the engagement sessions hosted by the Applicant. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

January 13 1992 Plan 321 0066 registered at Land Titles separating the 33.11 acre parcel from the remainder.

BACKGROUND:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District and Agricultural Holdings District to Hamlet Residential Three District and Hamlet Residential Four District (amended) to provide for the development of a 360-lot mixed-use community on the subject lands. In accordance with the policies of the Langdon ASP, a Conceptual Scheme (PL20170043) was submitted with this redesignation application to facilitate a comprehensive planning framework for a portion of the Plan Area for redesignation, subdivision, and development to proceed.

The subject lands consist of two contiguous parcels, one of which is designated Ranch and Farm District, and the other Agricultural Holdings District. The lands are mostly undeveloped and are used for crop cultivation, with the exception of a small farmstead with associated accessory buildings located in the southwest corner. The surrounding area is primarily undeveloped agricultural lands, with the exception of



the Boulder Creek Golf Course and residential area to the north. Lands to the south and east are primarily agricultural with significant wetlands. To the west is a future development intended to support connections to roads, pathways, storm water, utilities, and land use compatibility (another mixed use quarter). Servicing details of the proposed development have been provided in the Conceptual Scheme report (PL20170043).

POLICY ANALYSIS:

The subject lands fall within the proposed Settler's Green Conceptual Scheme area and the Langdon ASP; the proposed residential uses are consistent with the policies of those plans.

Hamlet Residential Three District

The northern portion of the proposed conceptual scheme area, identified as the area, would be redesignated from Agricultural Holdings District and Ranch and Farm District to Hamlet Residential Three District. This area would include Phases 1a, 2, and 3 and would provide for 230 lots. The purpose and intent of this district is to accommodate single family dwellings within a comprehensively planned neighbourhood. The proposal is in alignment with the Settler's Green Conceptual Scheme and policies of the Langdon ASP.

Hamlet Residential Four District (Amended)

The southern portion of the proposed conceptual scheme area, identified as "Green Street", would be redesignated from Agricultural Holdings District and Ranch and Farm District to Hamlet Residential Four District (amended). This area would include Phases 1b and would provide for 130 lots. The purpose and intent of this district is to accommodate low- to medium-density residential development within a comprehensively planned neighbourhood.

The Applicant requested the following site-specific amendments to the existing Hamlet Residential Four District:

Table 1: Proposed amendments to Hamlet Residential Four District

Hamlet Residential Four District – Existing	Hamlet Residential Four District – Proposed Amendments
Subdivision Regulations: (a) Minimum Parcel Size: (i) 427.35 m ² (4,600 ft ²) (b) Minimum Width of Site: (i) 12.19 m (40 ft.)	Subdivision Regulations: (a) Minimum Parcel Size: (i) Dwelling, Single Detached - 300 m ² (3,229.17 ft ²) (ii) Dwelling, Semi-Detached - 250 m ² (2,690.98 ft ²) (iii) Dwelling, Row Housing - 200 m ² (2,152.78 ft ²) (b) Minimum Width of Site: (i) Dwelling, Single Detached – 9.14 m (30.00 ft.) (ii) Dwelling, Semi-Detached – 7.92 m (25.00 ft.) (iii) Dwelling, Row Housing – 6.09 m (20.00 ft.)

The proposed Hamlet Residential Four District – Amended would be implemented as a site-specific amendment and would only be applicable for the subject lands. The proposed amendment meets the residential objectives of the Langdon ASP, which state that residential areas should provide a variety of lot widths, and homes sized to accommodate varying needs and incomes; it does not indicate a minimum width or parcel size. Therefore, the proposal is in alignment with the proposed conceptual scheme and Langdon ASP.



CONCLUSION:

The application was assessed in accordance with the Settler's Green Conceptual Scheme, the Langdon ASP, and the Land Use Bylaw. The proposal is consistent with the applicable policies and regulations, and the technical requirements can be addressed at the future subdivision stage. Therefore, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- Option #1: Motion #1 THAT Bylaw C-7754-2018 be given first reading.
 Motion #2 THAT Bylaw C-7754-2018 be given second reading.
 Motion #3 THAT Bylaw C-7754-2018 be considered for third reading.
 Motion #4 THAT Bylaw C-7754-2018 be given third and final reading.
- Option #2: THAT application PL20170097 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-7754-2018 and Schedules A&B
 APPENDIX 'C': Map Set
 APPENDIX 'D': Landowner comments

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL20170043-097 – Settler's Green) located within the southeast area of Langdon. As per the circulation, Municipal Reserves will be considered at subdivision stage. It would be prior to that stage that CCSD requests further evaluation of Langdon school site needs as they relate to the proposed development of Settler's Green.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Environment	No response.
Alberta Transportation	<p>Alberta Transportation has reviewed the above noted document and provides the following comment sand observations:</p> <ol style="list-style-type: none"> 1) The department notes that the proposed subdivision is greater than 800 metres from a provincial highway. 2) The TIA indicates that the existing four way stop at Highway 560 and Centre Street is presently near capacity, and requires improvements to support additional traffic from development in Langdon, specifically for the Settler's Green subdivision. Alberta Transportation accepts this analysis. 3) Alberta Transportation requires that a roundabout be analyzed prior to consideration of traffic signals. Design Bulletin #68 (available on our website) provides guidance for planning and design of roundabouts. 4) Given the distance of the proposed development from the highway, any improvements to the Highway 560 / Centre Street intersection will be the responsibility of Rocky View County.
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Alberta Culture and Tourism has no objection to the rezoning, but the applicant should be informed that <i>Historical Resources Act</i> approval must be obtained prior to proceeding with any land surface disturbance associated with subdivision development by submitting a Historic Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC)

AGENCY	COMMENTS
	system.
Alberta Energy Regulator	No response.
Alberta Health Services	<p>Settler's Green will be located on one quarter section in the Hamlet of Langdon. To the north is the Boulder Creek development. To the east is agricultural development and wetlands. To the south is Township Road 232 and agricultural development. To the west is another future development area. At present, the site is undeveloped agricultural land.</p> <p>Healthy Neighbourhood Design</p> <ul style="list-style-type: none"> • It is the intent of the Plan to provide more opportunities for commercial/industrial employment and affordable housing to help move Langdon towards becoming a more complete community. Half of the total developable area in Settler's Green is intended for mixed residential use, and will be primarily located on the north side of the Plan Area. Improved employment opportunities could then develop in Langdon where businesses and individuals may find more affordable land prices and a local labour force. • Neighbourhoods where people can easily connect with each other and a variety of day to day services are important when considering the health and well-being of the community. A complete, compact and connected neighbourhood can foster better mental and physical health of individuals within that community. <p>Healthy Housing</p> <ul style="list-style-type: none"> • One of the objectives of the Settler's Green Conceptual Plan is to provide an assortment of housing formats in order to offer a variety of choice for residents in different stages of life. Affordable housing is also encouraged in the County Plan and the Langdon Area Structure Plan with the goal of providing a range of affordability and lifestyle opportunities for county residents. • Incorporating healthy and varied housing into land use planning assists in fostering good mental and physical health while also improving the quality of life for residents. <p>Healthy Natural Environments</p> <ul style="list-style-type: none"> • Research supports a strong relationship between exposure to natural areas and the reduction of stress, chronic disease, depression, anxiety, improved concentration and cognitive function. The Plan projects

AGENCY	COMMENTS
	<p>that there will be extensive open spaces that will provide a linear pathway to make connections between neighbourhoods and sub-neighbourhoods. A water feature as part of the open space will double as a storm water management tool while resembling a more natural water feature to be enjoyed by residents.</p>
	<p>Healthy Transportation Services</p>
	<ul style="list-style-type: none"> • The Settler's Green Conceptual Scheme provides for an internal road network that will promote efficiency and alignment to the regional road system. The transportation network will integrate development within Langdon and provide regional opportunities for walking, cycling, and public transportation. • The Plan states that Settler's Green will include extensive linear open spaces and a pathway along the northern boundary of the site adjacent to the golf course in Boulder Creek. There may also be the option to negotiate with the Boulder Creek Golf Course for access to pathways north of the Plan Area and ultimately provide greater connectivity within the Hamlet of Langdon. • Within the Plan Area, pathway design will be connected and looped for use by both residents and those traveling through to the commercial/industrial area. Pathways will exist along the northern boundary and centrally in proximity to the storm water canal water feature. To connect sub-neighbourhoods, pathways and open space networks will be integral to internal subdivision design. Pathways will be landscaped and paved. • Incorporating active transportation options (including public transit, bike lanes and other modes that provide alternatives to single vehicle use) into future development could help reduce emissions and provide healthy transportation for residents of all income levels in the area.
	<p>Healthy Food Systems</p>
	<ul style="list-style-type: none"> • Food systems determine how people choose food, and what kind of food they have access to. These choices can be a factor in their overall health status. • Land use decisions may impact the accessibility, quality and variety of food available to residents. AHS supports the integration of healthy food systems into the planning process. This may include increasing access to healthy foods, consideration of the location of food services in relation to other community uses (ie: discouraging fast food establishments near schools) and improving community-scale food infrastructure (ie: access to

AGENCY	COMMENTS
	<p>community gardens and other agricultural opportunities).</p> <p><u>General Land Use</u></p> <p>Land Use Compatibility:</p> <ul style="list-style-type: none"> • Within Settler's Green there is a mix of land use types proposed including residential, commercial and industrial. Past experience has shown that some industrial or commercial uses can negatively impact public health due to potentially incompatible land uses. AHS recommends that any development that has the potential to adversely impact neighbouring residential receptors (e.g. noise, odours, emissions etc.) not be located in close proximity to residential or sensitive land use areas (e.g. child care facilities, schools, adult care facilities, etc.). AHS would appreciate having the opportunity to participate in reviewing future land use and development applications in the area. <p>AHS Regulated Establishments:</p> <ul style="list-style-type: none"> • AHS would also like an opportunity to review and comment on building permit applications to construct public facilities within the Settlers' Green area (e.g. food establishments, swimming facilities, daycares, adult care facilities, personal service establishments, etc.). Once at this phase of development, plans for these facilities should be forwarded to our department for review and approval before the building permit is granted. <p>Utilities:</p> <ul style="list-style-type: none"> • AHS supports the regionalization of water and wastewater utilities, and in particular supports connection to existing Alberta Environment and Parks-approved municipal or regional drinking water and wastewater systems whenever possible. As an adjoining development to the Hamlet, it is proposed that existing services provided by Langdon Waterworks Ltd and the East Rocky View Sewage Treatment facility be extended to service Settler's Green. • Langdon provides residential pickup of solid waste to residents within the Hamlet. It is anticipated that this service will also be extended to the Plan Area. A local transfer site managed by Rocky View County is also available within Langdon for recycling and garbage. <p>Environmental Site Assessment:</p> <ul style="list-style-type: none"> • When available, AHS would appreciate the opportunity to review from a public health perspective any Phase 1

AGENCY	COMMENTS
	<p>Environmental Site Assessments that have been completed for this area.</p> <ul style="list-style-type: none"> 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 243/2003, which stipulates: <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 objection.
ATCO Pipelines	<ol style="list-style-type: none"> Ground disturbances and surface works within 30 meters require prior written approval from ATCO Pipelines before commencing any work. <ul style="list-style-type: none"> Municipal circulation file number must be referenced; proposed works must be compliant with ATCO Pipelines' requirements as set forth in the company's conditional approval letter. Contact ATCO Pipelines' Land Department at 1-888-420-3464 for more information. Storage is not permitted on ATCO Pipelines' pipeline(s) and/or right(s)-of-way. 3) Any revisions or amendments to the proposed plans(s) must be re-circulated to ATCO Pipelines for further review <p>No objection.</p>
AltaLink Management	No response.
FortisAlberta	No response.
Telus Communications	No response.
TransAlta Utilities Ltd.	No response.
Other External Agencies	
EnCana Corporation	No response.
Rocky View County - Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	Agricultural Services Staff Comments: Because this parcel falls within the Langdon Area Structure Plan, Agricultural Services has no concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the residential



AGENCY	COMMENTS
Rocky View Bow North Recreation Board	<p>land use from the agricultural land uses to the South, West and East of 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>The Bow North Recreation District Board would like to request that this development have as much MR as possible put together along the West property line, so as to align with MR from the other quarter section to the West. Giving us a large Section of MR in all the same location.</p>
Internal Departments	
Municipal Lands	<p>General comments</p> <p>All improvements considered for municipal reserve lands are to be made in accordance to the County Servicing Standards, and Parks and Pathways: Planning, Development and Operational Guidelines. Please be advised that as a condition of any approved future subdivision; the applicant will be required to provide a detailed landscaping plan for all open space and recreational areas associated to each proposed phase of development to the satisfaction of the County's Municipal Lands department.</p> <p>All private lots adjacent to municipal reserves are to be separated by context appropriate fencing. Fencing shall not be constructed on municipal reserve lands.</p> <p>Design of all phases of the plan area shall include provision for active transportation inter-connectivity via pathway and/or trails located within municipal and environmental reserves or public utility lots and sidewalks located within the road plan.</p> <p>The design of plan area shall provide provision for connectivity to adjacent neighbourhoods and illustrate these active transportation alignments accordingly in a figure or map within the document.</p> <p>Pathways located adjacent to stormwater management ponds are to be located above the high water line.</p> <p>Utility line assignments (Buried/surface/overhead) are to be located within road right of ways and not within municipal or environmental reserve lands.</p> <p>Page 3; Section 2.0</p> <p>The document identified in the conceptual scheme as the "Parks and Open Space Plan" is actually named "Parks and Open Space Master Plan. Please review and revise the document where necessary.</p> <p>Page 8; Section 4.5</p>

AGENCY	COMMENTS
	<p>As referenced in the conceptual scheme; a facility identified as the “Langdon Recreation Centre” does not exist. Rather- the name Langdon Recreation Centre refers to the name of a local community group, and not a facility. Please review and revise the document where necessary.</p> <p>Page 12; Figure 7 & Page 14: Section 5.3</p> <p>In accordance to Section 671(2) of the Municipal Government Act; traffic islands, boulevards/medians shall not be dedicated as municipal reserve; as they serve no tangible park, recreational benefit and pose undue risk due to being bounded by roadway on all sides. Rather, these lands are to be considered part of the road plan and are to be designed with aesthetically pleasing and context appropriate landscaping so as not to create sightline and maintenance/operational issues.</p> <p>Page 12; Figure 7</p> <p>Due to a missing label and a limited colour palette utilized; the proposed lift station location may be confused as an “Affordable Housing Area”. Correction and revision required.</p> <p>Page 18; Figure 8</p> <p>The line work of the plan area is not represented in the legend. For example, the line work coloured green in the plan area is not identified within the legend.</p> <p>Page 18; Section 5.5</p> <p>With reference to the “chip shot practice area and putting practice area” is overly prescriptive and is not a guaranteed use of the reserve lands in the event that subdivision occurs. Correction and revision required.</p> <p>Page 19; Section 5.5</p> <p>Designs for pathways and landscaping of reserve lands shall be subject to County approval in accordance to applicable County standards and guidelines.</p> <p>Page 20; Policy 5.5.6</p> <p>In accordance to the Reserves Bylaw- please be advised that golf carts are not to be permitted to operate on pathways located within reserve or PUL lands. Please revise and update the conceptual scheme to respect this requirement accordingly.</p>
Development Authority	No response.
Enforcement & Compliance	<p>Due to the potential for overland drainage issues, recommend County Engineering Services be consulted to ensure any proposed Storm Water Management Plan is sufficient.</p> <p>Due to the presence of multiple significant wetland areas, recommend that Alberta Environment be consulted for</p>

AGENCY	COMMENTS
	<p>recommendations or any necessary approvals.</p> <p>Recommend that Crime Prevention Through Environment Design principles be adopted, especially in any commercial, industrial, public use or dense residential areas.</p>
GeoGraphics	No response.
Building Services	<p>Proposal should meet current RVC engineering standards, including pressurized water supply for firefighting infrastructure.</p>
Fire Services	<p>Having reviewed the circulation, the Fire Service has one comment. Please ensure that the developer makes arrangements that there are always no less than two access roads into the development during all phases of development. Any access road must meet the requirements set out in the Alberta Building Code.</p>
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 future subdivision, the applicant will be required to provide a detailed landscaping plan for all open space and recreational areas associated to each proposed phase of development to the satisfaction of the County's Municipal Lands department; • As a condition of future subdivision, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities and street lighting with all necessary utility providers to the satisfaction of the County; • As a condition of future subdivision, the applicant is required to submit a Construction Management Plan with each proposed phase of the development addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details. <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> • The applicant provided a Geotechnical investigation for the proposed development prepared by GTECH Earth Sciences Corp dated September 20, 2010. The investigation included the drilling of bore holes and

AGENCY	COMMENTS
	<p>groundwater monitoring throughout the development area to provide design and construction recommendations to support the development. The investigation concludes that the subject lands have generally favorable soil and groundwater conditions to support the proposed development given that the recommendations of the report are followed and incorporated into the future designs;</p> <ul style="list-style-type: none"> • It is to be noted that near surface groundwater was encountered at an average of 1.5 – 5.5 meters below grade. As the subject lands contain numerous wetlands and a near surface groundwater table was encountered, as a condition of future subdivision, the applicant will be required to implement a groundwater measurement program in accordance with the procedures and duration indicated in the County's Servicing Standards to get an accurate representation of the groundwater table within the proposed phase for consideration into the future detailed design of the development; • At time of detailed design, the applicant will be required to implement the recommendations made in the Geotechnical Investigation prepared by GTECH Earth Sciences Corp dated September 20, 2010 or conduct further geotechnical work for incorporation into the detailed design of the development as deemed necessary by the County. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> • The applicant provided a Traffic Impact Assessment (TIA) for the proposed development prepared by Bunt & Associates dated April 11, 2017. The development is proposed to gain access from TWP Road 232 to the south as well as to Dead Horse Road to the north via an undeveloped road allowance (Range Road 271) along the eastern boundary of the subject lands. The TIA considered offsite impacts to the road network and key intersections based on the growth of background traffic as well as with the addition of the proposed development. The TIA also makes various recommendations for upgrades to offsite roads and key intersections at various horizon years based on the build out of the development. As a condition of future subdivision, the applicant will be required to implement the necessary offsite road improvements to provide access to the plan area; • The TIA prepared in support of the Plan had been circulated to AT for their review and comment as the phased development of the Plan Area will eventually trigger an improvement to the intersection of Centre Street and Highway 797 from a stop controlled to a roundabout. The preparation of future TIAs in support of future phases

AGENCY	COMMENTS
	<p>of the development will dictate then timing and need for offsite infrastructure improvements including this intersection;</p> <ul style="list-style-type: none"> • At time of future subdivision for the next applicable phase, the applicant will be required to submit an updated TIA taking into consideration existing background traffic, traffic to be generated from the new phase and any other traffic from other approved developments within the Hamlet. The TIA is to provide recommendations for off-site improvements that are required to be implemented with the applicable phase of the development. If offsite improvements are required to be implemented to support the applicable phase, the applicant will be required to enter into a Development Agreement with the County for the implementation of the necessary upgrades and be eligible to receive cost recoveries for any oversizing allowed in the infrastructure; • It is the County's expectation that the first developer to apply for subdivision approval who triggers an offsite upgrade will be required to implement a suitable improvement that will service their development (possibly numerous phases) as well as provide an adequate level of service for the other developments. As a condition of future subdivision, the applicant may be required to pay cost recoveries for the upgrades to offsite infrastructure implemented by others that provide direct benefit to the proposed development; • As a condition of future subdivision, the applicant will be required to obtain a Roadside DP from AT for the implementation of any improvements to the provincial highway network; • As a condition of future subdivision, the applicant will be required to enter into a Development Agreement with the County for the construction of the internal road network including all related infrastructure (sidewalks, curb & gutters, etc.) and all other offsite improvements identified in the TIA including the upgrades to TWP Road 232, undeveloped N/S road allowance (Range Road 271) and Dead Horse Road in accordance with the requirements of the County's Servicing Standards. As the applicant has proposed a multi-phased development, the onsite and offsite infrastructure requirements shall be determined at the subdivision stage in relation to the phase proposed at that time; • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-Site Levy, in accordance with the applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided and developed;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> It is to be noted that the applicant shall be responsible for any offsite ROW acquisitions (if required) to support the proposed development. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> The Conceptual Scheme identifies two possible wastewater servicing option for the development. The first option considers the construction of a collection system within the development to collect and convey wastewater of a new sanitary lift station within the subject lands which will tie into the existing East Rocky View Wastewater Transmission Line. The second option considers the use a new lift station to pump wastewater to the existing collection system within the Boulder Creek development eventually conveying flows to the existing Boulder Creek lift station. The County's current Water & Wastewater levy bylaw identifies the Boulder Creek lift station to service the subject lands. The applicant has indicated that tie-in to this lift station is not feasible as it does not have the ability to service the entire Plan Area by gravity due to grading constraints (cut/fill balance within the subject lands). It is the County's preference to utilize the existing Boulder Creek Lift Station however, further analysis of both options will be undertaken at time of subdivision to confirm which wastewater servicing option is optimal for the proposed development. If a new wastewater lift station is constructed to service the subject lands, the lift station (ie. wet well) shall be sized to accommodate the adjacent quarter section to the west. The applicant will be eligible to receive cost recoveries for the upgrades to infrastructure that provide direct benefit to others; The County is currently in the process of performing a partial upgrade to the Langdon Wastewater Treatment Plant to allow for additional wastewater servicing capacity for developments in East Rocky View. The wastewater projections provided for the residential component of the development generally align with the County's Offsite Levy Bylaw however, the industrial/commercial projections appear to be high in comparison to other industrial/commercial areas in the County (East Balzac, Conrich and Janet). The Langdon Area Structure plan indicates a broad range of business activities and types which may involve light industrial activities and processing. As the type and nature of light industrial/businesses within the Development Area is relatively unknown at this time and the requirement of the applicant to prepare a Master Site Development Plan (MSDP) to proceed with the industrial/commercial portion of the development, the water/wastewater projections shall be re-evaluated at time of MSDP preparation based on the type of uses proposed

AGENCY	COMMENTS
	<p>at that time;</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the construction of the proposed wastewater collection, lift station and force main connection systems. The applicant will be required to provide a detailed Wastewater Servicing Study to determine all technical requirements and considerations (pressure at tie-in location, minimum flows, impacts to the overall system, etc.) when tying into the County's existing wastewater collection system. The design of the lift station and force main connection to the East Rocky View Wastewater Transmission Line shall meet the tie-in requirements to the satisfaction of the County. It is to be noted that the proposed lift station is required to be constructed on a PUL; As a condition of future subdivision, the applicant will be required to provide payment of the Wastewater Off-Site Levy in accordance with the applicable levy at time of Subdivision approval, for the treatment of the wastewater to be created by the proposed development and for the use of the East Rocky View Wastewater Transmission Line. At the time that the applicant pays the Wastewater Off-Site Levy, the County shall assess the available capacity of the Langdon Wastewater Treatment Plant. In the event that the Langdon Wastewater Treatment Plant does not have sufficient capacity to service the Development at the time, the applicant shall be required to enter into an agreement with the County for the applicant to pay for the actual costs for the required upgrades to the Langdon Wastewater Treatment Plant as described in Schedule "C-1" of the Rocky View County Bylaw No. C-7273-2013, inclusive of excess capacity within the Stage 1 upgrades (the "Excess Capacity"). The applicant will be eligible to receive appropriate cost recoveries for the amounts paid in respect to the creation of the Excess Capacity from which other lands will benefit when those benefitting lands are developed or subdivided; As a condition of future subdivision, the applicant will be required to submit a Cost Feasibility and Sustainability Analysis estimating the life-cycle costs for the operation, maintenance, repair and replacement of the proposed sanitary lift station to the satisfaction of the County. The analysis shall also address the proposed location of the lift station and its impact on the surrounding properties (odor, noise, access, etc.); It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service

AGENCY	COMMENTS
	<p>the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed wastewater infrastructure;</p> <ul style="list-style-type: none"> • The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed lift station. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> • As per the Conceptual Scheme, the applicant is proposing to tie to the Langdon Waterworks water distribution network located to the north and west of the subject lands. The Conceptual Scheme identifies three possible routes for the subject lands to tie to the existing distribution network to adequately supply and loop the system. It is the County's understanding that a combination of two of the three options will be required to be implemented to service the Plan Area; • At this time, the applicant is required to confirm if the proposed water infrastructure planning has taken into consideration the adjacent quarter section. The applicant will be eligible to receive cost recoveries for the upgrades to offsite infrastructure that provide direct benefit to others; • The water projections provided for the residential component of the development generally align with the County's Offsite Levy Bylaw however, the industrial/commercial projections appear to be high in comparison to other industrial/commercial areas in the County (East Balzac, Conrich and Janet). The Langdon Area Structure plan indicates a broad range of business activities and types which may involve light industrial activities and processing. As the type and nature of light industrial/businesses within the Development area is relatively unknown at this time and the requirement of the applicant to prepare a Master Site Development Plan (MSDP) to proceed with the industrial/commercial portion of the development, the water/wastewater projections shall be re-evaluated at time of MSDP preparation based on the type of uses proposed at that time; • The applicant provided a letter from Langdon Water Works Ltd. dated October 09, 2017 indicating their ability to service the proposed development. As per the Hamlet of Langdon Infrastructure report prepared for Langdon Waterworks in April of 2014, upgrades to the water systems have been identified at various population targets for the Hamlet. As per the Conceptual Scheme, the anticipated population of the proposed development at full build out is approx. 1400 people (existing population of the

AGENCY	COMMENTS
	<p>Hamlet is approx. 4900 people) plus the commercial/light industrial area. The report mentions that the upgrades to the existing water treatment plant to accommodate a Hamlet population target of approx. 7500 people is minimal and can be accommodated with additional improvements to the water systems. As per discussions with Langdon Waterworks, the planning of upgrades to the water infrastructure to support the growth of the Hamlet has been captured in Langdon Waterworks' capital planning and rate structure regulated by the AUC. At time of future subdivision of the applicable phase of the development, the applicant will be required to confirm the availability of water capacity to adequately service the proposed phase. At that time, if sufficient capacity in the system is not available, the applicable phase of the subdivision shall not be endorsed until the required improvements are in place and capacity is available;</p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to provide engineering drawings, prepared by a qualified professional, and enter into a Development Agreement with the County for the construction of the water distribution system within the proposed phase of the development. The applicant will also be able to enter into a Development Service Agreement with Langdon Waterworks to purchase the necessary water capacity for the proposed phase and for the construction of all water-related infrastructure however, the infrastructure will need to also need to be tied to the Development Agreement with the County; It is to be noted that the applicant shall be responsible for any ROW acquisitions and easements required to service the proposed development. As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed potable water infrastructure; The applicant may be eligible to receive cost recoveries if any oversizing or allowance for future tie-in is made in the proposed water distribution system. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> As part of the conceptual scheme, the applicant provided a Master Drainage Plan prepared by Sim-Flo Systems Inc. dated March 2017. The proposed stormwater management concept for this development consists of a stormwater pond through the central portion of the Plan Area with an outlet at the eastern boundary of the pond. Stormwater is then to be conveyed northwards via underground pipe within an undeveloped road allowance to a new drainage ditches (BC2 and BC3) which have

AGENCY	COMMENTS
	<p>been identified in the Langdon Comprehensive Stormwater Review. The Langdon Comprehensive Stormwater Review had identified the construction of a ditch through the undeveloped road allowance (applicant has proposed an underground pipe) which takes stormwater from the proposed development to Weed Lake. Although the concept does not completely align with the recommendations of the Langdon Comprehensive Stormwater Review, the concept does provide a viable long term solution which allows for the development of adjacent lands while maintaining the pre-development drainage pattern towards the existing wetland conveyance system within the Weed Lake catchment area. If the underground outlet pipe is constructed to service the subject lands, the pipe shall be sized to accommodate the adjacent quarter section to the west. The applicant will be eligible to receive cost recoveries for the upgrades to infrastructure that provide direct benefit to others;</p> <ul style="list-style-type: none"> • At time of the preparation of this Plan, the BC2 and BC3 ditches identified in the Langdon Comprehensive Stormwater Review have not been constructed. If at time of subdivision these drainage ditches are not constructed, it shall be the responsibility of the applicant to construct the ditches under a Development Agreement with the County to allow for the conveyance of stormwater to Weed Lake from the Plan Area. It is to be noted that the applicant will be eligible to receive cost recoveries from others for the construction of ditches BC2 and BC3 and for the internal stormwater management system as it will provide benefit to other development lands; • As a condition of future subdivision, the applicant will be required to provide payment of the stormwater levy, in accordance with the applicable levy at time of Subdivision approval, for improvements to the local (Hamlet) and regional (CSMI) drainage network; • As a condition of future subdivision, the applicant will be required provide a detailed stormwater management plan (SWMP) and design drawings for the proposed stormwater management system and all related infrastructure in accordance with the requirements of the Langdon Comprehensive Stormwater Review, the County's Servicing Standards, Alberta Environment regulations and best practices. As a condition of future subdivision, the applicant will be required enter into a Development Agreement with the County for the construction of the proposed stormwater system and all related infrastructure; • As a condition of future subdivision, the applicant will be required to provide verification of AEP approvals and registration (EPEA) for the stormwater system;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> As a condition of future subdivision, the applicant will be required to prepare an erosion and sediment control (ESC) plan, prepared by a qualified professional, identifying ESC measures to be taken during construction and to protect the onsite wetlands and municipal infrastructure. The drawings and plans shall be in accordance with the requirements of the County's Servicing Standards and best management practices; It is to be noted that the applicant shall be responsible for any ROW acquisitions and drainage easements required to service the proposed development (ex. overland drainage courses). As a condition of future subdivision, the applicant will be required to secure all necessary easements and ROWs for all proposed stormwater ponds, escape routes and all other related infrastructure.
	<p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> As part of the conceptual scheme, the applicant provided a Wetland Assessment & Impact Report prepared by Golder Associates dated January 2017 and Technical Memorandum dated November 15, 2017. As per the report, a desktop and field evaluation of the existing onsite wetlands was undertaken utilizing the criteria of the new Alberta Wetland Policy, Water Act and Alberta Wetland Assessment and Impact Report Directive. The report indicates that there is a total of 38.09 ha of wetland area represented in ten wetlands within the Project Area and provides various recommendations to avoid impacts to wildlife species and wetlands onsite. The report was prepared on the premise that all of the onsite wetlands are to be lost however, the overall compensation value may decrease should some of the onsite wetlands be preserved; As the Wetland Assessment & Impact Report prepared by Golder Associates dated January 2017 indicated that Class IV wetlands exist on the subject lands, as a condition of future subdivision, the applicant will be required to obtain all necessary approvals/clearance under the Public Lands Act for the disturbance or loss of wetlands that are Class IV or higher. It is to be noted that the Public Lands Act applies when permanent and naturally occurring bodies of water (Class IV or higher) are present as the bed and shores of these basins are held by the Provincial Crown; As a condition of future subdivision, the applicant will be required to prepare all necessary reports (ie. Wetland Identification, Wetland Assessment and Impact and Replacement Reports) and obtain Water Act approvals from AEP for the disturbance and loss to the onsite

AGENCY	COMMENTS
	wetland areas prior to entering into any Development Agreement with the County.
Utility Services	Confirmation from water supplier that they have capacity and commitment to supply to the proposed conceptual scheme area. A capacity upgrade to the County's Wastewater Treatment Plan will be required in order to accommodate this development.
Infrastructure and Operations - Maintenance	Will the developer be upgrading Township Road 232 to a paved standard? Will the developer be building secondary access road north on Range Road 271 to connect to Dead Horse Road? Concern with adequate radius on turnarounds to accommodate plows, particularly with proposed center islands.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations – Road Operations	Who will be responsible for the upgrade work to the existing roadway system described on Pages 24 and 25 of the conceptual scheme?
Solid Waste and Recycling	No response.

Circulation Period: August 14, 2017 – September 5, 2017



BYLAW C-7754-2018

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

The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7754-2018.

PART 2 – DEFINITIONS

In this Bylaw, the definitions and terms shall have the meanings given to them in the Land Use Bylaw (C-4841-97), County Plan (C-7280-2013), Langdon Area Structure Plan (C-7564-2016), and the Municipal Government Act.

PART 3 – EFFECT OF BYLAW

- THAT** Part 5, Land Use Map No. 32 of Bylaw C-4841-97 be amended by redesignating a portion of SE-14-23-27-W04M from Ranch and Farm District and Agricultural Holdings District to Hamlet Residential Three (3) District, and Hamlet Residential Four (4) District, as shown on the attached Schedule 'A' forming part of this Bylaw.
- THAT** Part 4, Section 62 Hamlet Residential (4) District of Bylaw C-4841-97 be amended by including the revised minimum parcel sizes, as shown on the attached Schedule 'B' forming part of this Bylaw.
- THAT** A portion of SE-14-23-27-W04M is hereby redesignated to Hamlet Residential (3) District and Hamlet Residential (4) District, as amended, as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7754-2018 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: 4

File: 03214001/03214009– PL20170097

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	day of	, 2018
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>	day of	, 2018
READ A THIRD TIME IN COUNCIL this	day of	, 2018

Reeve



ROCKY VIEW COUNTY
Cultivating Communities

CAO or Designate

Date Bylaw Signed

Site plan map showing land parcels. The map includes a large parcel with a stippled pattern and a smaller parcel with a cross-hatched pattern. Dimensions and areas are labeled on the map.

Parcel 1 (Stippled):

- Area: ± 32.37 ha.
- Area: ± 80.00 ac.

Parcel 2 (Cross-hatched):

- Area: ± 13.39 ha
- Area: ± 33.11 ac

Dimensions:

- Horizontal dimension: 360.00 m
- Vertical dimension: 378.71 m

FROM	Ranch and Farm District (RF)	TO	Hamlet Residential Three District
FROM	Agricultural Holdings District (AH)	TO	Hamlet Residential Three District
FROM	Agricultural Holdings District (AH)	TO	Hamlet Residential Four District
FROM	Ranch and Farm District (RF)	TO	Hamlet Residential Four District



SCHEDULE 'B'

C-7754-2018

SECTION 79 HAMLET RESIDENTIAL (4) DISTRICT (HR-4)

79.1 Purpose and Intent

The purpose and intent of this district is to accommodate low- to medium-density residential development within a comprehensively planned neighbourhood. A mix of compatible housing types provides market opportunities and encourages diversity in the built form. Developments shall be located within the area of an adopted local plan.

79.2 Uses, Permitted

Accessory Buildings less than 75.00 m² (807.29 ft²) building area
Commercial Communications Facility Type A
Community Sign
Dwelling, Semi-Detached
Dwelling, Single Detached
Dwelling, Row Housing
Home-Based Business, Type I
Government Services
Utility (Utilities)
Public Park

79.3 Uses, Discretionary

Bed and Breakfast Home
Child Care Facility
Dwelling, Moved-In
Kennels, Hobby
Private Swimming Pools
Public Buildings and Utilities
Show Home
Special Care Facility

79.4 General Regulations

- a) The general regulations apply as contained in Part 3 of the *Land Use Bylaw* as well as the following provisions:

79.5 Subdivision Regulations

- a) **Minimum Parcel Size:**
 (i) 427.35 m² (4,600 ft²)
- b) **Minimum Width of Site:**
 (i) 12.19 m (40 ft.)
- c) For all other uses, the parcel dimensions shall be to the satisfaction of the Subdivision Authority.

79.6 Development Regulations

a) Site Coverage (Maximum)

- (i) Dwellings, Single Detached (including accessory building): 50%
- (ii) Dwellings, Semi-Detached (including accessory building): 50%
- (iii) Dwellings, Row Housing (including accessory building): 65%
- (iv) Accessory Buildings: 15%
- (v) The combined coverage of all Accessory Buildings shall not form more than 15% of the lot area and shall not exceed the coverage of the principal building on the lot.
- (vi) Total building area for all accessory buildings: 90.0 m² (968.8 ft²)

b) Front Yard (Minimum)

- (i) Principal Building: 6.0 m (19.69 ft.)
4.0 m (13.12 ft.) Lane Access Required
- (ii) Accessory Buildings are not permitted within the Front Yard of any Dwelling Unit.

c) Side Yard (Minimum)

- (i) Principal Building: 1.5 m (4.92 ft.) Unobstructed
3.0 m (9.84 ft.) Street side of corner lot
3.0 m (9.84 ft.) No lane and no attached garage
- (ii) Accessory Building: 0.6 m (1.97 ft.)
3.0 m (9.84 ft.) Street side of corner lot.
- (iii) Attached Dwelling(s): 1.5 m (9.84 ft.) Unobstructed
3.0 m (9.84 ft.) Street side of corner lot.
- (iv) There is no requirement for a building setback where a party wall separates two Dwelling Units.
- (v) There shall be no side yard extensions into the defined minimum required setback. Section 38.1 of the Land Use Bylaw, which provides for cantilever extensions, is not applicable under this Land Use District.

d) Rear Yard (Minimum)

- (i) Principal Building: 6.0 m (19.69 ft.)
- (ii) Accessory Building: 0.6 m (1.97 ft.)

e) Height of buildings (Maximum)

- (i) Dwellings, Single Detached: 12.0 m (39.37 ft.)

- (ii) Dwellings, Semi-Detached: 12.0 m (39.37 ft.)
- (iii) Dwellings, Row Housing: 12.0 m (39.37 ft.)
- (iv) Accessory buildings: 5.5 m (18.04 ft.)

f) Residential Dwellings per Lot (Maximum)

- (i) Dwelling Unit: 1

g) Accessory Buildings per Lot (Maximum)

- (i) 2

79.8 Special Regulations

a) Notwithstanding Section 20.8 Show Homes and Temporary Sales Centre, the following regulations apply to this District:

- (i) There shall be a maximum of 1 show home for every 10 Lots within a single phase of a multi-phase approved local plan.
- (ii) The advertised hours that the show home is open to the public shall not be earlier than 9:00 am or later than 9:00 p.m.

79.9 Settler's Green Exception:

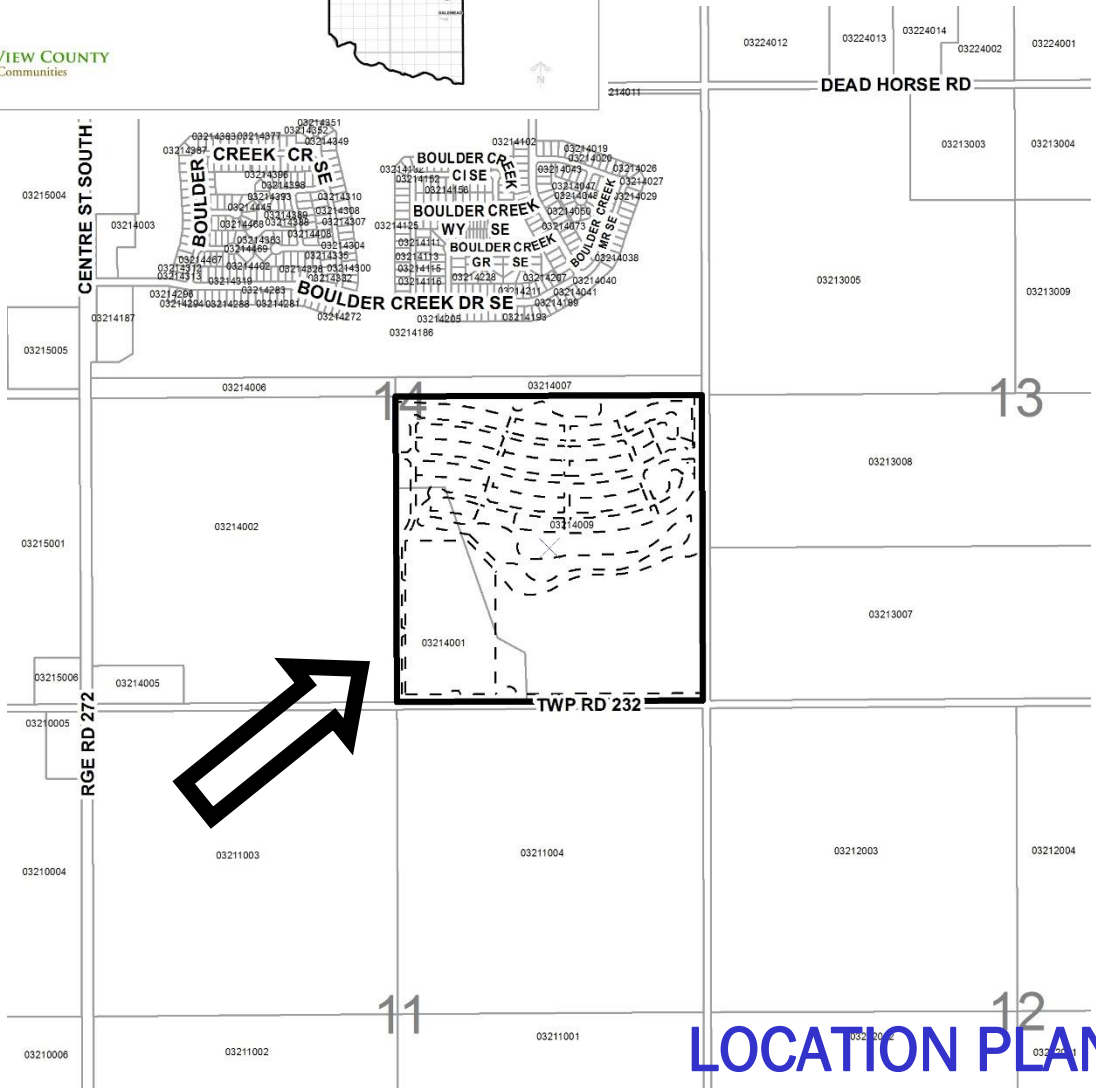
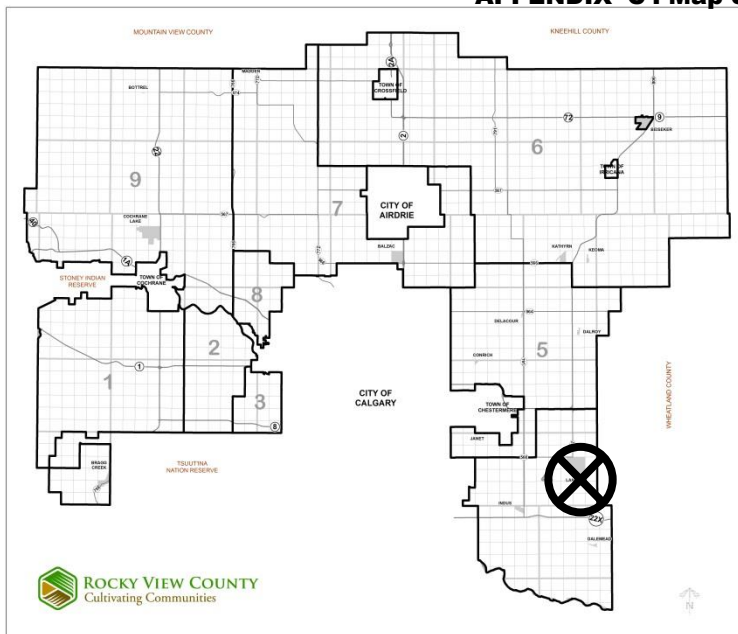
Notwithstanding 79.5 (a) and (b), in SE-14-23-27-W04M (Settler's Green), the following minimum parcel sizes and widths shall be considered on all lots:

(a) Minimum Parcel Size:

- (i) Dwelling, Single Detached 300 m² (3,229.17 ft²)
- (ii) Dwelling, Semi-Detached 250 m² (2,690.98 ft²)
- (iii) Dwelling, Row Housing 200 m² (2,152.78 ft²)

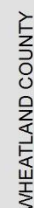
(b) Minimum Width of Site:

- (i) Dwelling, Single Detached 9.14 m (30 ft.)
- (ii) Dwelling, Semi-Detached 7.92 m (25 ft.)
- (iii) Dwelling, Row Housing 6.09 m (20 ft.)



LOCATION PLAN

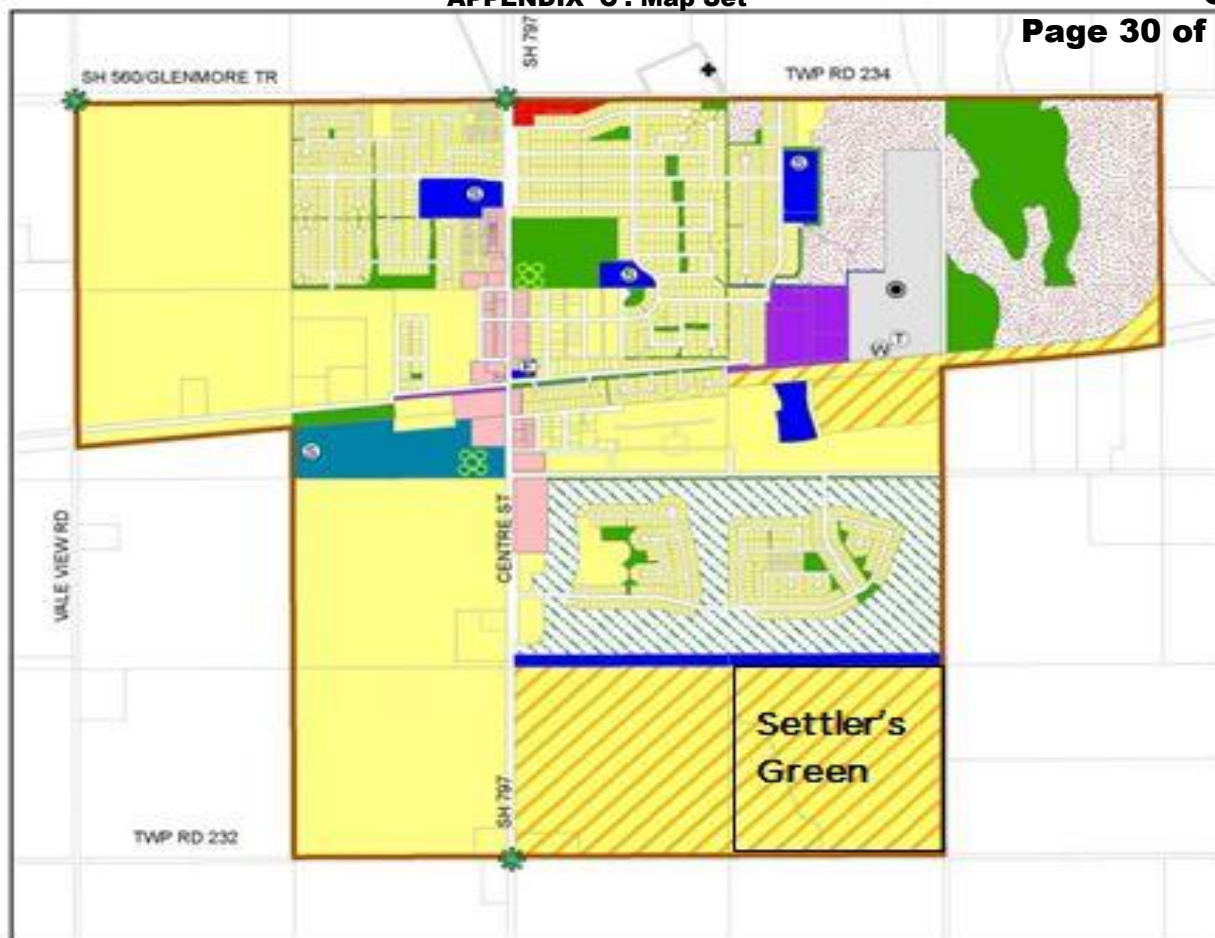
SE-14-23-27-W04M



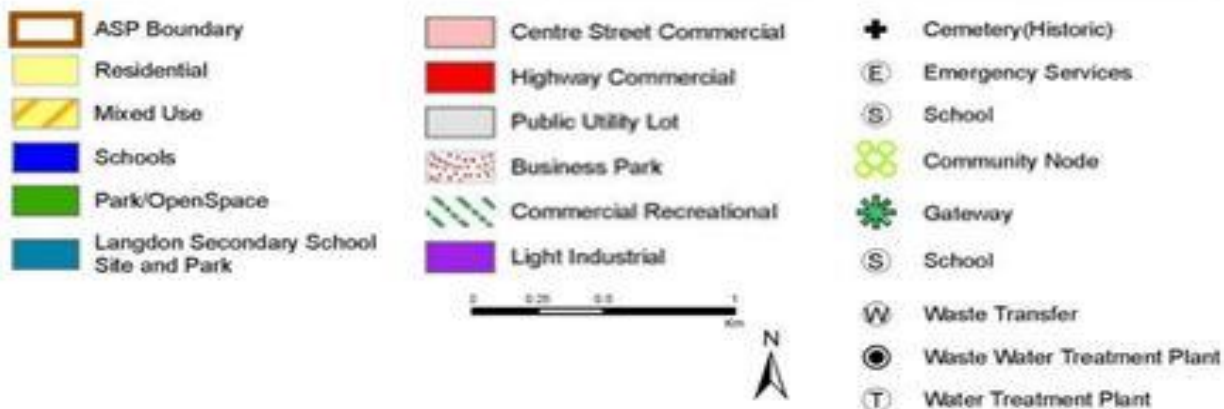
LAND USE MAP



SE-14-23-27-W04M



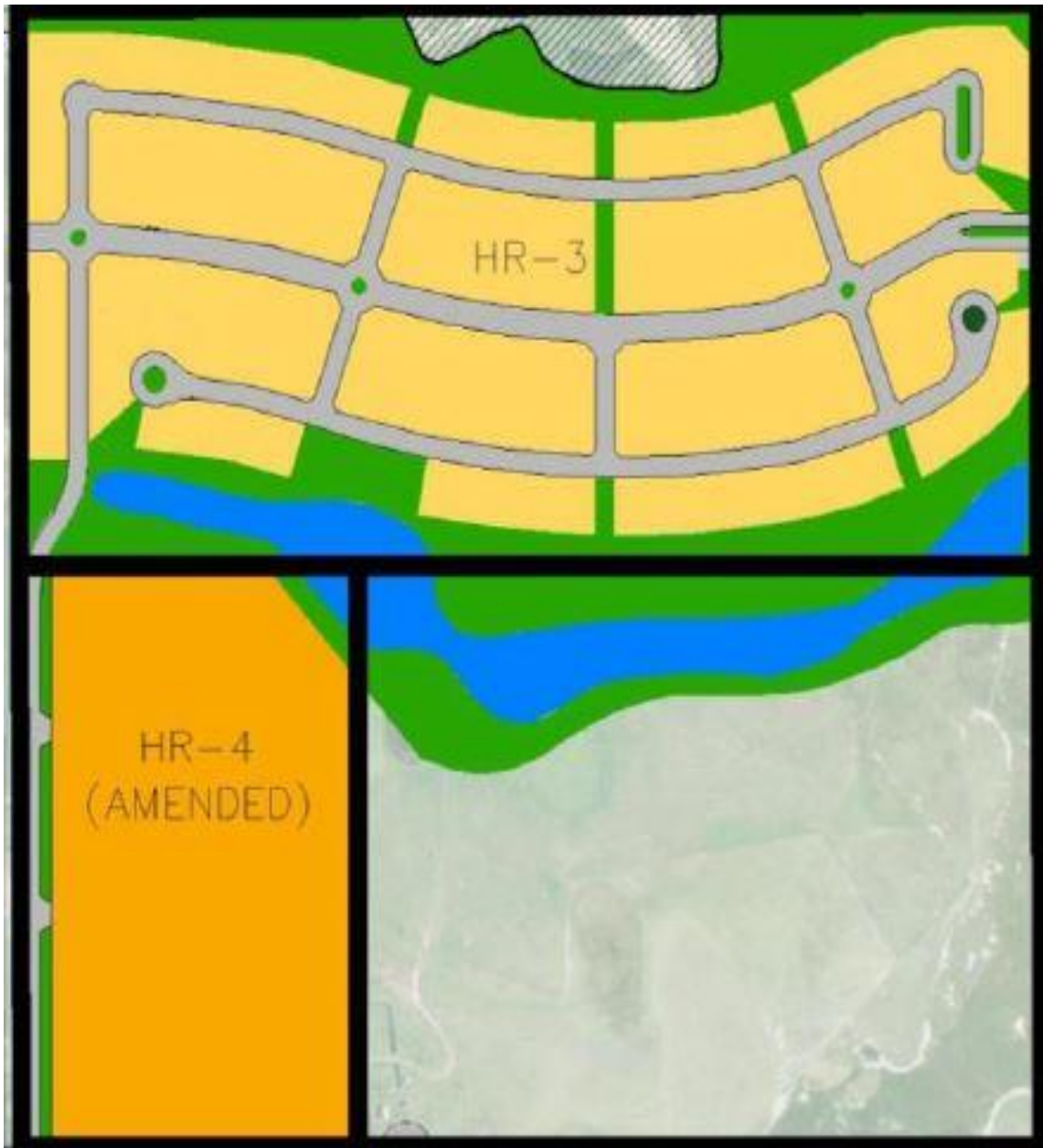
This map is conceptual in nature. No measurements or area calculations should be taken from this map.



LANGDON ASP

SE-14-23-27-W04M

Proposal: To redesignate the subject lands from RF District and AH District to HR-3 district and HR-4 district (amended) in order to accommodate the Settler's Green Conceptual Scheme.



REDESIGNATION PROPOSAL

SE-14-23-27-W04M



Date: March 7, 2017

Division # 4

File: 03214001/9

AGENDA

Page 563 of 677

Development Proposal: To adopt a conceptual scheme to provide a policy framework to guide future redesignation, subdivision, and development proposals within SE-14-23-27-W04M.



Table 2: Development Concept Calculations

Land Use	Hectares	Acres	Percentage
Municipal Reserve	5.83	14.40	9.0
Environmental Reserve	1.05	2.59	1.6
Public Utilities	7.87	19.45	12.2
Residential	17.48	43.20	27.0
Green Street	9.09	22.47	14.0
Roads	5.87	14.51	9.1
Commercial / Light Industrial	17.58	43.44	27.2
Total	64.7	160	100

DEVELOPMENT CONCEPT

SE-14-23-27-W04M



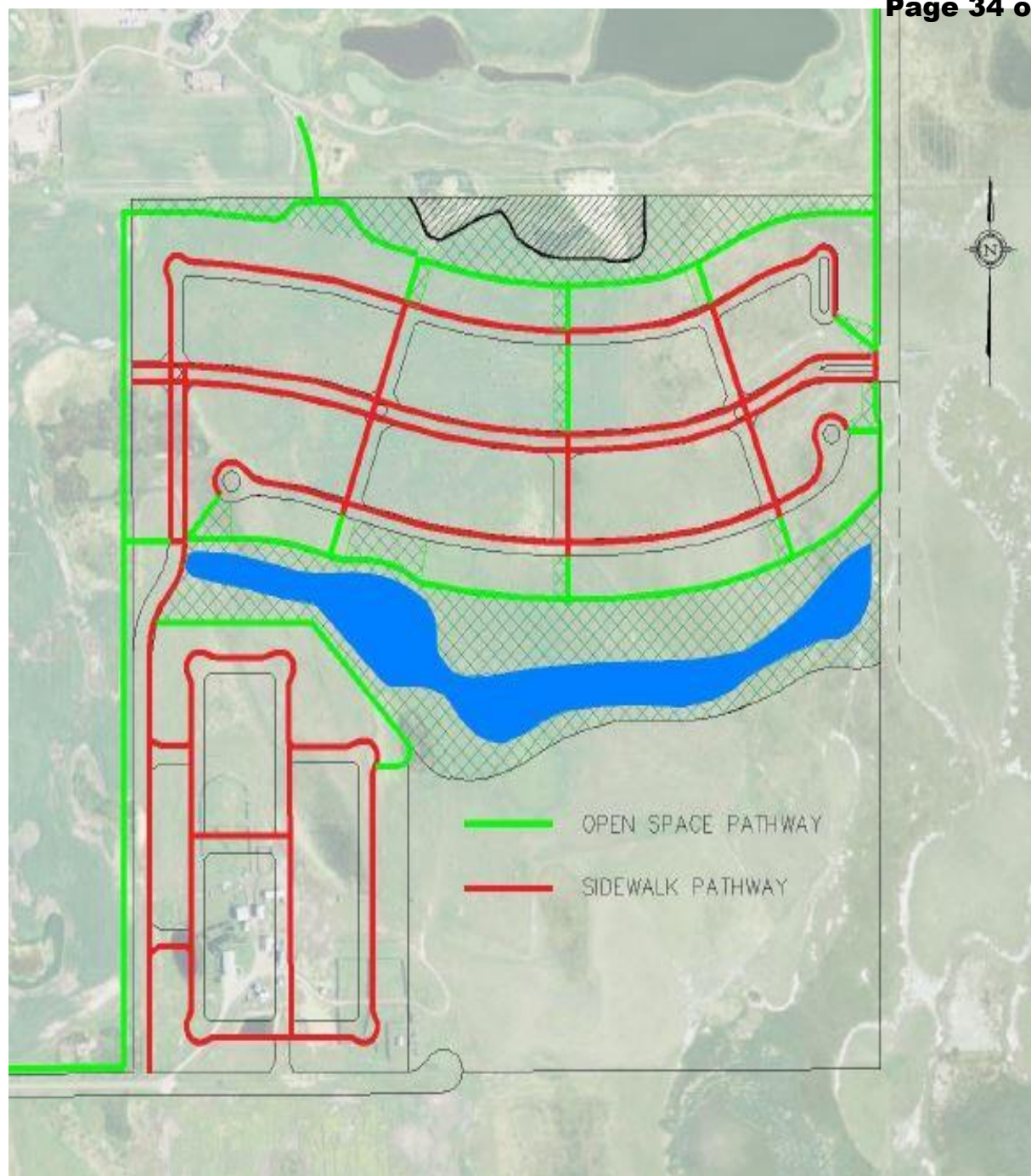
Table 3: Phasing Calculations

Phases	Single Lots	Semi Lots	Multi Lots	Total Lots	Total Area
1a	80	--	--	80	8.2 ha (20.2 ac.)
1b	50	30	50	130	11.2 ha (27.7 ac.)
2	74	--	--	74	7.6 ha (18.8 ac.)
3	76	--	--	76	7.7 ha (19.0 ac.)
4	--	--	--	--	16.3 ha (40.3 ac.)
Total	280	30	50	360	34.7 ha (105.7 ac.)

* Total area includes internal roads and open space

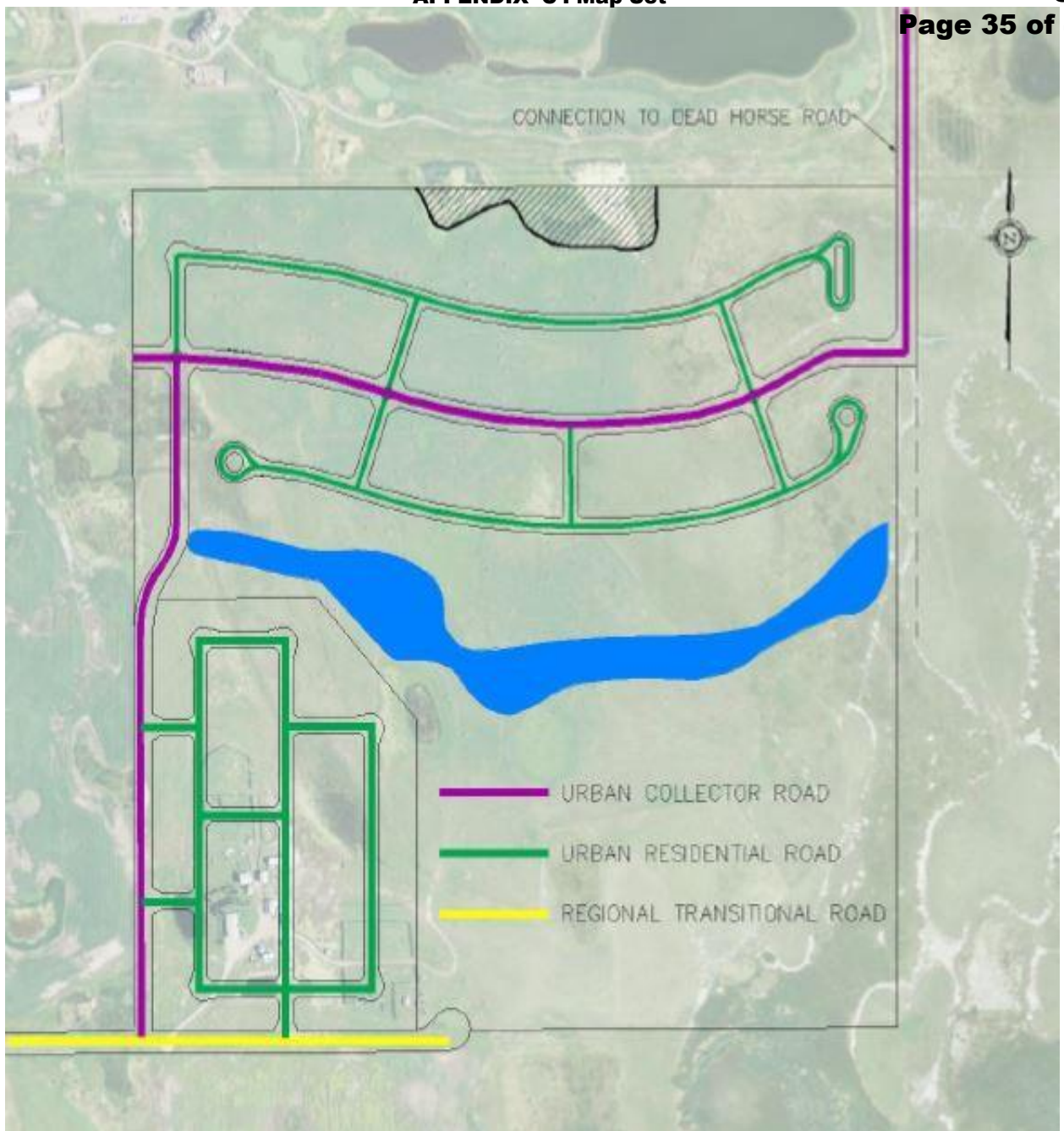
PHASING PLAN

SE-14-23-27-W04M



OPEN SPACE PLAN

SE-14-23-27-W04M



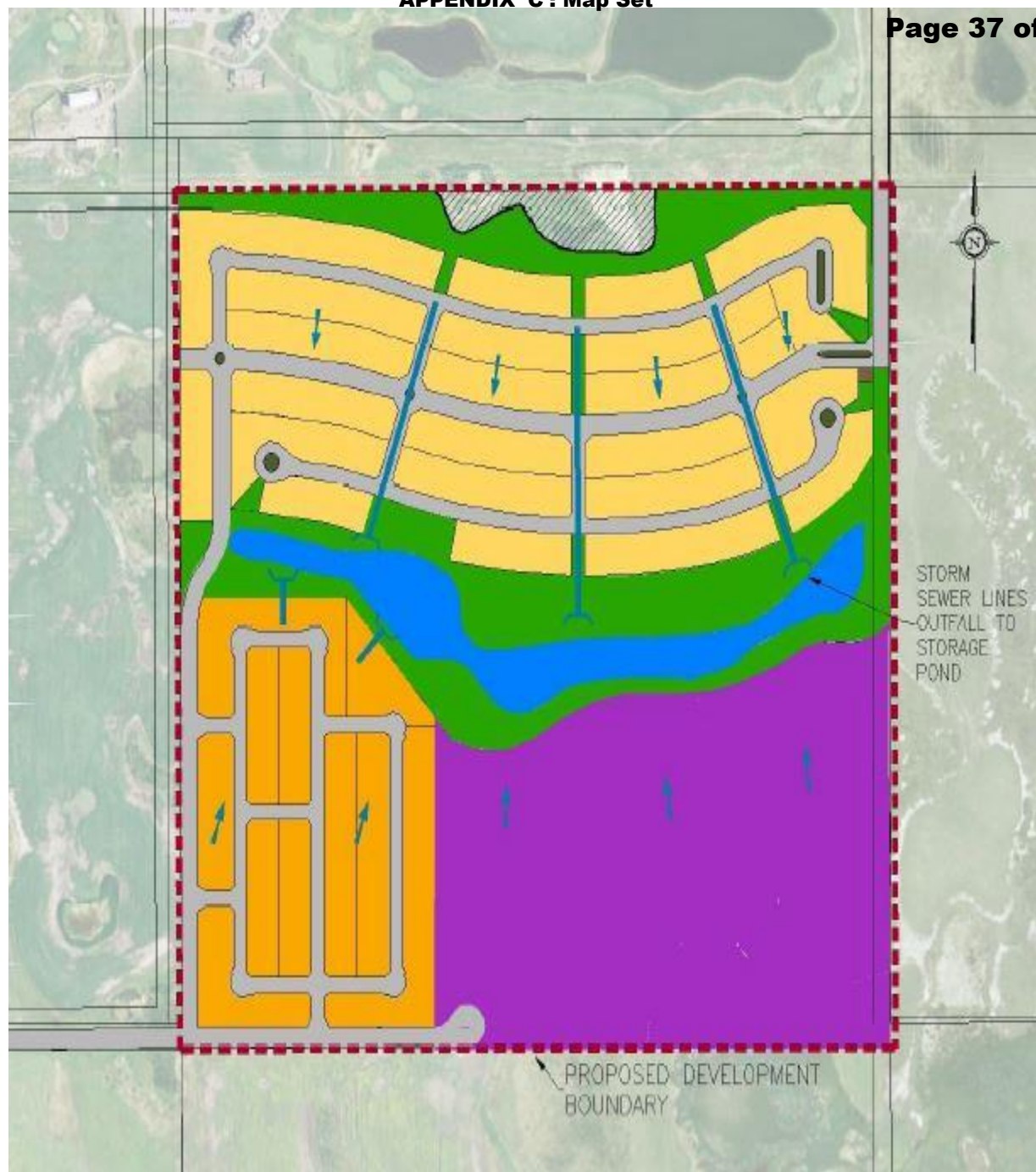
TRANSPORTATION PLAN

SE-14-23-27-W04M



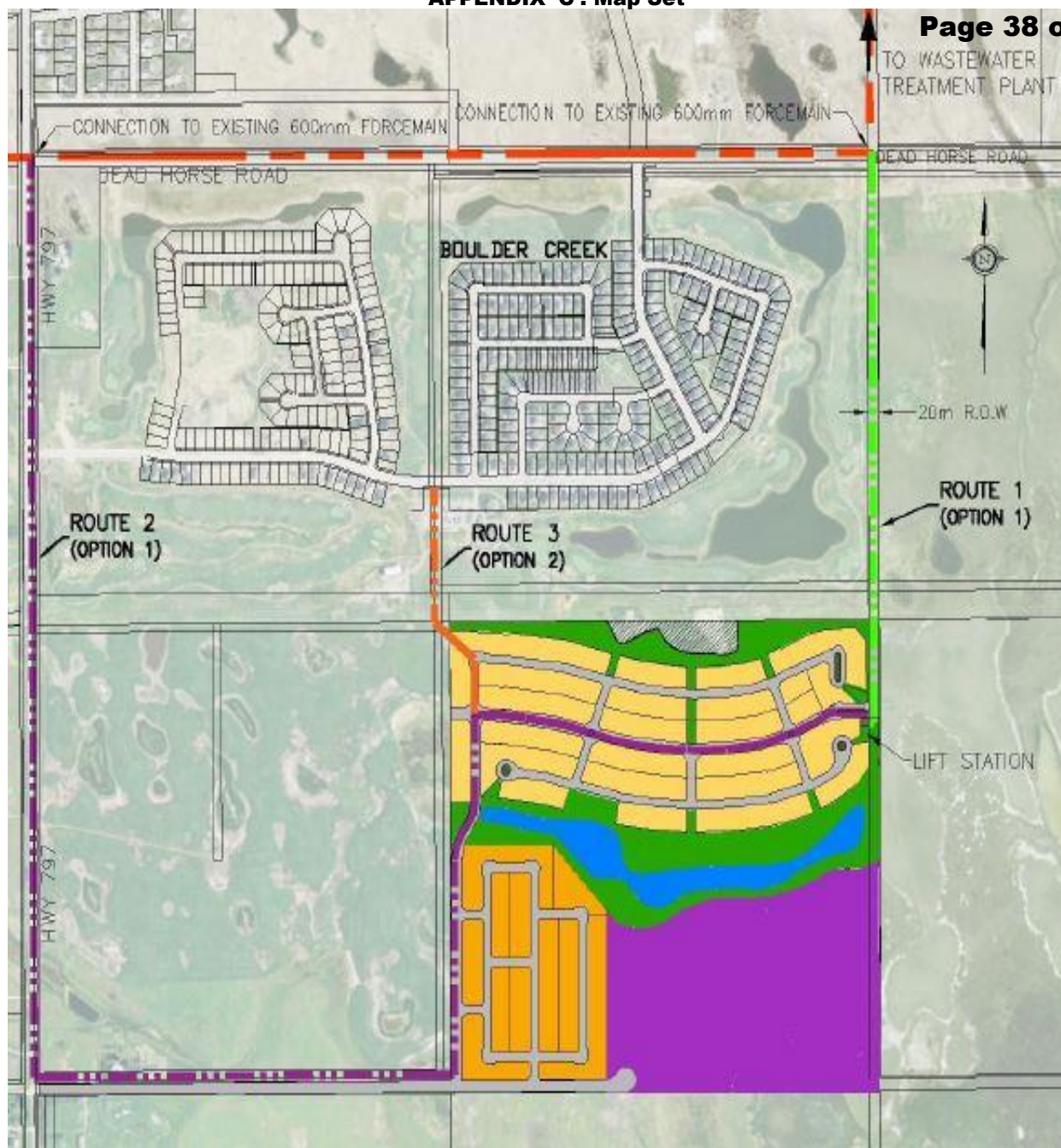
OFF-SITE WATER SERVICING PLAN

SE-14-23-27-W04M



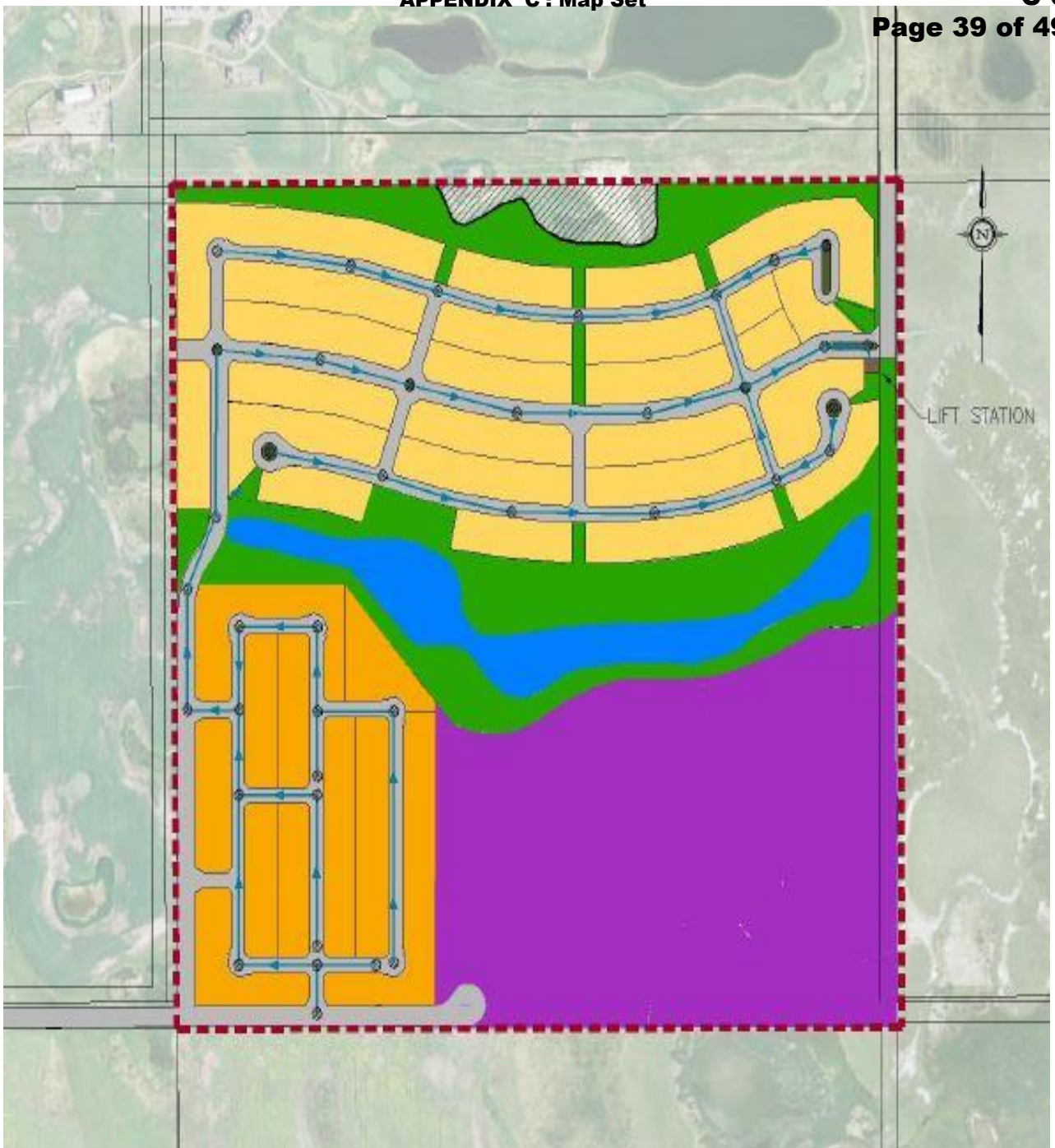
ON-SITE WATER SERVICING PLAN

SE-14-23-27-W04M



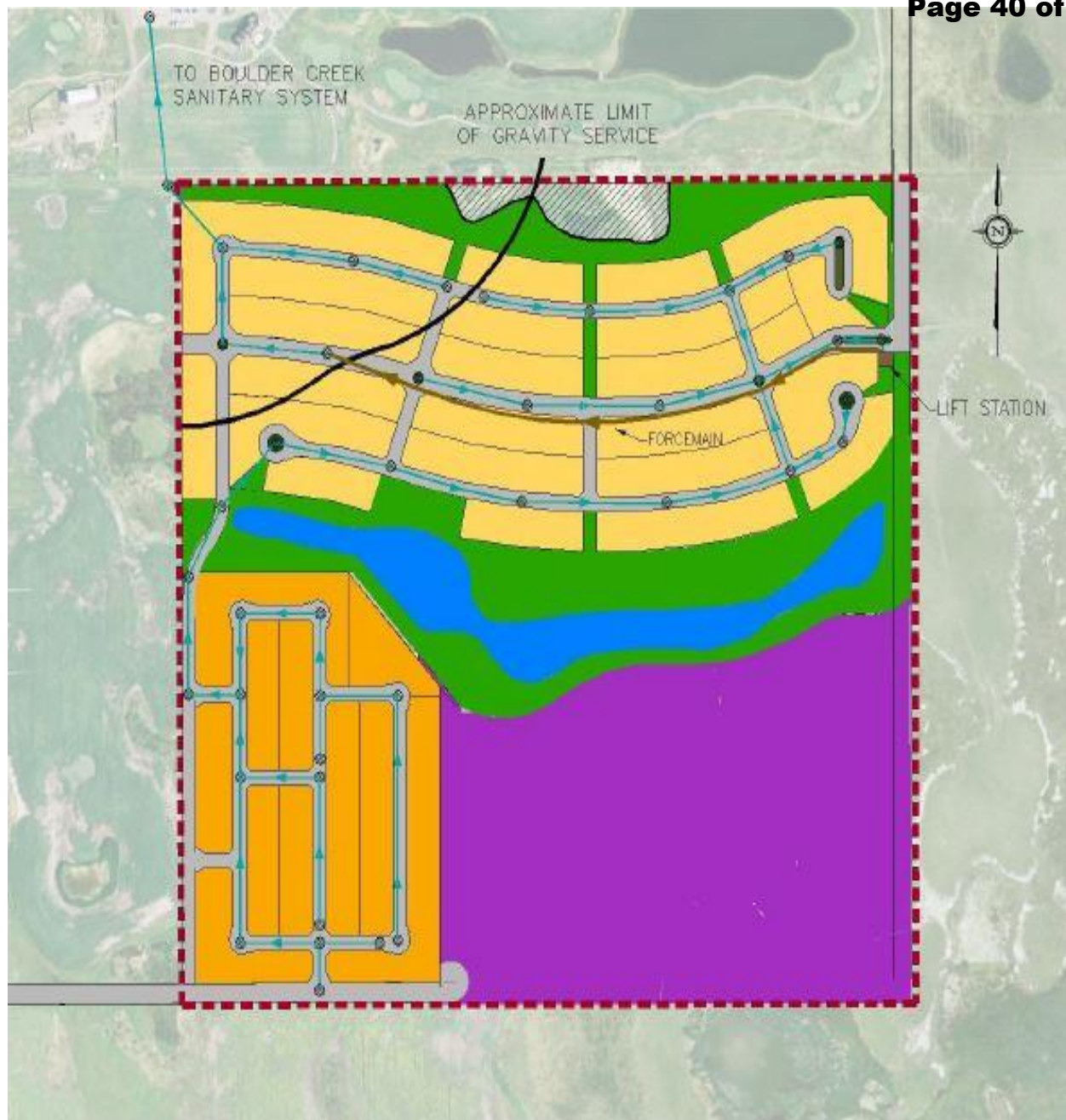
OFF-SITE SANITARY SERVICING PLAN

SE-14-23-27-W04M



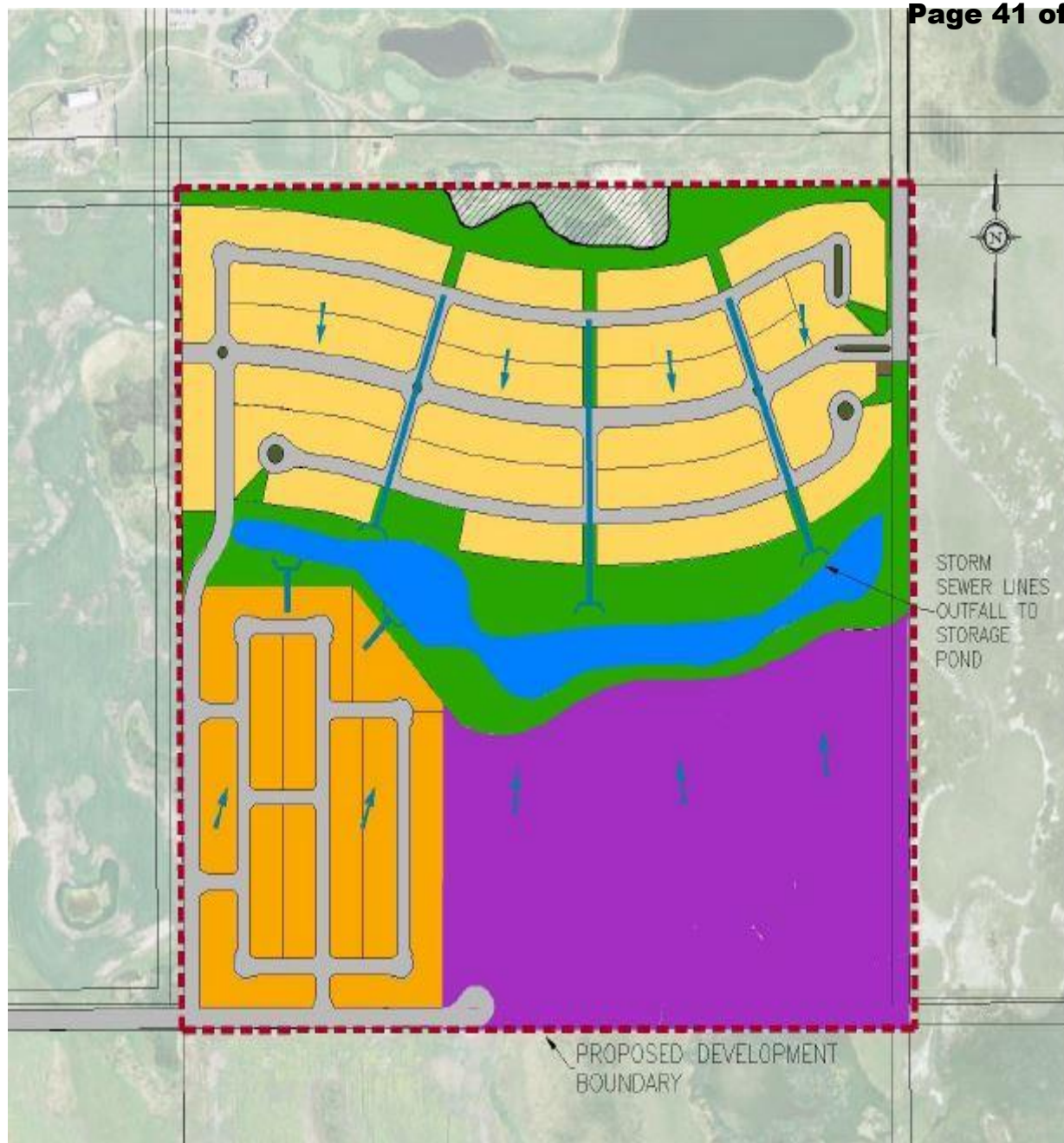
ON-SITE SANITARY SERVICING PLAN (OPTION 1)

SE-14-23-27-W04M



ON-SITE SANITARY SERVICING PLAN (OPTION 2)

SE-14-23-27-W04M



ON-SITE STORM WATER SERVICING PLAN

SE-14-23-27-W04M



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

TOPOGRAPHY

Contour Interval 2 M

SE-14-23-27-W04M



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

AIR PHOTO

Spring 2016

SE-14-23-27-W04M

Date: March 7, 2017

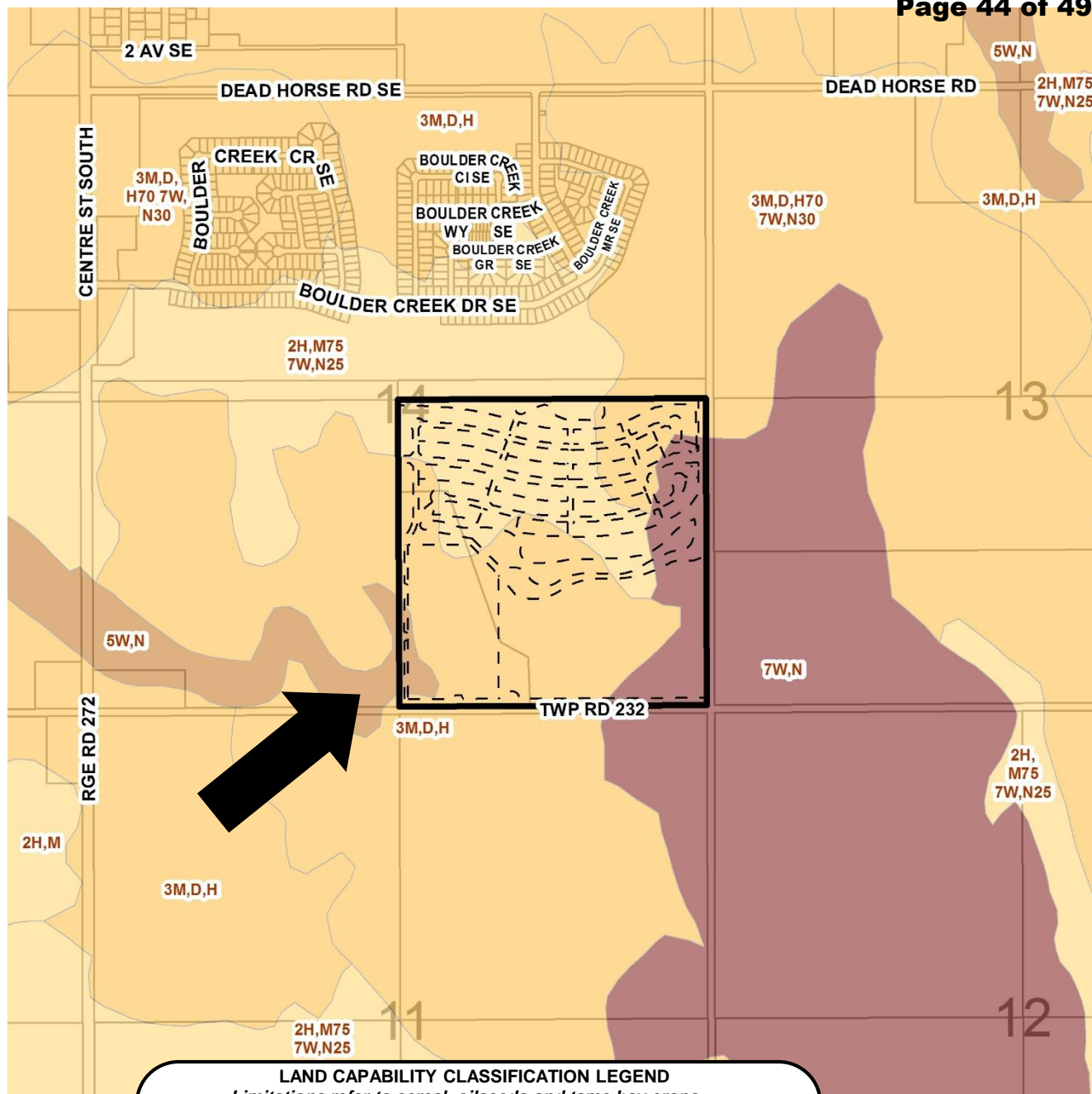
Division # 4

File: 03214001/9

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

SE-14-23-27-W04M

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LANDOWNER CIRCULATION AREA

SE-14-23-27-W04M

Date: March 7, 2017

Division # 4

File: 03214001/9

AGENDA
Page 578 of 677

From:
Sent: August-16-17 9:51 AM
To: 'jkirchuk@rockyview.ca' <jkirchuk@rockyview.ca>
Subject: Settlers Green

Good morning Jamie,
I realize the July open house has passed our family were away on vacation and I have a couple of concerns about this development proposal. This subdivision proposal doesn't indicate any commercial. It does not indicate a 10% Municipal Reserve. And does not show connectivity via pathways/sidewalks to the community of Boulder Creek. It also does not indicate a major roadway

connection explaining how it will be accessed. A new roadway constructed from Dead Horse Rd along the east side of Boulder Creek Golf Course? Because you obviously cannot connect across the golf course lands.

As a planner it is our responsibility to ensure a mix of uses within a developing area and this currently does not seem to be the mandate of Rockyview County planners. This project could potentially be a perfect placement for a small neighbourhood commercial node for residents. I could not locate any concept plan on the Rockyview website for this area. It is becoming alarmingly concerning, the vast surplus of residential parcels Rockyview is creating/approving in Langdon. The deficit of commercial parcels to service all of the residential areas is potentially going to cause a significant imbalance. There are currently two other proposed schemes in this area (Bridges of Langdon & the completion along 797 of Boulder Creek in 36 new residential parcels) which are also proposing exclusively residential development. (Bridges concept plan is unclear as there are mapping conflicts showing one commercial node and then on another map, showing this same parcel as residential use.) Good planning practice would indicate that in order to support the influx of residential in Langdon, that some small scale commercial parcels also be created.

I am unaware of who your director of Planning might be, but if you could forward me his/her name and contact information it would greatly be appreciated.
Thank you,

-----Original Message-----

From:

Sent: Wednesday, February 14, 2018 1:18 PM

To: PAA_ LegislativeServices

Subject: Bylaw C-7754-2018

To Whom it may concern;

I am writing to you to let you know that what you're planning is wrong and just plain greedy!!! The people that live in Langdon, like myself, live there BECAUSE it is a Hamlet, a nice small community. We would like to keep it that way!! If we wanted to live in a "city", we would live in either Calgary or Chestermere. BUT we don't!!! It turns my stomach when I see people trying to make Langdon bigger and that doesn't mean better. The development that you are proposing is just plain greed. All you care about is \$\$\$\$\$\$\$\$. Langdon doesn't NEED that many houses, it's perfect just the way it is



RECREATION AND COMMUNITY SERVICES

TO:	Council	DIVISION: 4
DATE:	February 27, 2018	
FILE:	6060-300	
SUBJECT:	2017 North Bow Community Facility Board Langdon Recreation Special Tax Funding Request	

¹ADMINISTRATION RECOMMENDATION:

THAT funding as per the 2017 Langdon Recreation Special Tax Funding Grant be approved for the North Bow Community Facility Board (NBCFB) Quad Baseball Diamond project at the Langdon Joint Use Site for the following:

- a) \$43,886.70 to complete detailed engineering drawings; and
- b) \$545.00 for development permit fees.

EXECUTIVE SUMMARY:

The Langdon Recreation Special Tax Funding Grant is an annual program funded through a special tax levy on households within Langdon for the purpose of providing enhanced recreation service delivery and resourcing for new community initiatives. Currently there is \$177,925.69 available in the Langdon Special Tax account. Council is the approving authority as per Langdon Recreation Special Tax Funding Grant Policy 322 (see Attachment 'A').

The North Bow Community Facility Board (NBCFB) is the non-profit community organization leading the Quad Baseball Diamond development at the Langdon Joint Use Site. The anticipated project cost is \$3,400,000.00 and project funds are being raised through donations from the community, sponsorships, and grants.

On January 30, 2018, Administration received a funding application from the NBCFB which is past the November 30, 2017 deadline and exceeds the maximum funding request permitted in Policy 322. The NBCFB requested the release of \$122,000.00 from the Langdon Special Tax for Recreational Services reserve (see Attachment 'B') for the following:

- \$43,886.70 for detailed engineering drawings; and
- \$78,078.00 for project management costs.

On February 5, 2018 the NBCFB made an additional request that development permit fees in the amount of \$545.00 be waived.

The funds for the detailed engineering drawings and for the development permit fees for the Langdon Quad Ball Diamond Project are urgently required in order to fulfill the filing requirements when applying for matching provincial and private foundation grants. The group has already been refused funding by the Blue Jays grant program due to the lack of such detailed engineering plans and permits. These documents will complete their grant application requirements for the March, 2018 deadline.

The funds requested for the project management costs of \$78,078.00 are not required until the group breaks ground for the project. This is not anticipated to occur until 2019.

Section G of Policy 322 states that the funding application deadline is November 30 annually. This application was received on January 30, 2018 which is outside of the time limit prescribed in the policy. Administration has reviewed the timing of the application and recommends that Council waive the submission deadline in order to enable the NBCFB to meet the March, 2018 grant application deadlines to access non-County-funds that will contribute to the buildout of this

¹**Administration Resources**

Susan de Caen, Recreation & Community Services



much-needed community recreation facility.

Section D.4 of Policy 322 states that the maximum project application amount is \$15,000. The application is for \$44,431.70 which is above the maximum amount permitted as prescribed in the policy. Administration has reviewed the amount requested and recommends that Council waive the maximum amount permitted and approve the request in order to ensure that the application package provided for their rapidly-approaching grant application deadline is complete and thus eligible for funding consideration.

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

BACKGROUND:

Under normal circumstances, funding requests are reviewed by Administration based on the criteria in the Langdon Recreation Special Tax Funding Grant Policy 322. Although the policy reads that:

"...completed applications must be officially received by the County offices no later than 4:00 pm on November 30th of each year..." and that

"A maximum of \$15,000 per project shall be considered for development, or annual operating and maintenance of recreational infrastructure"

in this particular instance, given the urgency of the request to fulfill external grant application requirements, Administration is recommending that Council forgo these clauses and approve the detailed engineering funds and development permit fees, not to exceed \$44,431.70, from the Special Tax Levy.

Administration reviews Policy 322 with Langdon community groups on an annual basis. It is apparent that the community would like the maximum grant awarded to be increased due to much-needed recreation infrastructure development and that they would find benefit from increasing the number of grant application intakes from the current single annual intake. To accommodate this need, Administration will have to revise the grant criteria and requirements to mitigate any additional risk and improve recipient accountability.

As Policy 322 amendments are under the authority of the Policy and Priorities Committee (PPC), proposed amendments are expected to be brought forward for its consideration in the second quarter of 2018. Successful amendments will enable timely resourcing for NBCFB's Quad Ball Diamond Project.

\$84,657.98 was collected through the Langdon Special Tax for Recreational Services Levy in 2017, in addition to \$97,267.71 of undispersed funds from previous years. Consequently, \$177,925.69 is available for immediate distribution.

BUDGET IMPLICATION(S):

The allocation recommendations (summarized in the table below) total \$44,431.70, which would leave a balance of \$133,493.99 for future programs and projects.

DISCUSSION:

The following table is a summary of the funding request received and allocation amount recommended:

Community Group	Amount Requested	Recommendation	Funding Type
North Bow Community Facility Board (NBCFB)	Project 1 a) Engineered Drawings \$43,886.70	\$43,886.70	Development
	b) Development Permit Fees \$545.00	\$545.00	Development
	Project 2 Project Management \$78,078.00	\$0.00	Development
	TOTAL: \$122,509.00	TOTAL: \$44,431.70	



The NBCFB applied for \$122,000.00 to offset costs for the following:

- Detailed engineered drawings sufficient to provide a budget +/- 10% and a shovel ready plan for construction (\$43,886.70); and
- To engage a project management company that will manage the site activities and interface with engineering decision, including managing all procurement and contracts on site (\$78,078.00).

Project management for the project will not be required until all funds have been secured and facility construction is underway in (anticipated) 2019.

Administration recommends that \$44,431.70 be allocated to fund the completion of detailed engineered drawings and development permit fees for the Langdon Joint Use Site Quad Ball Diamond project.

OPTIONS:

Option #1 THAT funding as per the 2017 Langdon Recreation Special Tax Funding Grant be approved for the North Bow Community Facility Board (NBCFB) Quad Baseball Diamond project at the Langdon Joint Use Site for the following:

- a) \$43,886.70 to complete detailed engineering drawings; and
- b) \$545.00 for development permit fees.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

SD/cs

ATTACHMENTS:

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

Attachment ‘B’ – North Bow Community Facility Board’s 2017 Langdon Recreation Special Tax Funding Request

POLICY

#322



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

A. Purpose

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

B. Definitions In this Policy:

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

C. Policy Statement

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

D. Criteria

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

E. Non-Eligible Associations, Projects and Expenditures:

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

F. Special Tax Levy Reserve Funds

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

G. Deadline

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

H. Approving Authority & Notification

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

I. Other

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

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

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



PO Box 221
Langdon, AB T0J 1X0

January 30, 2018

Rocky View County

911 32 Ave NE
Calgary Alberta
T2E 6X6

Re: Quad Ball Diamond Complex engineering and Project management request for Tax Levy funds.

Dear Councilor Schule;

North Bow Community Facility Board (NBCFB) is currently engaged in engineering activities concerning the quad ball diamonds on the east side of the 45 Acre Joint use site. At this phase of the project we have completed engineering drawings at a preliminary level which will be sufficient for development permit application as well as grading plans for construction activities.

Our next phase of engineering is full detailed engineered drawings which will be sufficient to provide a budget +/- 10% and a shovel ready plan for construction. Detailed engineering will include all utility services, buildings, field specifications and landscaping required to complete the project.

The final phase of project engineering and construction management will be to manage the site activities and interface engineering decisions to align with complete scope. This includes managing all procurement and contracts on site to achieve a complete project.

The NBCFB need to engage with a project management company that will manage the site activities and interface with engineering decisions. This would include managing all procurement and contracts on site to achieve a complete project.

The NBCFB requires both the final engineering and the project management company to further our fundraising efforts. This level of engineering and project completion is requested by the many available grants, especially the Community Facility Enhancement Program.

Currently NBCFB requires funding to complete detailed engineering and project management in the sum of \$122k, details of the breakdown of costs are included in the table below.

Description	Budgetary \$	Risk %	Risk \$	Total \$
Detailed Engineering	\$ 39,897.00	10%	\$ 3,989.70	\$ 43,886.70
Project Management	\$ 70,980.00	10%	\$ 7,098.00	\$ 78,078.00
Total	\$ 110,877.00	10%	\$ 11,087.70	\$ 121,964.70

Table of Funding Request supported by estimates

NBCFB would like Rockyview County to please consider a transfer of funds from the capital account funded by the Langdon Recreation Tax Levy in the amount of \$122,000 for completing engineering and final construction and project management.

Thank you for considering our request.

Yours truly,



Tom Craig
NBCFB Chair
North Bow Community Facility Board
Tomc@northbowrec.ca
403-542-1716

Attachments;

<17-0455 Proposal for Ph 2 Quad Diamond – Langdon>

<17-0455 Binnie (Tender and Contract Administration)>

<17-0455 Quad Diamond - Langdon (Irrigation)>



300 – 438 11 Avenue SE TEL 403 930 1790
Calgary, AB T2G 0Y4
www.binnie.com

January 16, 2018
Binnie File No. 17-0455-01

Langdon Softball Association
308 Boulder Creek Crescent
Langdon, Alberta, T0J 1X3

Attention: Tony Baker, Vice President
Subject: Quad Diamond Complex – Phase 3 Tender and Contract Administration
Scope of Work and Fees

Dear Tony,

R.F. Binnie & Associates Ltd. is pleased to submit a proposal to provide tender and contract administration for Phase 3 of the Quad Diamond Complex project.

We propose to serve as prime consultant and lead the landscape architectural and civil engineering services. Our team is uniquely qualified due our combined experience in master planning, detailed design, public engagement, sports & recreation design and contract administration. We have included our proposed scope of work and fee estimate.

1 Project Understanding

The Quad Ball Diamond Complex at Langdon Community Campus has been identified as a joint use site for Rocky View County and the Rocky View School Division.

The project includes:

- Playing surfaces (grass/turf)
- Shale infield and warning track
- Outfield fencing, side fencing and dugouts
- Tournament board and shelter area
- Bleachers
- Fenced and covered kids' play area

The people behind your infrastructure.

Page 2 – BINNIE File No. 17-0455-01
Langdon Softball Association, Tony Baker
Quad Diamond Complex – Phase 3 Tender and Contract Administration

2 Scope of Work

Having worked on the design of Phase 1, Binnie is an ideal candidate to carry this project forward into construction. Our proposed scope of work would include tender and contract administration services. The tasks involved are outlined below.

2.1 Tender Documents and Administration

Preparation of Issued for Tender Package

Once the detailed design is reviewed and approved by the Langdon Recreation Centre (LRC) and Rocky View County (as required), we will generate construction drawings and specifications and provide the LRC with a final opportunity to review the design package.

Attendance at Mandatory Bidder's Meeting

Binnie will attend the Mandatory Bidder's Meeting to further explain the project and show the contractors the site. Any questions will be recorded, and answers distributed via email.

Tender Period Support and Preparation of Addenda

Binnie will compile all questions received during tender and hold a teleconference with LRC to determine appropriate responses. Our team will prepare and circulate addenda (as required) to the LRC and the contractors.

Tender Analysis, Review and Recommendation

Binnie will review the bids and create a spreadsheet showing a comparison of prices. We will create a comparison spreadsheet to evaluate each contractor and their work experience. Both pricing and experience will be considered as we determine which contractor to recommend.

2.2 Construction Contract Administration and Construction Supervision

Once the tender documents have been reviewed and approved by the LRC's project team, Binnie will generate the Issued for Construction documents for the Quad Diamond Complex.

Construction Initiation

Our team will prepare three (3) copies of the Issued for Construction Drawing set for distribution to the LRC and successful contractor, including any revisions required following the tender period. We will arrange a construction start-up meeting with the successful contractor and the LRC team. At the start-up meeting we will review the site and establish a construction and payment schedule we will then submit for the LRC's review.

As part of this step we will:

- Ensure that a detailed construction schedule is submitted by the successful contractor to Binnie and the LRC within seven (7) days of the award of the construction contract

Page 3 – BINNIE File No. 17-0455-01
Langdon Softball Association, Tony Baker
Quad Diamond Complex – Phase 3 Tender and Contract Administration

- Prepare an agenda; conduct and detail minutes of a pre-construction meeting
- Prepare agendas, conduct and detail minutes of weekly construction review meetings.
- Distribute minutes within three (3) working days of each construction review meeting.

Construction Contract Administration

Binnie will provide the following contract administration services:

- Respond to requests for information, issue site instruction and change notices, review progress billing, and write site review reports
- Coordinate and prepare documents necessary for the Construction Completion Certificate
- Prepare as-built drawings as per the contractor's redlines
- Conduct a final maintenance inspection
- Participate in project close-out works required by Rocky View County and the LRC

Regular Site Meetings

Binnie personnel will meet with the contractor and the LRC on a bi-weekly basis throughout the installation and at key milestones. When meeting, we will review progress, resolve issues/ changes, and ensure the project timelines and budget are maintained. With an estimated construction period of four months (or 14 weeks), we have assumed that fourteen (14) formal site meetings will be required.

Binnie will be responsible for:

- Distributing minutes of meetings to all parties within three (3) business days after the meeting date
- Preparing monthly written progress reports
- Ensuring that construction drawings and specifications are provided as a complete set of documents that can be used by all parties in the administration and construction of the project
- Administering the construction contract in compliance with the contract documents
- Preparing change orders and site instructions for field use by the contract administrator and general contractor and tracking their progress in tandem with the overall project schedule
- Responding to requests from the contractor for clarification of contract documents

Page 4 – BINNIE File No. 17-0455-01
Langdon Softball Association, Tony Baker
Quad Diamond Complex – Phase 3 Tender and Contract Administration

- Communicating with the team and managing health & safety issues on site
- Communicating with the LRC on an ongoing basis throughout the project (responsibility of Binnie's Project Manager)
- Fulfilling the requirements of *Occupational Health and Safety Act* during site inspections

Construction Inspection

We have allowed time to provide regular site inspections. Based on the above effort, our inspector will visit the work site to:

- Determine if the contractor is carrying out his work in compliance and conformity with the Contract Specifications and Drawings and—in the event of non-compliance—give the contractor appropriate directions.
- Resolve all details of construction for the preparation of “as-constructed” drawings.
- Correlate the work schedule of the contractor to promote cooperation on the site and the most expeditious and economical progress of the project consistent with proper workmanship.
- Coordinate with the testing firm engaged by the contractor, Binnie, and the LRC for all testing services required.
- Maintain a photographic record of key construction activities and submit the record to the LRC and Rocky View County.
- Prepare and maintain an accurate log of inspection reports including the weather, conditions, construction progress, crew size and equipment, safety issues, communications with residents, and the testing agency results.
- Arrange and attend a final inspection of the work with the LRC and the contractor to determine the completeness of the project prior to acceptance by the LRC.

Our fees exclude the following scope of work at this time:

- Topographical survey, will be provided by contractor
- Architectural services; structural, electrical and mechanical engineering for the concession building
- Irrigation Design
- Stormwater management plan or report
- Geotechnical engineering (geotechnical investigation; material testing and inspections)
- Environmental studies including topsoil testing, aquatic, terrestrial reporting
- Geotechnical engineering (geotechnical investigation; material testing and inspections)
- Structural engineering

Page 5 – BINNIE File No. 17-0455-01
Langdon Softball Association, Tony Baker
Quad Diamond Complex – Phase 3 Tender and Contract Administration

3 Fees

We have provided a detailed breakdown of costs for this project, presented in the attached Schedule of Effort. The schedule includes hours anticipated for each team member and their individual charge-out rates for all major tasks.

Disbursements

Disbursements will be charged in accordance with the "Consulting Engineers Rate Guideline" prepared by the Consulting Engineers of Alberta, dated December, 2014. The following disbursements made in the proper carrying out of the consultant's duties will be charged to the client:

- Local communication costs (phone, cell phone, fax, etc.)
- Routine production of drawings and documents
- Courier and messenger services
- Local travel expenses (up to 25 km from office)
- Long distance phone expenses
- Standard software and computer costs
- Approvals, permits, licenses, and specific taxes applied to fees
- Specialized, project specific computer software and/or services
- Project specific insurance if required by the client
- Project related advertising costs
- Use of specialized equipment
- Testing services
- Any other third party expense paid out by the consultant on the client's behalf

Page 6 – BINNIE File No. 17-0455-01
Langdon Softball Association, Tony Baker
Quad Diamond Complex – Phase 3 Tender and Contract Administration

4 Closure

Thank you for the opportunity to submit a proposal for Phase 3 of the Langdon Quad Diamond Project. We trust you will find our scope and fee estimate acceptable and we have capacity to begin work immediately.

Should you wish to discuss this proposal further, please contact Project Manager, Ben Tymchyshyn, by email or call 587-349-5626.

We look forward to working with you.

Respectfully,

R.F. BINNIE & ASSOCIATES LTD.



Ben Tymchyshyn, BLA, AALA
Senior Project Manager

PROPOSAL ACCEPTED:

Name (please print)

Signature / Date

Att.: Binnie Terms of Engagement
Schedule of Effort

Attachment 'B'



SCHEDULE OF EFFORT

**LANGDON RECREATION CENTRE
LANGDON QUAD DIAMOND COMPLEX - TENDER & CONSTRUCTION ADMINISTRATION PHASE 3**

	Senior Project Manager	Technical Support	Sport & Recreation Specialist	Project Engineer	Construction Inspector	Subtotal Fees	Estimated Disbursements	TOTAL COST
	\$135.00	\$100.00	\$170.00	\$120.00	\$135.00			
TENDER SERVICES								
Preparation of the Issued for Tender Package - Assemble Tender Drawing Package including all specifications required to completion of the construction project	16	8	4			\$3,640	\$182	\$3,822
Attend Mandatory Bidder's Meeting	4					\$540	\$27	\$567
Tender Period Questions and Addenda Preparation	8	4				\$1,480	\$74	\$1,554
Tender Analysis, Review and Recommendations	8	4				\$1,480	\$74	\$1,554
SUBTOTAL	36	16	4			\$7,140	\$357	\$7,497
CONSTRUCTION SERVICES								
Construction (Based on 14 weeks of Construction)								
Construction Initiation Meeting	8	16			8	\$3,760	\$188	\$3,948
Construction Administration	42					\$5,670	\$284	\$5,954
Regular Site Meeting (weekly) - (5 hours per week)	70					\$9,450	\$945	\$10,395
Site Inspections and Construction Monitoring (10 hours per week)				64	140	\$26,580	\$2,658	\$29,238
Post Construction (Assume 3 weeks over two years)								
Post Construction (Construction Completion Certificates)	10				8	\$2,430	\$243	\$2,673
Post Construction (Final Completion Certificates)	10				8	\$2,430	\$243	\$2,673
As Built Drawings	4	8				\$1,340	\$134	\$1,474
Warranty Administration (2 years) - two inspections	12				36	\$6,480	\$648	\$7,128
	156	24		64	200	\$58,140	\$5,343	\$63,483
TOTAL HOURS	192	40	4	64	200			
TOTAL COST	\$25,920	\$4,000	\$680	\$7,680	\$27,000	\$65,280	\$5,700	\$70,980



300 – 438 11 Avenue SE TEL 403 930 1790
Calgary, AB T2G 0Y4
www.binnie.com

December 12, 2017
Binnie File No. 17-0455-01

Langdon Softball Association
308 Boulder Creek Crescent
Langdon, Alberta, T0J 1X3

Attention: Tony Baker, Vice President
Subject: Quad Diamond Complex – Phase 2 Detail Design
Scope of Work and Fees

Dear Tony,

R.F. Binnie & Associates Ltd. is pleased to submit a proposal to provide design for Phase 2 of the Quad Diamond Complex.

We propose to serve as prime consultant and lead the landscape architectural and civil engineering services (meetings, design, programming, capital cost, report development). Our team is uniquely qualified due our combined experience in master planning, detailed design, public engagement, sports & recreation design, and contract administration. We have included our proposed scope of work and schedule of fees .

1 Project Understanding

The Quad Ball Diamond Complex at Langdon Community Campus has been identified as a joint use site for Rocky View County and the Rocky View School Division.

The project includes:

- Playing surfaces (grass/turf)
- Shale infield and warning track
- Outfield fencing, side fencing and dugouts
- Tournament board and shelter area
- Bleachers
- Fenced and covered kids' play area

The people behind your infrastructure.

2 Scope of Work

Through our experience designing sports and recreation over the past several decades, we realize that the selection and design of high-performance fields that endure are key to meeting the needs of your community. It is critical that we produce a design that supports the recreational programming of the Langdon Softball Association (LSA), and that considers all users and the community as a whole.

Assessing the unique circumstances of the new Quad Diamond Complex, our team recognizes the key objectives of the project as follows:

- Design of the overall plan – this will require the separation of spectators from the field area
- Connectivity to and from existing and future facilities on the site
- Coordination with the Langdon Softball Association throughout the project to deliver the facilities on time and within budget

In order to achieve these objectives, we propose the following major steps:

2.1 Detailed Design

Once the design has been reviewed and approved by the LSA's project team, the design team will generate the detailed design, construction drawings, and specifications for the Quad Diamond Complex.

Project Coordination

The project team will also facilitate a meeting with core project team members, the LSA team, and approval agencies to review design work and estimated costs and resolve any outstanding issues regarding sequencing, scheduling, and utility update recommendations.

Coordination will include assisting with selection of pre-engineered maintenance building and discussions regarding future maintenance equipment that the LSA may need to purchase.

60% Detail Design and Drawing Submissions

Binnie and the project team will prepare detailed drawings for the Quad Diamond Complex and its major elements as identified in the Preliminary Design package.

As part of the 60% Detail Design submission, we will also prepare a Class C Estimate of Probable Costs based on phased works and a draft of supplemental specifications works. Details for all related works will be based upon Rocky View County's standards and specifications.

Our team will prepare the drawing and submission material for associated park development, which will include, but will not be limited to, the following:

- Quad Diamond Plan and associated details
- Layout, fencing, shelters and storage, perimeter trail connections
- Associated specifications and manufacturer's product recommendations

- Other relevant plans, elevations, sections and details

Landscape Architecture, Sport & Recreation

Our experienced Landscape Architecture, Sports and Recreation personnel will work as an integral part of the project team and provide input with respect to the landscape architecture and athletic field design principles of the project. Specifically, we will deliver the schematic and detailed design of the natural turf topsoil profile.

Landscape Design

We have allowed for our Landscape Architecture Design Studio to design key elements around the field and track areas, including the hard surfacing around the fields, park entry areas, tree and shrub planting, fencing, concession, shelters, and general landscaping around the site. Our in-house open space design team provides significant value to our recreation design services with respect to the seamless integration of key community assets into the greater park context.

60% Submission Meetings

After one week from submission of the 60% design, Binnie will contact the LSA to schedule a meeting to discuss and review all comments compiled from the County's internal review. We will document conversations and provide meeting minutes in a timely manner as well as update our overall project schedule.

90% Detail Design and Drawing Submission

Upon receiving comments on the 60% design, Binnie and the consultant team will continue to refine the detail design for landscape, engineering, and associated works. We will incorporate comments received from the LSA and other approval agencies (Fortis, Langdon Water Association).

We will prepare a Class B Estimate of Probable Costs and finalize any supplemental specifications and details for the works based on the County's standards and specifications.

90% Submission Meetings

One week following submission of 90% drawings, Binnie will contact the LSA to establish a meeting date and time to discuss and review all comments compiled from the LSA's internal review. We will document conversations and provide meeting minutes in a timely manner as well as update our overall project schedule.

100% Submission

Upon receiving final comments from the LSA, we will make any necessary modifications to the drawings and supplemental specifications. We will update the Class A Estimate of Probable Costs in a format that can be used as a Unit Price Schedule of Quantities and compile all information and work into a final package for delivery to the LSA.

Our fees exclude the following scope of work:

- Topographical survey — this will be provided via LSA or Rocky View County
- Architectural services; structural, electrical and mechanical engineering for the concession building
- Stormwater management plan or report
- Geotechnical engineering (geotechnical investigation; material testing and inspections)
- Environmental studies including topsoil testing, aquatic, terrestrial reporting
- Contract Administration and Site Inspections

3 Fees

We have provided a detailed breakdown of costs for this project, presented in the attached Schedule of Effort. The schedule includes hours anticipated for each team member and their individual charge-out rates for all major tasks.

Disbursements

Disbursements will be charged in accordance with the “Consulting Engineers Rate Guideline” prepared by the Consulting Engineers of Alberta, dated December, 2014. The following disbursements made in the proper carrying out of the consultant’s duties will be charged to the client:

- Local communication costs (phone, cell phone, fax, etc.)
- Routine production of drawings and documents
- Courier and messenger services
- Local travel expenses (up to 25 km from office)
- Long distance phone expenses
- Standard software and computer costs
- Approvals, permits, licenses, and specific taxes applied to fees
- Specialized, project specific computer software and/or services
- Project specific insurance if required by the client
- Project related advertising costs
- Use of specialized equipment
- Testing services
- Any other third party expense paid out by the consultant on the client’s behalf

Page 5 – BINNIE File No. 17-0455-01
Langdon Softball Association, Tony Baker
Quad Diamond Complex – Phase 2 Detail Design

4 Closure

Thank you for the opportunity to submit a proposal for Phase 2 of the Langdon Quad Diamond Project. We trust you will find our scope and fee estimate acceptable and we have capacity to begin work immediately.

If you are in agreement with this proposal and the attached Terms of Engagement, please sign both documents and return by email to btymchyshyn@binnie.com.

Should you wish to discuss this proposal further, please contact Project Manager, Ben Tymchyshyn, by email or call 587-349-5626.

We look forward to working with you.

Respectfully,

R.F. BINNIE & ASSOCIATES LTD.



Ben Tymchyshyn, BLA, AALA
Senior Project Manager

PROPOSAL ACCEPTED:


Name (please print)

Signature / Date

Att.: Binnie Terms of Engagement
Schedule of Effort

Attachment 'B'

SCHEDULE OF EFFORT

		LANGDON SOFTBALL ASSOCIATION LANGDON QUAD DIAMOND COMPLEX - DETAILED DESIGN PHASE 2						
		Senior Project Manager	Technical Support	Sport & Recreation Specialist	Project Engineer	Subtotal Fees	Estimated Disbursements	TOTAL COST
		\$135	\$100	\$170	\$120			
DETAILED DESIGN - PHASE 2								
Project Coordination	Project coordination with design sub-consultants, meeting with suppliers and any additional approval agencies and coordination with Rocky View County	24			16	\$5,160	\$516	\$5,676
Coordination for Pre-Engineered Maintenance Building		16				\$2,160	\$216	\$2,376
Coordination with future maintenance equipment		8				\$1,080	\$108	\$1,188
Detailed Construction Drawings								
Baseball Diamonds (4 Diamonds)	Includes: Layout, Fencing, Shelters and Storage, Perimeter Trail Connections, ESC, and Rocky View County supplementary details							
60%		16	40	8	8	\$8,480	\$848	\$9,328
90%		10	20	4	8	\$4,990	\$499	\$5,489
Cost Estimates								
60%	To confirm the approved budget at the conceptual development level	12	16			\$3,220	\$322	\$3,542
90%	To confirm the approved budget at the conceptual development level	12	16			\$3,220	\$322	\$3,542
Specifications and preparation of Contract	Specifications preparation and preparation of contract	24	16		8	\$5,800	\$580	\$6,380
Meeting (Assume 4)	Review Meetings with LRC Team and Rocky View County as required	16				\$2,160	\$216	\$2,376
SUBTOTAL		138	108	12	40	\$36,270	\$3,627	\$39,897
TOTAL COST		\$18,630	\$10,800	\$2,040	\$4,800	\$36,270	\$3,627	\$39,897



LEGISLATIVE AND LEGAL SERVICES

TO: Council

DATE: February 27, 2018 **DIVISION:** All

FILE: 0160

SUBJECT: Establishment of the Policy Review Subcommittee

¹ADMINISTRATION RECOMMENDATION:

- Motion #1: THAT the Council policy template be approved as presented in Attachment 'A'.
- Motion #2: THAT the Terms of Reference for the Policy Review Subcommittee of the Policy & Priorities Committee be approved as per Attachment 'B'.
- Motion #3: THAT Councillor Wright, Councillor Henn, Councillor Hanson, and Councillor McKylor be appointed to the Policy Review Subcommittee until the 2018 Organizational Meeting.

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with a new Council policy template for consideration (see Attachment 'A') and to propose a Terms of Reference for a Policy Review Subcommittee of the Policy & Priorities Committee (see Attachment 'B'). If the Terms of Reference are approved, Administration has prepared a motion to appoint members to the Policy Review Subcommittee.

In response to Council direction, Administration is proposing a modernized policy and procedure program that aligns with best practices and service excellence. As part of this program, the proposed Policy Review Subcommittee would serve as a working group for the Policy & Priorities Committee for the purpose of reviewing new and revised Council policies before they are presented to the Policy & Priorities Committee.

Administration recommends **Option #1**.

BACKGROUND:

Council Direction

Council identified the need to develop a corporate policy and procedure program to meet legislative requirements and compliance along with an implementation strategy reflecting best practices. With the assistance of an external consultant, Administration has completed a thorough review and is ready to implement a new policy program designed to benefit the County by:

1. Simplifying policies and procedures and making them more user-friendly;
2. Providing adequate and up-to-date electronic inventory of policies and procedures;
3. Improving the quality and consistency of writing through training and standard templates;
4. Improving efficiency in production, storage, distribution, and revision of content; and

¹ **Administration Resources**

Angie Keibel, Manager – Legislative and Legal Services



5. Promoting autonomy and accountability.

What is Policy?

At its most broad, public policy is the sum of all government activities. In other words, everything that a government entity does or does not do is a policy decision. Operating within that definition are three separate levels of policy:

1. Policy *choices* – decisions made by Council through policies, budgets, bylaws, and resolutions;
2. Policy *outputs* – policy choices that are put into action, such as spending money, fixing a road, or hiring people; and
3. Policy *impacts* – the effects that policy choices and policy outputs have on citizens, such as a better road, cleaner air, or a job opportunity.

Policy impacts often reflect the interaction of a number of factors, such as the state of the economy, actions by other levels of government, and the tax system. Council has an important role in determining whether policy choices have led to the desired policy impacts.

The Rocky View Method

The *Municipal Government Act* mandates that Council provides direction and that Administration carries out Council's direction. In Rocky View County, policies are one of the tools by which Council directs Administration for ongoing matters, such as remuneration of Council committee members, snow and ice control, and flood response. In the realm of planning and development, Council policies guide Administration when reviewing applications for redesignation, subdivision, and development permits.

In theory, Council policies direct Administration on the "ends" that Council wants Administration to achieve in a particular area. The "means" by which those ends are accomplished are at the discretion of Administration. Council evaluation of Administration's performance, then, is simply, "Has Administration followed Council's Policy direction?" If the answer is yes, but Council is unhappy with the policy impacts, then Council may wish to revisit the policy choice itself.

Council has delegated to the Policy and Priorities Committee (PPC) the authority to adopt and amend Council policies. Policies end up in front of PPC for various reasons. Sometimes, the PPC will see a new or revised policy prepared in response to a Council resolution. Other times, Administration will bring a policy in its pursuit of elements of Council's Strategic Plan, such as "Service Excellence" or "Fiscal Responsibility."

Policy Subcommittee

At Council's direction, Administration has developed a new format for Council policies and is working on a plan by which all Council policies would be reviewed on a three year rotation. As part of this work plan, members of Council have indicated support for a subcommittee of PPC that would review these policies before they come before PPC. Four members of Council have indicated their interest on sitting on this subcommittee. Under the proposed Terms of Reference for the Policy Review Subcommittee, the authority to hear presentations from the public and to approve and amend Council policy would remain with PPC.

Benefits and Challenges of a Subcommittee

Having a subcommittee review the policies prior to PPC is likely to provide several benefits. For example, Administration would be able to obtain feedback from the subcommittee members about the risks and political implications of the proposed policy before it is brought to PPC. Further,



the subcommittee would be able to provide input on the work plan and the timing of policy reviews.

However, there are some drawbacks to the proposed subcommittee:

- 1) Members of Administration, including affected General Managers, would need to attend the subcommittee meetings and then attend PPC again for the same policy;
- 2) The debates and discussion of the subcommittee would occur in a closed meeting, which means that it is not audio-recorded and no members of the public would be able to attend; and
- 3) Policies could be delayed in reaching PPC because the policy would have to be first reviewed by the subcommittee.

RECOMMENDATION:

Despite the drawbacks, Administration recommends that Council form the Policy Review Subcommittee in accordance with **Option #1**, at least as a pilot project to determine whether the subcommittee provides the benefits that Council is seeking.

BUDGET IMPLICATION(S):

There are no budget implications at this time.

OPTIONS:

- | | | |
|------------|------------|--|
| Option #1: | Motion #1: | THAT the Council Policy template be approved as presented in Attachment 'A'. |
| | Motion #2: | THAT the Terms of Reference for the Policy Review Subcommittee of the Policy & Priorities Committee be approved as per Attachment 'B'. |
| | Motion #3: | THAT Councillor Wright, Councillor Henn, Councillor Hanson, and Councillor McKylor be appointed to the Policy Review Subcommittee until the 2018 Organizational Meeting. |
- Option #2: THAT Council provide alternate direction.

Respectfully submitted,

"Kent Robinson"

Acting County Manager

ADK/kt

ATTACHMENTS:

Attachment 'A' – Proposed New Council Policy Template

Attachment 'B' – Proposed Terms of Reference for Policy Review Subcommittee



Purpose

- 1 Purpose statement



Policy Statement

- 2 Policy statement



Policy

- 3 Policy detail heading
 - (1) Policy detail1
 - (2) Policy detail 2
 - (a) Policy detail sub 1
 - (b) Policy detail sub 2

References

Act(s)	•
Regulation(s)	•
Plans	•
Related Policies, Bylaws, Directives	•
Related Procedures	•
Other	•

Approval Date	•
Replaces	•
Lead Role	•



Administrative Responsibility •

Last Review Date •

Next Review Date •

Definitions

4 In this policy:

- (1) "TERM1" means DEFINITION1.
- (2) "TERM2" means DEFINITION2.
- (3) "TERM3" means DEFINITION3.

Terms of Reference



Policy Review Subcommittee

Approval Date: [date] Revision Date: [date]	Reports to: Policy and Priorities Committee	Supporting Department: Legislative and Legal Services
		Authority: motion of Council [date]

Purpose

1. The Policy Review Subcommittee ("the Subcommittee"):
 - a) Reviews new policies before they are provided to the Policy and Priorities Committee for adoption and amendment;
 - b) Reviews current policies for adoption and amendment at the Policy and Priorities Committee;
 - c) Identifies policies that may be required; and
 - d) Conducts any work as directed by the Policy and Priorities Committee.
2. A policy must be supported by consensus of the Policy Review Subcommittee before it is provided to the Policy and Priorities Committee for adoption and amendment.

Membership

3. The Subcommittee consists of four Members of Council.
4. Members are appointed to the Subcommittee annually at the Organizational Meeting of Council.

Chair

5. The members of the Subcommittee choose the Chair at the first meeting of the Subcommittee after the annual Organizational Meeting of Council.

Quorum

6. A quorum of the Subcommittee is three members.

Administrative Support

7. The Subcommittee is attended by the:
 - a) County Manager;
 - b) General Manager(s) involved with the policies being reviewed;
 - c) Deputy Municipal Clerk and/or Manager of Legislative and Legal Services;
 - d) Relevant subject matter experts; and
 - e) Policy Coordinator.

Budget

8. The Subcommittee has no additional budget.

Meetings

9. The Subcommittee meets in the morning on the third Tuesday of the month, unless otherwise scheduled.

PLANNING SERVICES

TO: Council
DATE: February 27, 2018 **DIVISION:** 6
FILE: 08422002 **APPLICATION:** PL20170117
SUBJECT: Consideration of Master Site Development Plan for Co-op Gas Bar/Convenience Store/Drive-Through Restaurant.
 Note: This application should be considered in conjunction with Redesignation Application PL20170118

¹ADMINISTRATION RECOMMENDATION:

THAT application PL20170117 be refused.

EXECUTIVE SUMMARY:

The purpose of this application is to provide a Master Site Development Plan (MSDP) (Appendix 'C') to support a land use redesignation application and guide the development of a Co-op Gas Bar, Convenience Store, and Drive-Through Restaurant for the northwest portion of NE 22-28-29-W04M.

The proposed MSDP provides an overview of the development, and addresses the Municipal Policy Framework, Existing Conditions, Development Concept, Architectural Design & Landscaping, Transportation, Utility Servicing, Stormwater Management, Implementation, and Community Consultation. The requirements of an MSDP, as outlined in Appendix C of the County Plan, have been met by way of this application (PL20170117).

The proposal, along with the associated redesignation application, was evaluated in accordance with the County Plan and it was determined that it:

- Is not identified as a highway business area in accordance with Policy 14.2 and does not meet the characteristics of a highway business area as described in Policy 14.10;
- Does not infill or intensify an existing business area as described in Policy 14.3;
- Is not within the policy area of an adopted area structure plan, as described in Policy 14.4;
- Is adjacent to the recently approved North Central Industrial Area Structure Plan and is inconsistent with Policy 14.19; and
- Could impact the success of the North Central Industrial Area Structure Plan.

It is acknowledged that there are two existing gas stations located south of the subject lands. Allowing further development, in an area that has not been strategically identified by Council, would create a business area without the benefit of comprehensive planning through an area structure plan. Area structure plans provide direction on land use, transportation systems, development sequencing, and essential servicing. Incremental development, such as that proposed, could create an ad-hoc subdivision pattern and an inefficient transportation network, which could contribute to land use conflicts with adjacent lands. If Council's desire is for this area to develop, it should be achieved through an area structure plan.

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

¹ Administration Resources

Andrea Bryden, Planning & Development Services
 Gurbir Nijjar, Engineering Services



DATE APPLICATION DEEMED COMPLETE: December 18, 2017 (received July 14, 2017)

PROPOSAL:	To provide a Master Site Development Plan to support a land use redesignation application and guide the development of a Co-op Gas Bar, Convenience Store, and Drive-Through Restaurant.
LEGAL DESCRIPTION:	A portion of NE 22-28-29-W04M
GENERAL LOCATION:	Located at the southeast junction of Twp. Rd. 284 and Rge. Rd. 293 (Hwy 2 Service Road), and approximately 0.81 km (1/2 mile) east of the town of Crossfield (see Appendix 'B').
APPLICANT:	B & A Planning (Ken Venner)
OWNERS:	Robert J. Aldred
EXISTING LAND USE DESIGNATION:	Ranch and Farm District
PROPOSED LAND USE DESIGNATION:	To be considered with concurrent redesignation application.
GROSS AREA:	± 55.64 hectares (± 137.48 acres)
SOILS (C.L.I. from A.R.C.):	<p>Class 2H, M - Slight limitations due to temperature limiting factor and low moisture holding or supplying capability, adverse texture.</p> <p>Class 2H, M, T - Slight limitations due to temperature limiting factor and low moisture holding or supplying capability, adverse texture, and adverse topography.</p>

PUBLIC & AGENCY SUBMISSIONS:

Twelve landowner notifications were sent out and no letters in support or opposition were received in response. The application was also circulated to a number of internal and external agencies. The responses are available in Appendix 'A'.

HISTORY:

1974	Subdivision Plan 741 0680 was registered at Land Titles creating one 8.61 acre parcel from the subject parcel. Municipal Reserves were taken as cash-in-lieu.
Historic	Subdivision Plan 108 HT was registered at Land Titles creating one 5.5 acre parcel from the subject parcel.

BACKGROUND:

The subject parcel is located adjacent to the recently approved North Central Industrial Area Structure Plan. The quarter section contains two parcels that were subdivided prior to 1975. These parcels have been developed to include gas bars with convenience stores, and a stand-alone restaurant. The remainder of the quarter section is being used for agriculture (cultivation and grazing) and includes farm buildings and a dugout. A TransCanada Pipeline and a buried cable right of way run through the subject parcel.

MASTER SITE DEVELOPMENT PLAN OVERVIEW

Existing Conditions

A Geotechnical Evaluation was prepared in support of the application, which evaluates the subsurface soil conditions and provides recommendations to be incorporated into the future design of the facilities and construction practices. The investigations indicate that a shallow groundwater condition exists, and that future designs must follow and incorporate the recommendations of the geotechnical investigation, including the proposed on-site stormwater management pond, to mitigate the shallow groundwater conditions.

In support of the application, an Environmental Project Review was provided. The review concludes that the proposed development has the ability to affect valued ecosystem components existing within the subject lands, including wildlife and vegetation. The existing dugout, located in the northwest portion of the site, would be removed in accordance with the Water Act; however, the existing ephemeral wetland, located in the southeast portion of the site, would remain intact, avoid disturbance, and would be provided a 10 metre-wide setback. A Biophysical Impact Assessment would be required at the future development stage to assess the on-site valued ecosystem components and provide mitigation measures.

Proposed Development Concept

The proposed development, including a Co-op Gas Bar, Convenience Store, and Drive-Through Restaurant, would be oriented towards Highway 2 and would be accessed from the Highway 2 service road (Range Road 293), in accordance with Alberta Transportations standards. A second approach would be provided from Township Road 284, in accordance with the County's Servicing Standards. A Transportation Impact Assessment was prepared in support of the Plan, which considers the impact of the proposed development to determine the impacts on the existing road network. The TIA concludes that all studied roadways and intersections would continue to operate with acceptable parameters in the 20-year post-development condition. Alberta Transportation has future plans to widen Highway 2 to a six lane cross-section, and eventually an eight lane-cross section. With the development of an eight-lane cross-section or construction of an interchange at Highway 2 and Township Road 285, the existing access ramps to the site would be closed and the site would be accessible via the future interchange and local road network.

Water servicing would be provided by a trucked-in service and stored in cisterns. Wastewater servicing would be provided via sanitary holding tanks and trucked-out service. The Applicant provided a Servicing Review in support of the application. The document indicates that fire water supply would be provided through the on-site stormwater pond and drafting hydrant, and would meet the requirements of National Fire Protection Association 1142.

In support of the application, a Stormwater Management Report was provided. The report evaluates pre- and post-development conditions and provides the sizing requirements of the proposed future stormwater pond with a controlled release, which is to be constructed in the northeast corner of the subject lands. Stormwater would be managed via overland conveyance and infiltration areas directed towards a constructed stormwater management facility, which is proposed to be located in the northeast corner of the MSDP area.

The development of the Co-op Gas Bar, Convenience Store, and Drive-Through Restaurant would also include a pylon sign, various building signage, parking areas, landscaping, fencing, and lighting; all in accordance with the County's Land Use Bylaw.

POLICY ANALYSIS:

County Plan

The application was evaluated in accordance with Section 14, Business Development, of the County Plan. The intent of these policies is to provide a range of business areas and development forms, and encourage the majority of new commercial and industrial business to locate in those strategically identified business areas. The benefit of this approach is that comprehensively planned areas are much more efficient in terms of servicing, stormwater facilities, and transportation networks. It avoids ad-hoc, piecemeal growth that can cause problems for the area and adjacent lands. The following policies were used to assess this application.

- 14.2 Direct business development to locate in identified business areas as identified on Map 1 of the County Plan.*
- The proposed business development is generally located in proximity of an identified highway business area on Map 1 but does not meet the characteristics of Policy 14.10. The subject lands have not been included in an adopted area structure plan as per policy 14.4 and development of these lands is considered premature.
- 14.3 Encourage the infilling or intensification of existing business areas and hamlet mains streets in order to complement other businesses, maximize the use of existing infrastructure, minimize land use conflicts with agriculture uses, and minimize the amount of traffic being drawn into rural areas.*
- The proposed development does not infill or intensify an existing business area, does not maximize the use of existing infrastructure, has the potential to create additional land use conflicts with the adjacent agriculture uses, and increases the amount of traffic being drawn into rural areas.
- 14.4 A business area shall have an adopted area structure plan in place prior to development, with the exception of lands in business areas that already have the appropriate land use designation allowing business development.*
- The subject land is not located within the policy area of an adopted area structure plan and is not an existing business area with the appropriate land use designation. An area structure plan would provide a comprehensive land use strategy for the development of the subject land and adjacent lands.
- 14.5 Boundary expansion of a business area shall require an area structure plan or an area structure plan amendment.*
- The subject lands are immediately adjacent to the recently approved North Central Industrial Area Structure Plan, jointly prepared with the Town of Crossfield. As this plan was approved in September of 2017, build-out has not yet commenced and an expansion of the ASP is not required.
- 14.9 Area structure plans shall be adopted to provide the framework for highway business area development.*
- The subject property is not located within an adopted area structure plan.
- 14.10 Highway business areas are identified on Map 1 and should have the following characteristics:*
- a. located along intersections or interchanges with the provincial highway network;*
 - b. land uses consistent with the purpose of a highway business area;*



- c. *limited development area close to one or all of the quadrants of the intersection or interchange;*
- d. *planned in a comprehensive manner and not subject to incremental expansion;*
- e. *meet the environmental, infrastructure, and financial goals and policies of this Plan;*
- f. *minimize adverse impacts on existing agriculture or residential development;*
- g. *developed in consultation with Alberta Transportation; and*
- h. *consistent with the provincial freeway and access location plans.*
- The subject land is located in proximity of an identified highway business area on Map 1 but does not meet several key characteristics identified in Policy 14.10, particularly the requirement to be planned in a comprehensive manner. Continuing to add one parcel at a time along a linear trajectory constitutes incremental expansion. There is also concern with the long-term viability of the proposed access due to Alberta Transportation's long-term plans for the interchange expansion.

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 subject land is located immediately adjacent to the North Central Industrial Area Structure Plan, which is identified as a Regional Business Centre.

Agricultural Boundary Design Guidelines:

The preservation of the existing wetland and siting of the proposed stormwater management facility would establish a buffer between the existing agricultural lands to the east and the proposed highway business development. The developer would install a fence on the western edge of the existing wetland and eastern edge of the stormwater pond.

CONCLUSION:

The proposed Master Site Development Plan was evaluated in accordance with the County Plan. Comprehensive planning for the area has not been completed and allowing incremental development to proceed could compromise future planning processes and impact the success of the North Central Industrial Area Structure Plan. Therefore, Administration recommends refusal in accordance with **Option # 2.**

OPTIONS:

- Option # 1: THAT the Master Site Development Plan for the Co-op Gas Bar/Convenience Store/Drive-Through Restaurant be approved.
- Option # 2: THAT application PL20170117 be refused.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

General Manager

Acting County Manager

AB/rp



APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Map Set

APPENDIX 'C': Proposed MSDP

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 comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<ol style="list-style-type: none"> 1. The Master Site Development Plan, if adopted by Rocky View County, will satisfy the requirements of Section 5(3)(a) of the Highways Development and Protection Regulation. 2. The department is satisfied with the Traffic Impact Assessment has not identified any potential operational concerns on Highway 2 as a result of additional traffic generated by this development. 3. From Alberta Transportation's perspective, the timing for closure of access ramps will result from construction of a fourth northbound lane on Highway 2, or construction of a future interchange at Township Road 285. It should be noted that an interchange at Township Road 285 is not presently contemplated as a designated freeway access location. 4. A roadside development permit is required for subsequent development activity, as noted in the MSDP.
Alberta Sustainable Development (Public Lands)	No comment.
Alberta Culture and Community Spirit (Historical Resources)	No comment.
Energy Resources Conservation Board	No comment.
Alberta Health Services	No comment.
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.

AGENCY	COMMENTS
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comment.
FortisAlberta	No concerns or requirements.
Rocky View Gas Co-op	<ol style="list-style-type: none"> 1. Any existing Rockyview Gas Co-op Utility Right of Way concerning the said lands shall remain in effect and be registered, according to the Land Titles Act, to the redesignation parcel and registered to the remaining parcel. 2. Pursuant to the Bylaws of Rockyview Gas Co-op Ltd. and the Alberta Government Rural Natural Gas Program; should the newly redesignated property require natural gas service the applicant must apply for a separate contract. No secondary yard lines are permitted to supply natural gas service from one titled property to another titled property. 3. The landowner shall be responsible for the cost, at the time of application, for the installation of the natural gas service line. 4. The applicant shall pay for any alterations to the natural gas distribution system if required. 5. The applicant shall be responsible for the cost of system upgrades and/or gas main extensions should natural gas service be required.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	No comment.
Crossfield Recreation Board	The Crossfield Rec Board has no concerns re: MR; however, comments pertaining to reserve dedication will be provided at any future subdivision stage.
<i>Internal Departments</i>	
Agricultural Services	The redesignation of a parcel of land from Ranch and Farm District to Business – Highway Frontage District is not supported by policy. If this application were to be approved, the application

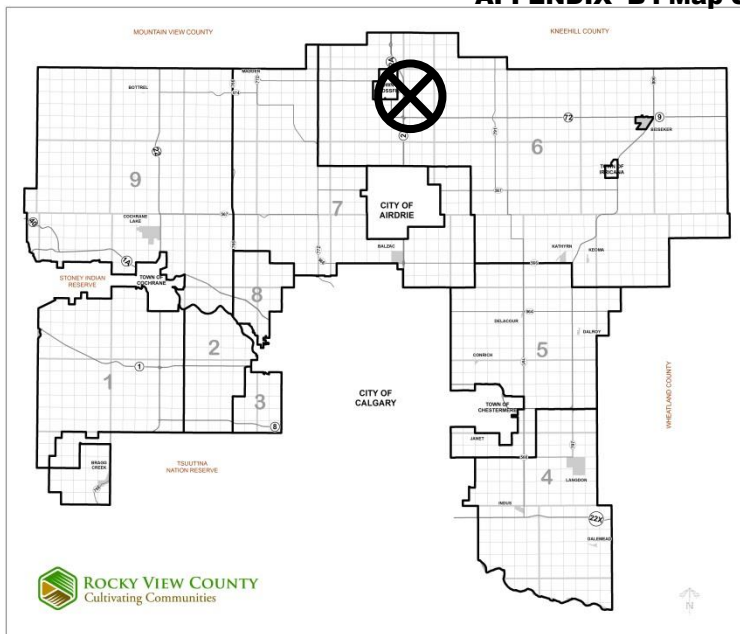
AGENCY	COMMENTS
	of the Agricultural Boundary Design Guidelines would be beneficial in buffering the business from the agricultural land uses surrounding the parcel. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Municipal Lands	The Municipal Lands Office has no concerns with this application.
Development Authority	No comment.
GeoGraphics	No comment.
Building Services	No comment.
Emergency Services	<ul style="list-style-type: none"> No enforcement related concerns. <p>Fire Services:</p> <ol style="list-style-type: none"> Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code.
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 future DP, the applicant will be required to submit a construction management plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion and weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details; As a condition of future DP, the applicant will be required to submit a chemical management plan providing detail on the storage and handling of chemicals as well as emergency response procedures in case of a spill onsite; As a condition of future DP, the applicant shall be responsible to dedicate all necessary easements and ROWs for utility line assignments and provide for the installation of all underground shallow utilities with all necessary utility

AGENCY	COMMENTS
	<p>providers to the satisfaction of the County</p> <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> As part of the MSDP, the applicant provided a geotechnical investigation prepared by McIntosh Lalani dated May 02, 2017 which evaluated the onsite subsurface soil conditions and provides various recommendations to be incorporated in the future design of the onsite facilities and construction practices. The investigation also indicated that a shallow groundwater conditions exist within the site. All future designs shall follow and incorporate the recommendations of the geotechnical investigation including the onsite stormwater management pond to mitigate against the shallow groundwater conditions <p><u>Transportation:</u></p> <ul style="list-style-type: none"> As part of the MSDP application, the applicant provided a Traffic Impact Assessment prepared by Bunt & Associates dated May 30, 2017. The TIA took into consideration the impact of the proposed development together with the growth in background traffic to determine the impacts to the existing road network. The TIA concludes that all studied roadways and intersections will continue to operate within acceptable parameters in the 20 year post development condition. ES has reviewed the TIA and has no further concerns; The TIA also provided a geometric review of the access ramps from Highway 2 due to AT's future plans to widen Highway 2 to a six lane and then later an eight lane cross-section; Highway 2 currently has two northbound lanes adjacent to the subject lands (four lane cross-section). AT has reviewed the geometric configuration and has indicated that the construction of the fourth northbound lane (eight lane cross-section) or construction of an interchange at Highway 2 and TWP Road 285 will require closure of the existing access ramps from Highway 2. Once the access ramps are closed, the site will be accessible via the local road network from the future interchange at Highway 2 and TWP Road 285; As the subject lands are within 1600m of Highway 2, as a condition of future DP, the applicant will be required to obtain a roadside DP from AT; As a condition of future DP, the applicant will be required to provide payment of the Transportation Off-Site Levy in accordance with the applicable levy at time of approval for the total gross acreage of the lands proposed to be developed; There currently exists a paved approach from TWP Road 284 to the subject lands. It is to be noted that the current site

AGENCY	COMMENTS
	<p>concept provides for an additional paved approach onto RR 293 to be constructed at time of DP. ES has no further concerns.</p> <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> As per the MSDP, the applicant is proposing to utilize holding tanks with a trucked service to dispose of wastewater. ES has no further concerns. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> As per the MSDP, the applicant is proposing to utilize cisterns and a trucked service to supply potable water to the proposed development. ES has no further concerns; The applicant provided a Servicing Review for the proposed development prepared by Veritas Development Solutions dated April 2017. The document indicates that the fire water supply will be available via the onsite stormwater pond and drafting hydrant which will meet the requirements of NFPA 1142. As a condition of future DP, the applicant will be required to provide the detailed design of the onsite stormwater pond and drafting hydrant to ensure the design complies with the requirements of NFPA 1142. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> As part of the MSDP, the applicant provided a stormwater management report prepared by ISL Engineering dated June 2017. The report evaluated the pre and post development conditions and providing the sizing of the future stormwater pond with a controlled release which is to be constructed near the NE corner of the subject lands. ES has reviewed the report and has no further concerns; It is to be noted that the parcel directly south of the subject lands was recently re-developed to include a paved parking lot under PRDP20162660. The stormwater design for the parking lot contemplated a stormwater pond at the NE corner of the site which releases stormwater through the subject lands towards TWP Road 284. As a condition of future DP, the applicant will be required to register a drainage easement along the east side of the subject lands to ensure that drainage from the lands to the south is not impeded or blocked; As a condition of future DP, the applicant is required to submit detailed engineering drawings for the stormwater management system, prepared by a qualified professional, in accordance with the stormwater management plan prepared by ISL Engineering and the County Servicing Standards. The design shall take into consideration the offsite flows received from the lands to the south, flows

AGENCY	COMMENTS
	<p>generated by the proposed development and permanent volume requirements for firewater as per NFPA 1142;</p> <ul style="list-style-type: none"> As a condition of future DP, the applicant is required to provide a sediment and erosion control plan, prepared by a qualified professional, addressing ESC measures to be implemented during construction in accordance with the requirements of the County's Servicing Standards. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> As part of the MSDP, the applicant provided an Environmental Project Review prepared by ISL Engineering dated April 2017. The review concluded that the proposed development has the ability to impact valued ecosystem components (VECs) existing within the subject lands such as wildlife and vegetation. As a condition of future DP, the applicant will be required to conduct a Biophysical Impact Assessment, prepared by a qualified professional, to assess the onsite VECs and provide mitigation measures to be implemented into the detailed design of the site; As per the MSDP, the applicant received clearance from Alberta Culture & Tourism under the Historical Resources Act on October 06, 2017; The Environmental Project Review also indicates that a dugout and ephemeral wetland exist within the boundaries of lands proposed to be developed. The MSDP indicates that a 10m setback from the wetland shall be maintained to sustain the wetland however, the dugout will be lost/developed. At time of DP, it shall be the applicant's responsibility to obtain all necessary approvals from AEP under the Water Act for the loss of the dugout or any other areas of environmental significance.
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Concerns have been addressed.
Infrastructure and Operations – Utility Services	No concerns.

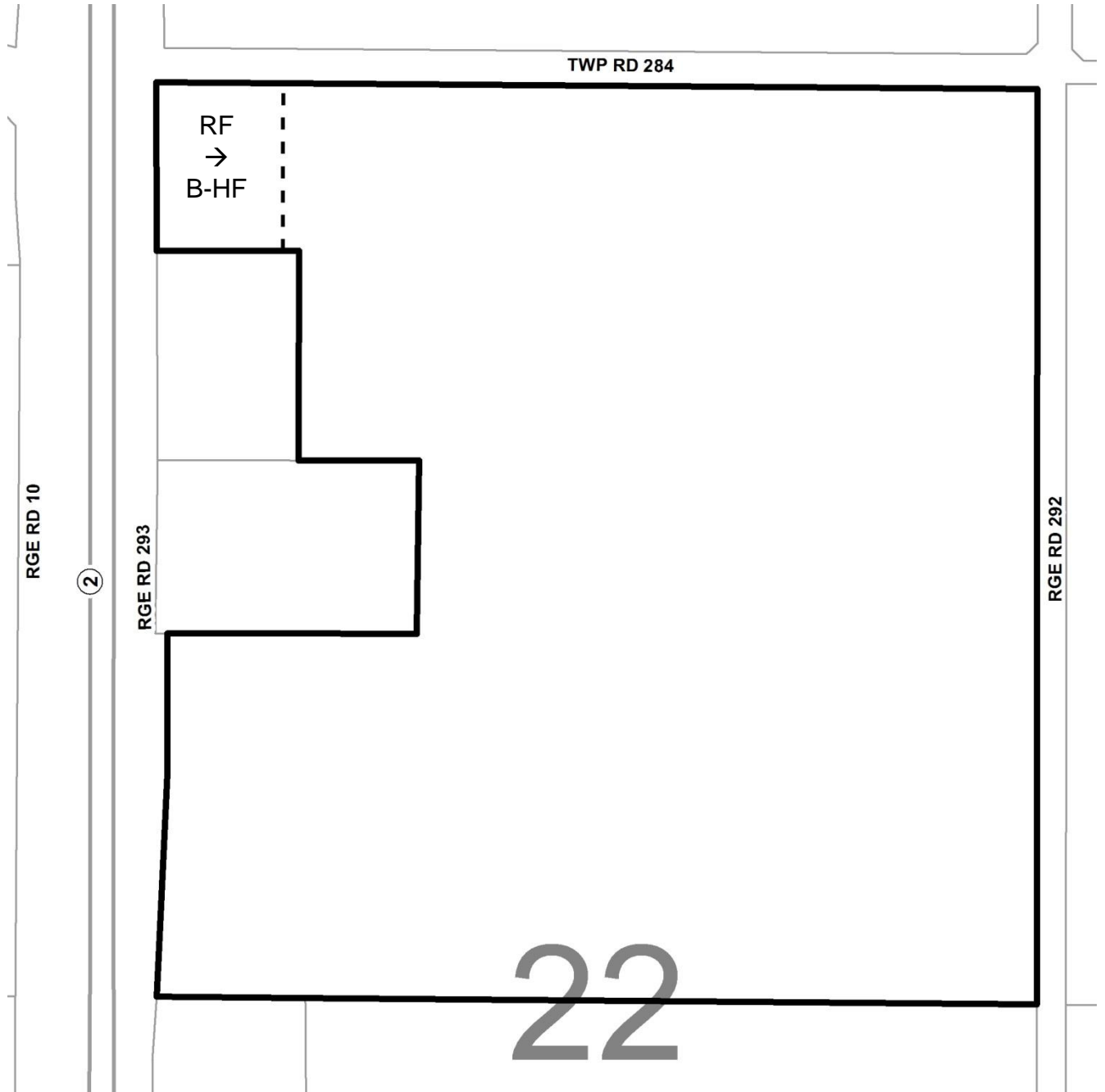
Circulation Period: July 18, 2017 to August 9, 2017.



LOCATION PLAN

NE-22-28-29-W04M

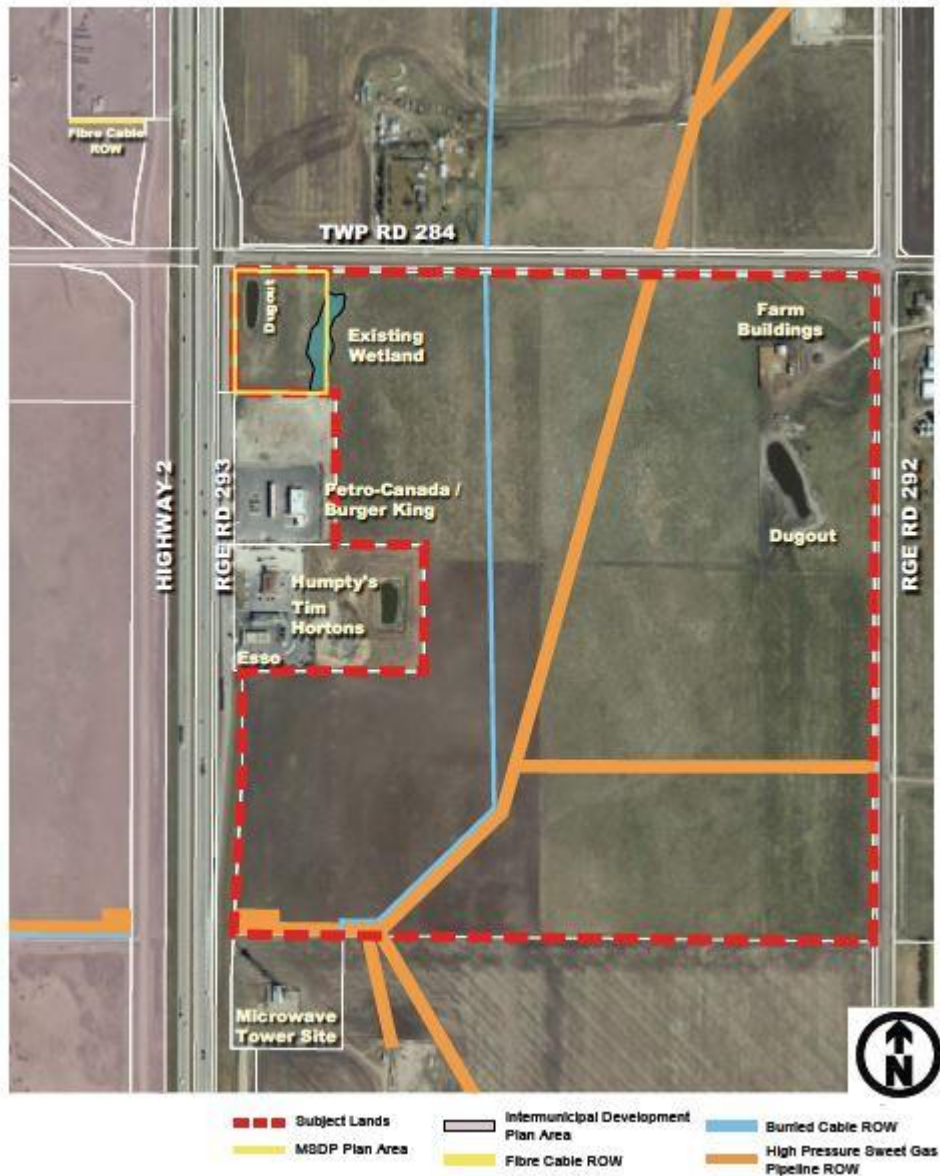
Development Proposal: To adopt a master site development plan to provide a policy framework to guide future redesignation, subdivision and development proposals within a portion of NE 22-28-29 W04M.



DEVELOPMENT PROPOSAL

NE-22-28-29-W04M

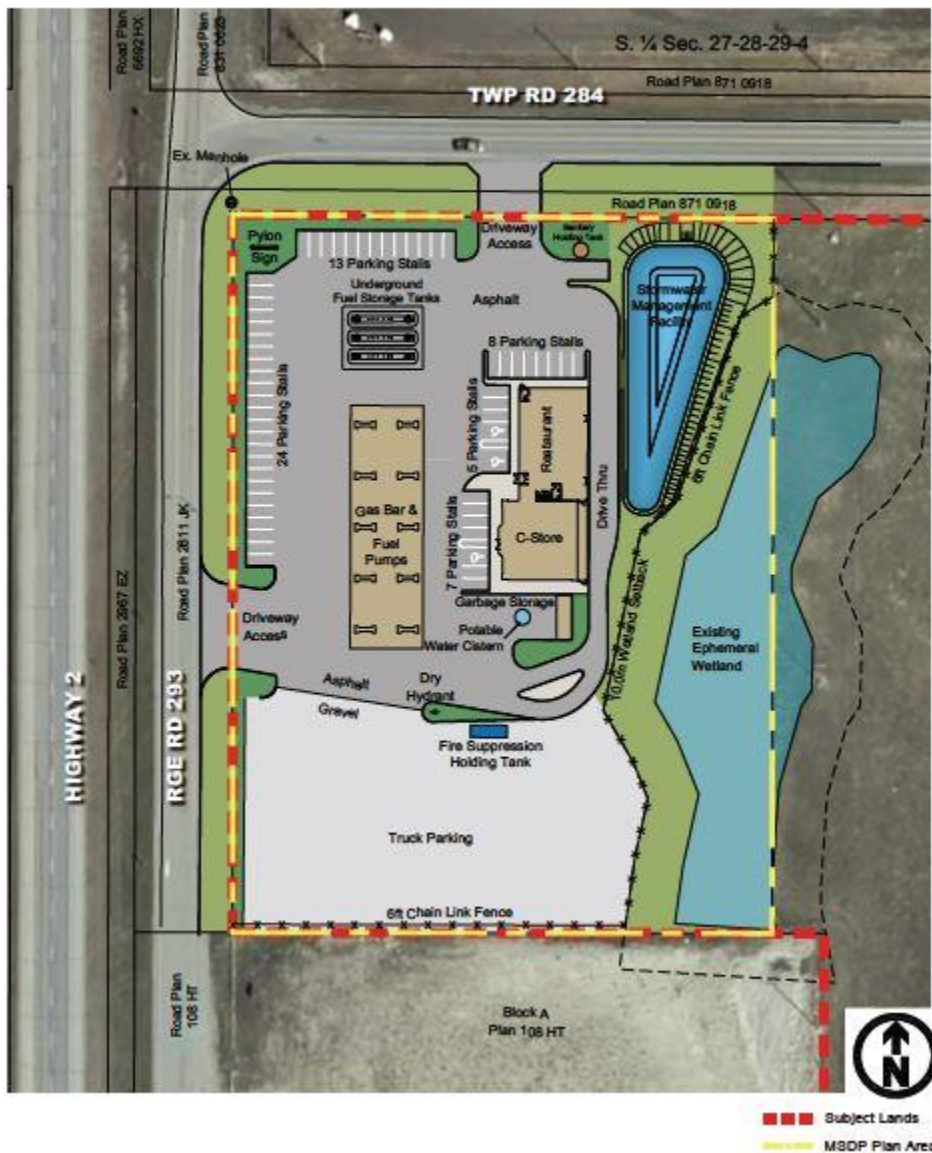
FIGURE 3 | Existing Site Conditions



EXISTING CONDITIONS

NE-22-28-29-W04M

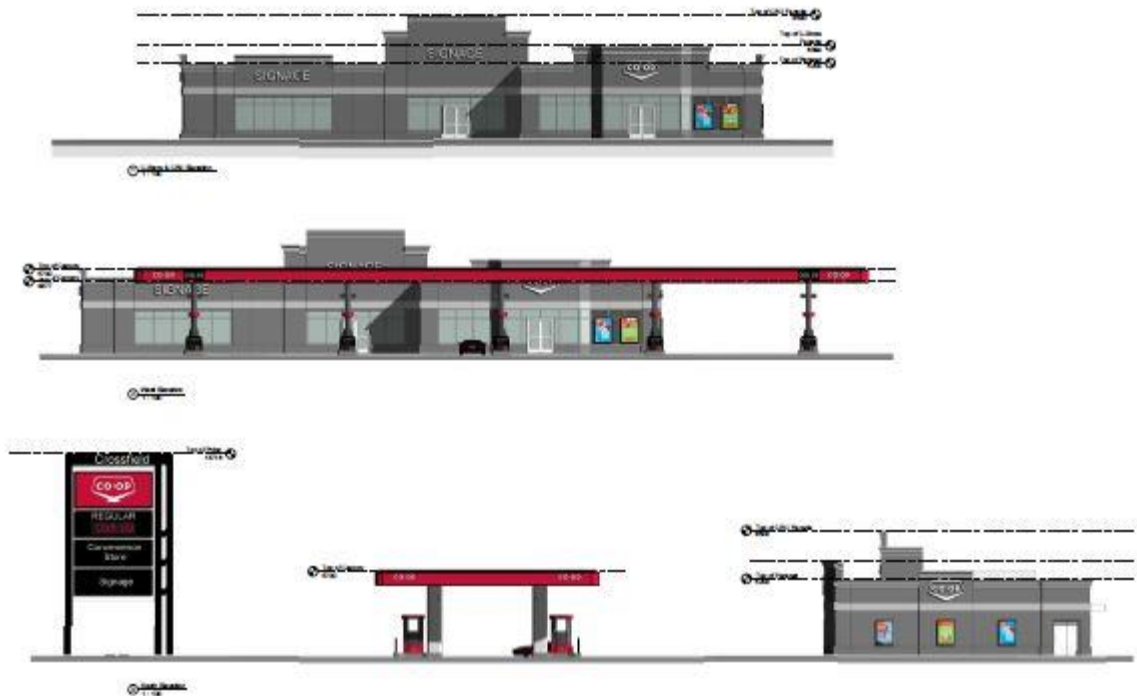
FIGURE 5 | The Development Concept



CONCEPT

NE-22-28-29-W04M

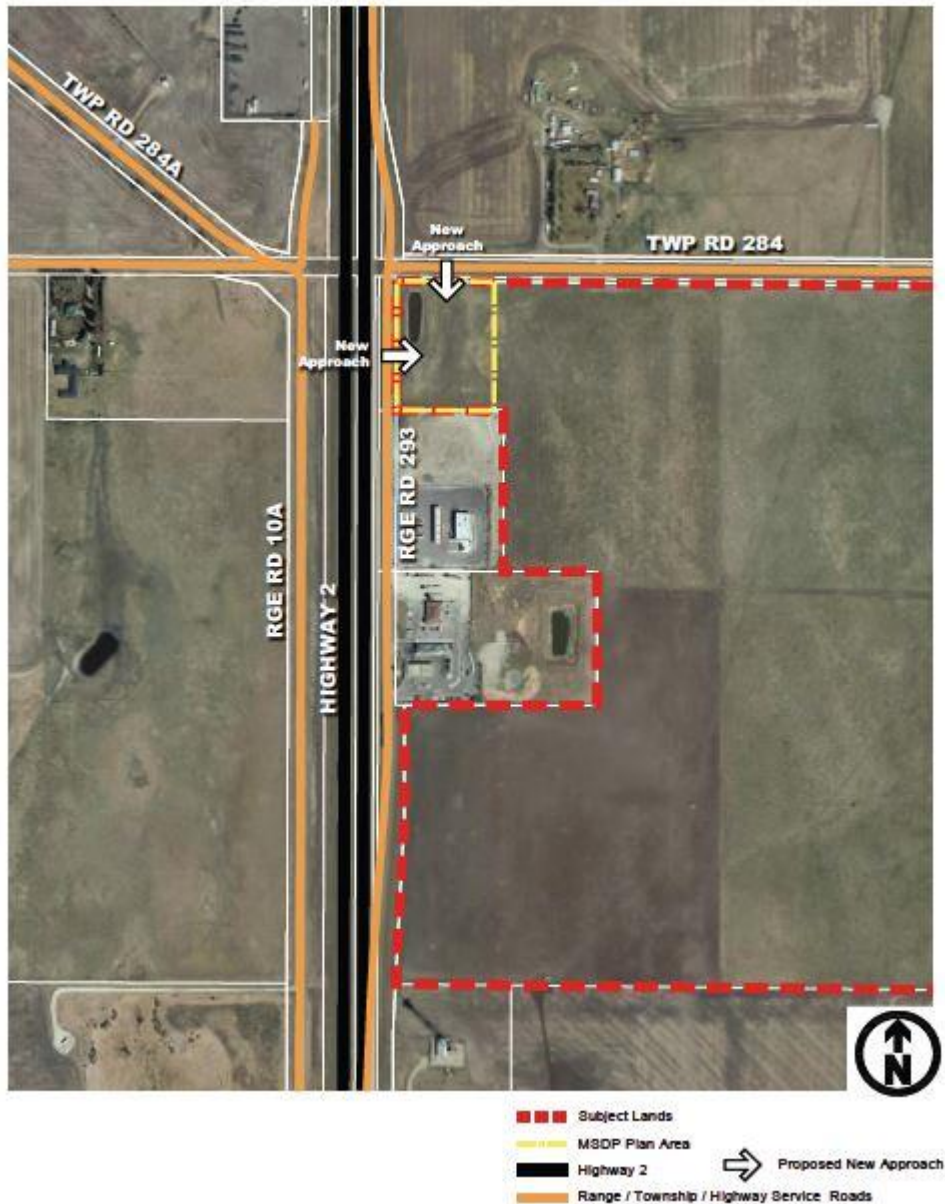
FIGURE 6 | Architectural Considerations



ARCHITECTURAL

NE-22-28-29-W04M

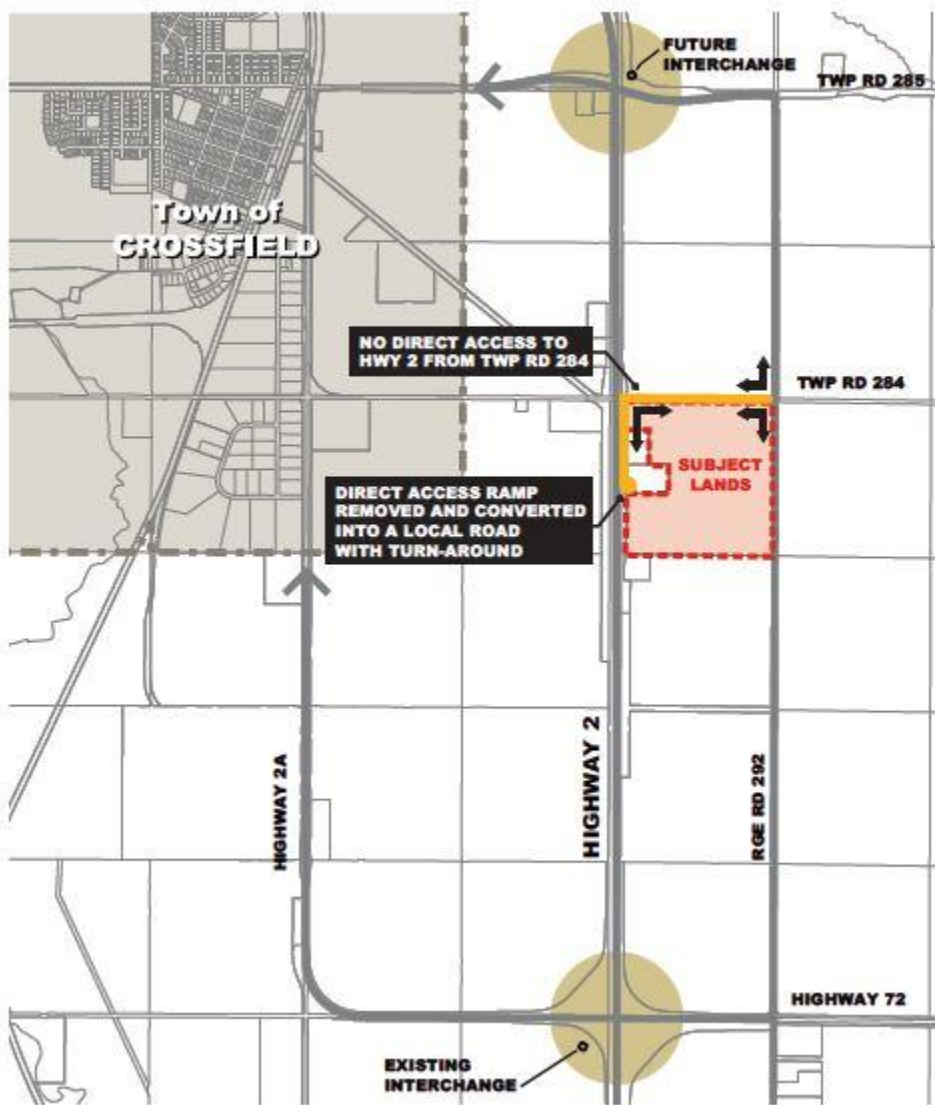
FIGURE 8 | Transportation



TRANSPORTATION - ACCESS

NE-22-28-29-W04M

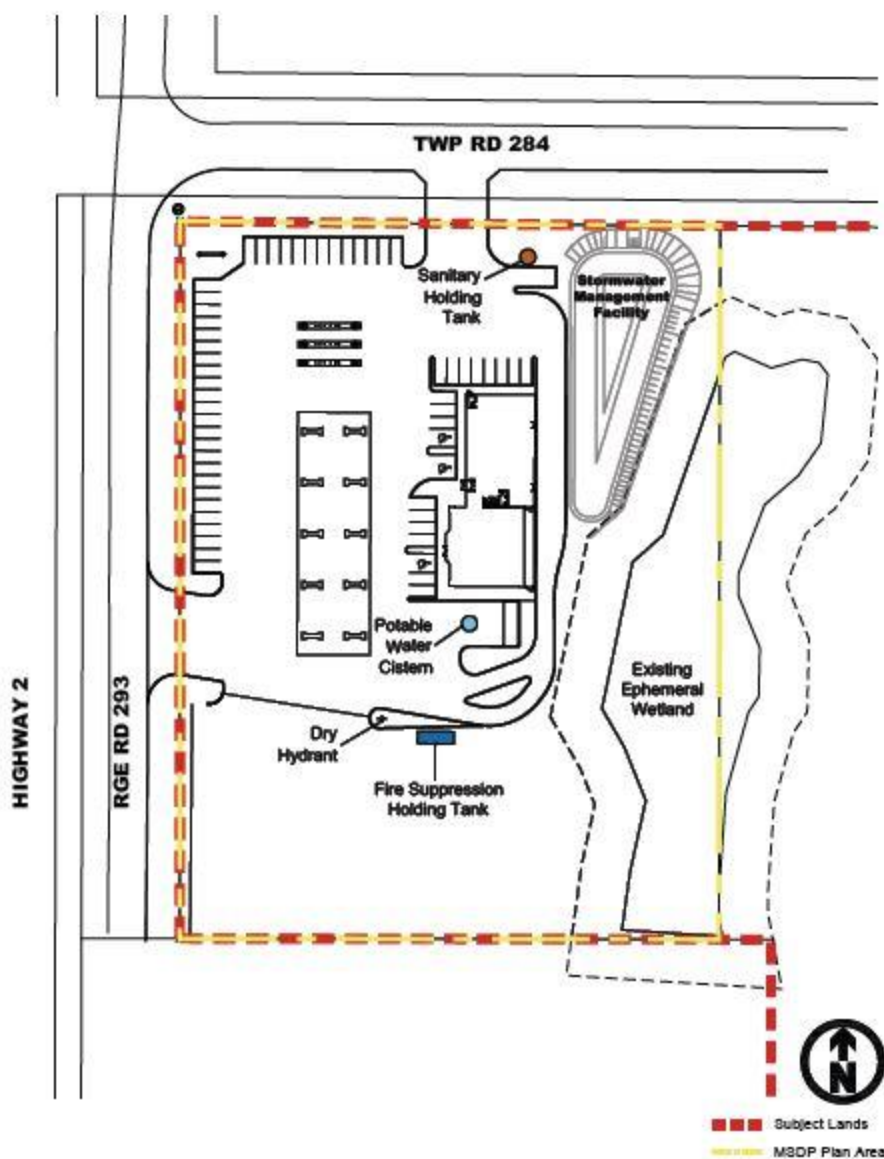
FIGURE 9 | Future Local Municipal Road Access Plan



TRANSPORTATION – FUTURE NETWORK

NE-22-28-29-W04M

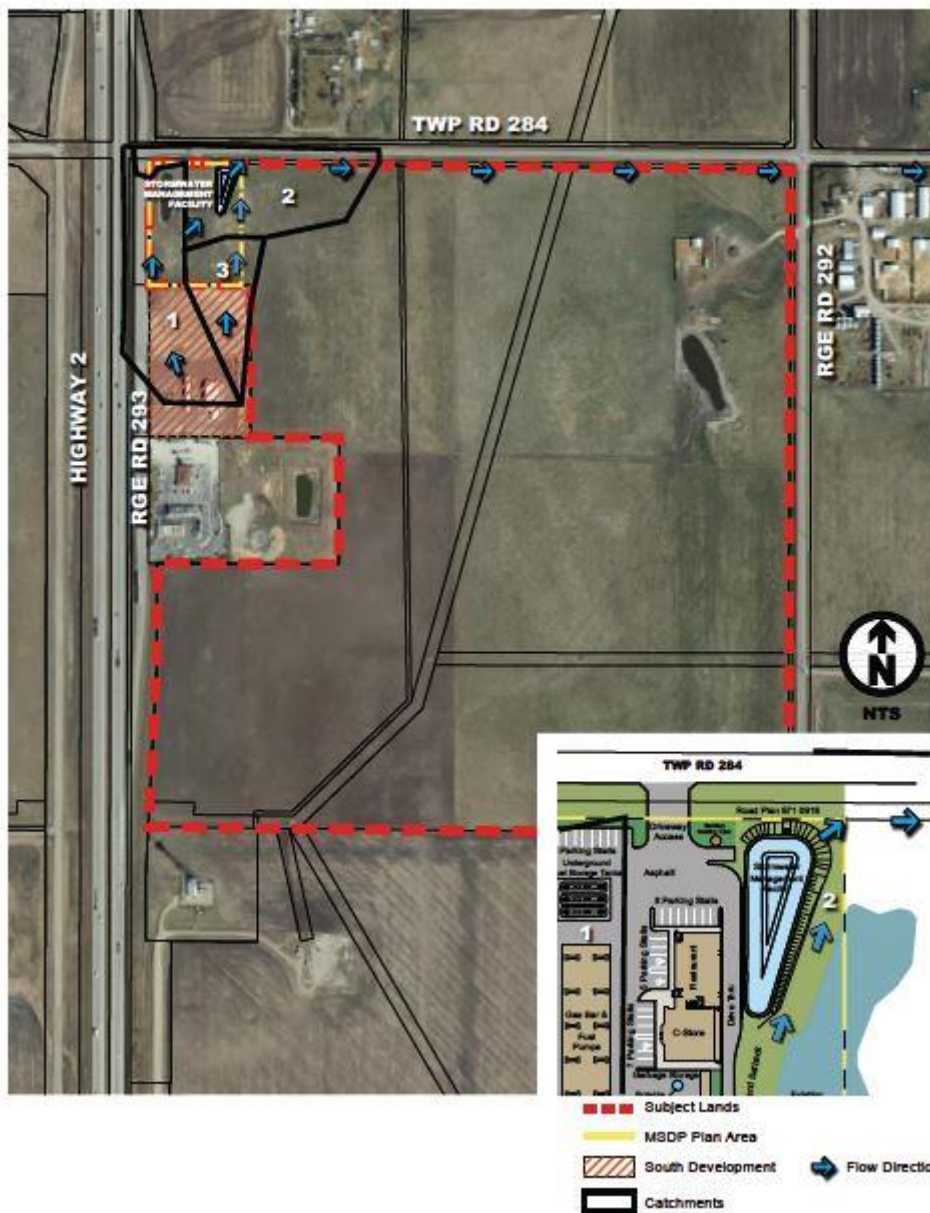
FIGURE 10 | Potable Water / Wastewater Services



POTABLE WATER/WASTEWATER SERVICING

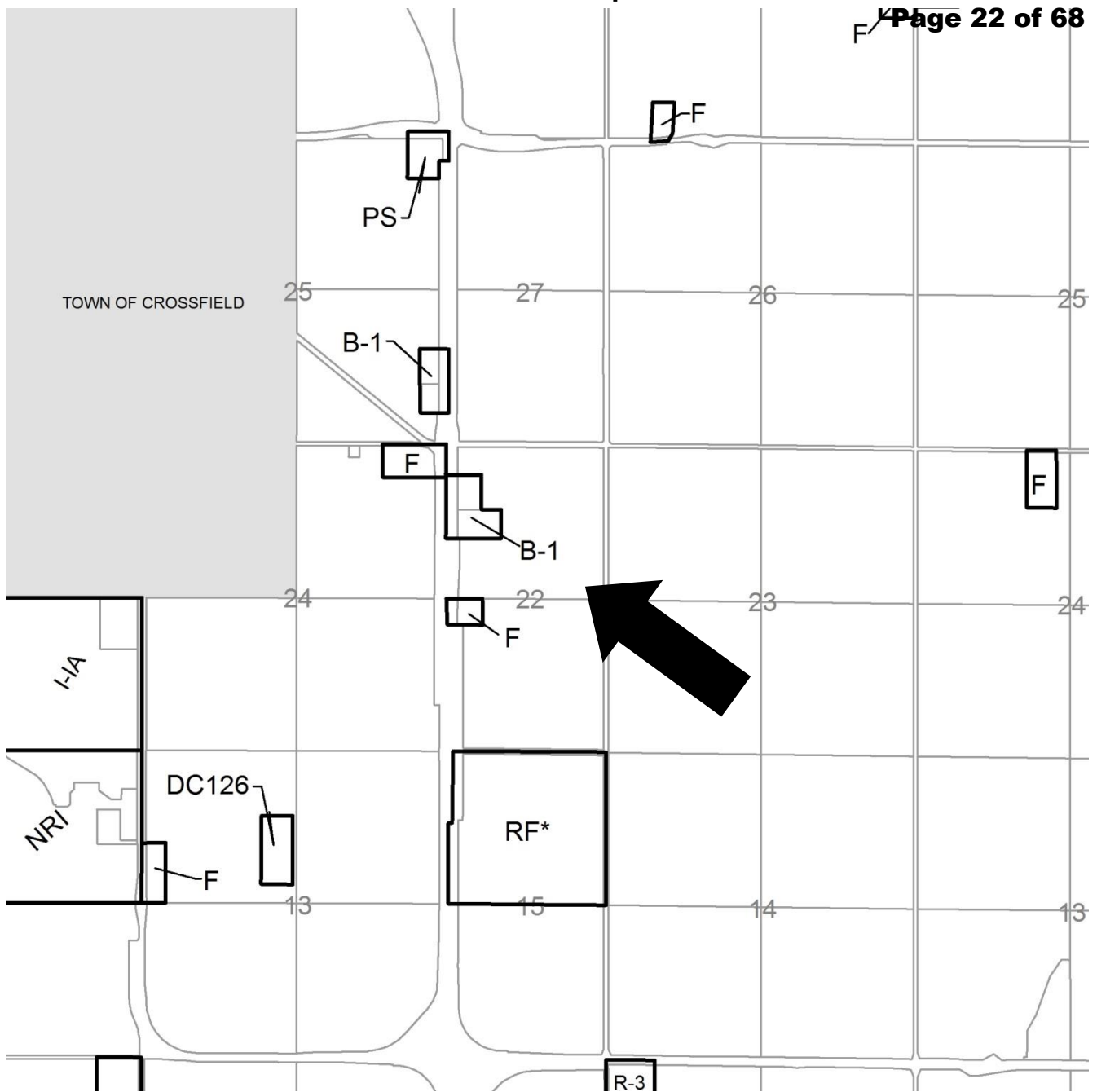
NE-22-28-29-W04M

FIGURE 11 | Stormwater Service



STORMWATER SERVICING

NE-22-28-29-W04M



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

LAND USE MAP

NE-22-28-29-W04M



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

TOPOGRAPHY

Contour Interval 2 M

NE-22-28-29-W04M

Date: July 17, 2017

Division # 6

File: 08422002

AGENDA

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

AIR PHOTO

Spring 2016

NE-22-28-29-W04M

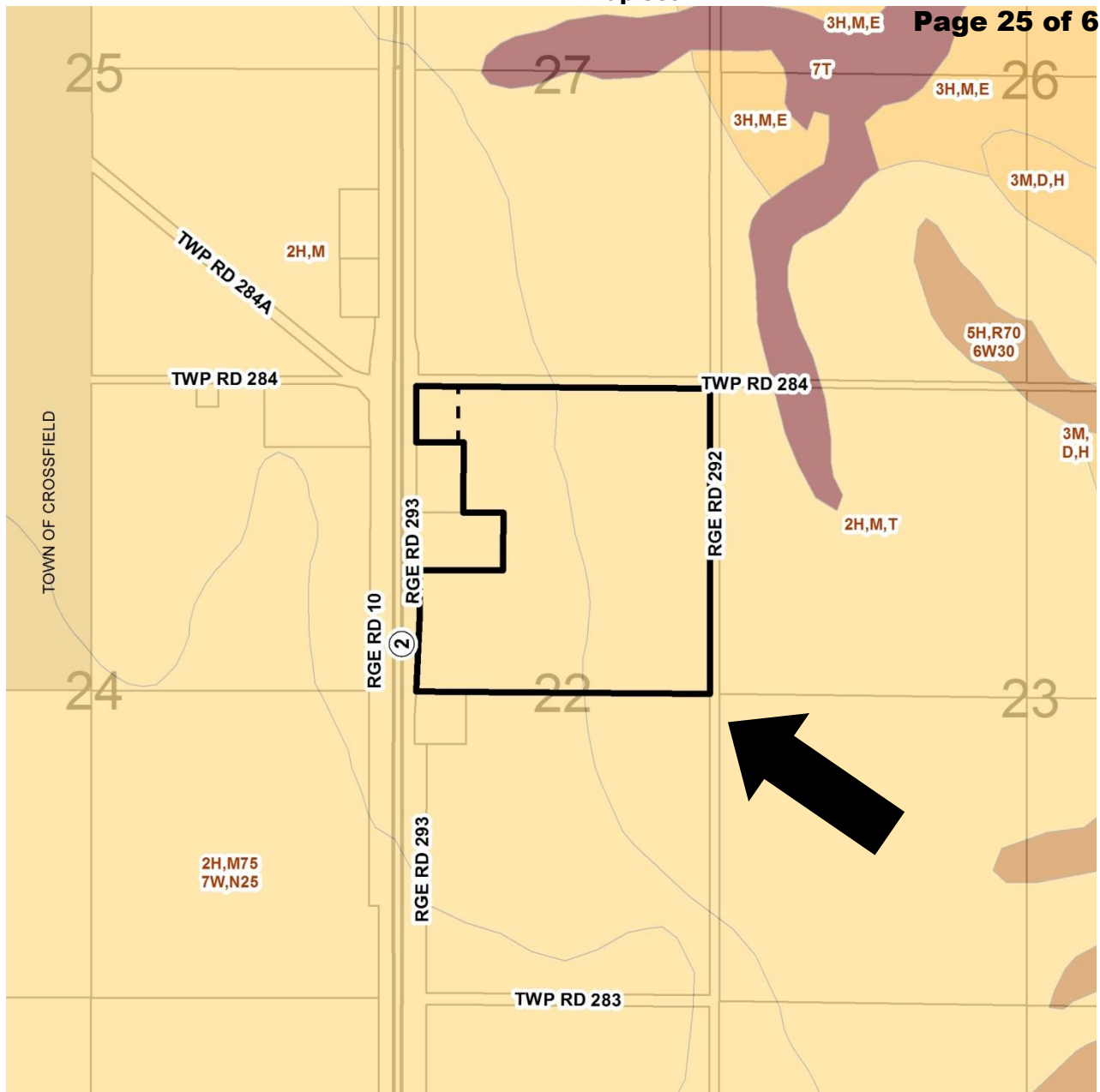
Date: July 17, 2017

Division # 6

File: 08422002

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

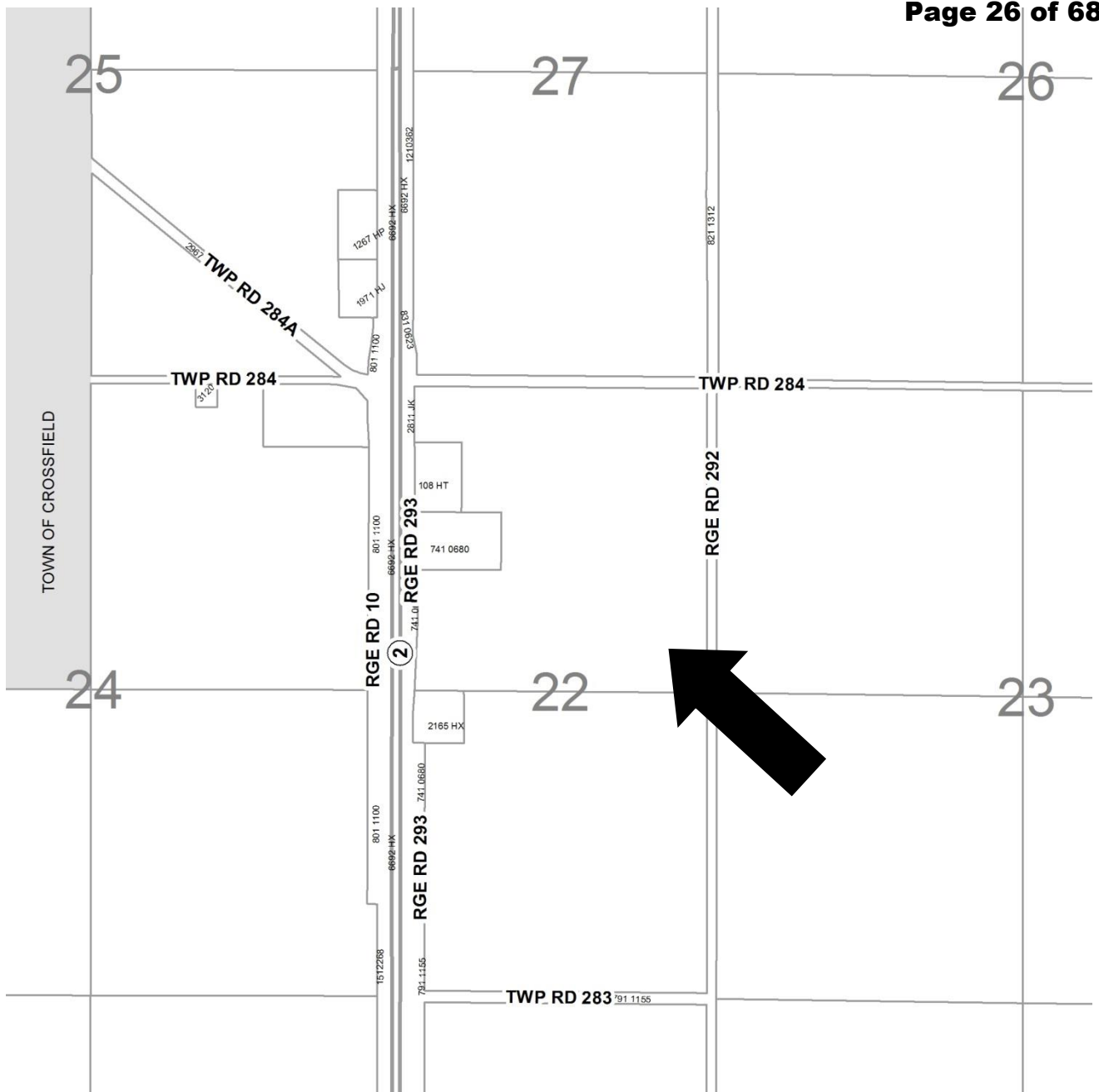
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

Limitations

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

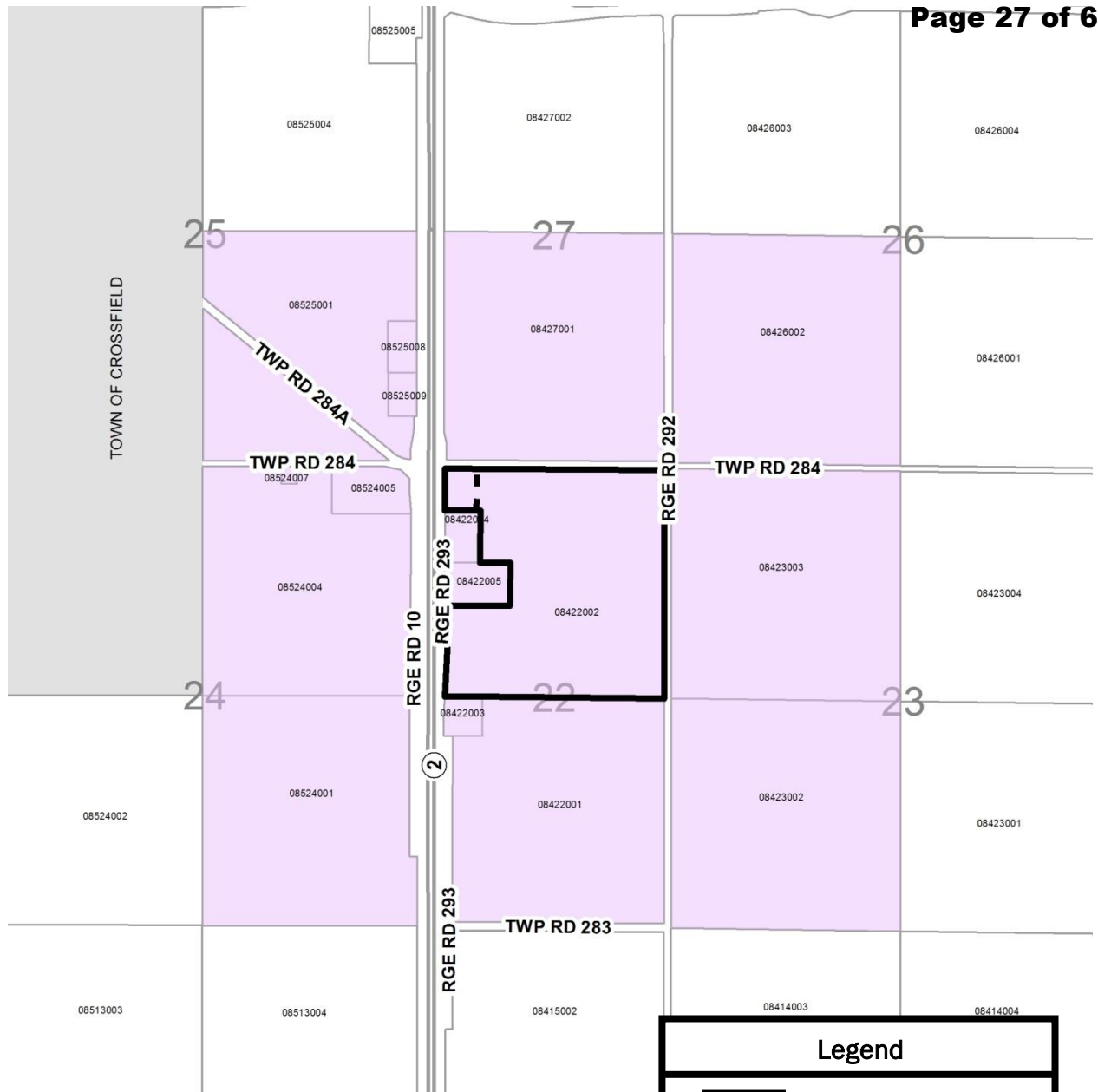
SOIL MAP

NE-22-28-29-W04M

**Legend – Plan numbers**

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

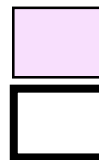
HISTORIC SUBDIVISION MAP**NE-22-28-29-W04M**Date: July 17, 2017Division # 6File: 08422002**AGENDA****Page 635 of 677**



Letters in Opposition

Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

NE-22-28-29-W04M



CO•OP

GAS BAR / CONVENIENCE STORE / RESTAURANT

SITUATED ALONG THE NORTHBOUND
HIGHWAY 2 SERVICE ROAD (NEAR CROSSFIELD)

Master Site Development Plan

DECEMBER 2017

Submitted to
ROCKY VIEW COUNTY

Submitted by
CALGARY CO•OP

Prepared by
B&A PLANNING GROUP

CO•OP



b&a



ROCKY VIEW COUNTY

CO•OP Master Site Development Plan

SITUATED ALONG THE NORTHBOUND
HIGHWAY 2 SERVICE ROAD (NEAR CROSSFIELD)

• FINAL DRAFT •

Submitted to
ROCKY VIEW COUNTY

Submitted by
CALGARY CO•OP

Prepared by
B&A PLANNING GROUP

The logo for CO•OP, featuring the letters "CO•OP" in a bold, red, sans-serif font. The dot between "CO" and "OP" is a solid red circle.

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1.0

Introduction

This Master Site Development Plan (MSDP) contemplates the development of a highway commercial use which will include a highway service station, convenience store and drive-through restaurant.

The MSDP is intended to establish expectations regarding how the proposed development will be implemented within the context of the County's municipal policies and development regulations. It considers the proposed placement of buildings, landscaping elements, lighting treatments, and establishes expectations for the overall architectural theme of the project. It also describes a strategy to implement all required transportation and utility servicing infrastructure necessary to support the proposed development and demonstrates how the project can be implemented without negatively impacting existing local businesses and surrounding agricultural land uses.

This MSDP was prepared in accordance with the 'Other Business Development' policies of County Plan (Bylaw C-7280-2013).

• FINAL DRAFT •

2.0

The Project Vision & Rationale



Highway 2 (Queen Elizabeth II Highway) is a major roadway that extends $\pm 1,270$ km from the Canada / United States border through the cities of Calgary, Red Deer and Edmonton to eventually terminate within the northwest portion of the Province at the City of Grande Prairie. It is the longest and busiest highway in the province and conveys approximately 30,000 vehicle trips per day between Calgary and Edmonton. More than half of Alberta's ± 4 million residents live in the Calgary / Edmonton Corridor that is serviced by Highway 2.

Co-Op owns and operates thirty five (35) gas bar locations within the Calgary Region. These facilities offer a variety of automobile oriented services in addition to local conveniences and restaurant amenities. Presently, Co-Op does not have any facilities north of the City of Airdrie. However, Co-Op believes there is market opportunity to establish a new location along Highway 2 just east of the Town of Crossfield. Co-Op wishes to develop an attractive gas bar/convenience store / restaurant facility which will provide services and amenities to large volume of travelling public which passes by the site each day.

The project location is situated directly east of Highway 2 and is benefitted by a convenient direct access from the northbound travel lanes via a service ramp owned and maintained by Alberta Transportation. This access ramp benefits a variety of existing highway commercial developments with auto-oriented services and amenities catering to the northbound travelling public along Highway 2. It is noted that no such direct access is available to the lands situated on the west side of Highway 2. As such, this unique transportation infrastructure provides an opportunity to facilitate additional highway oriented commercial development at this location.

The proposed development can be supported by limited service utility infrastructure without the demand for municipal servicing.

Co-Op wishes to become a corporate citizen of Rocky View County and believes this proposed Highway 2 service centre will enhance the County's net fiscal position by contributing to the municipality's non-residential assessment base.

3.0

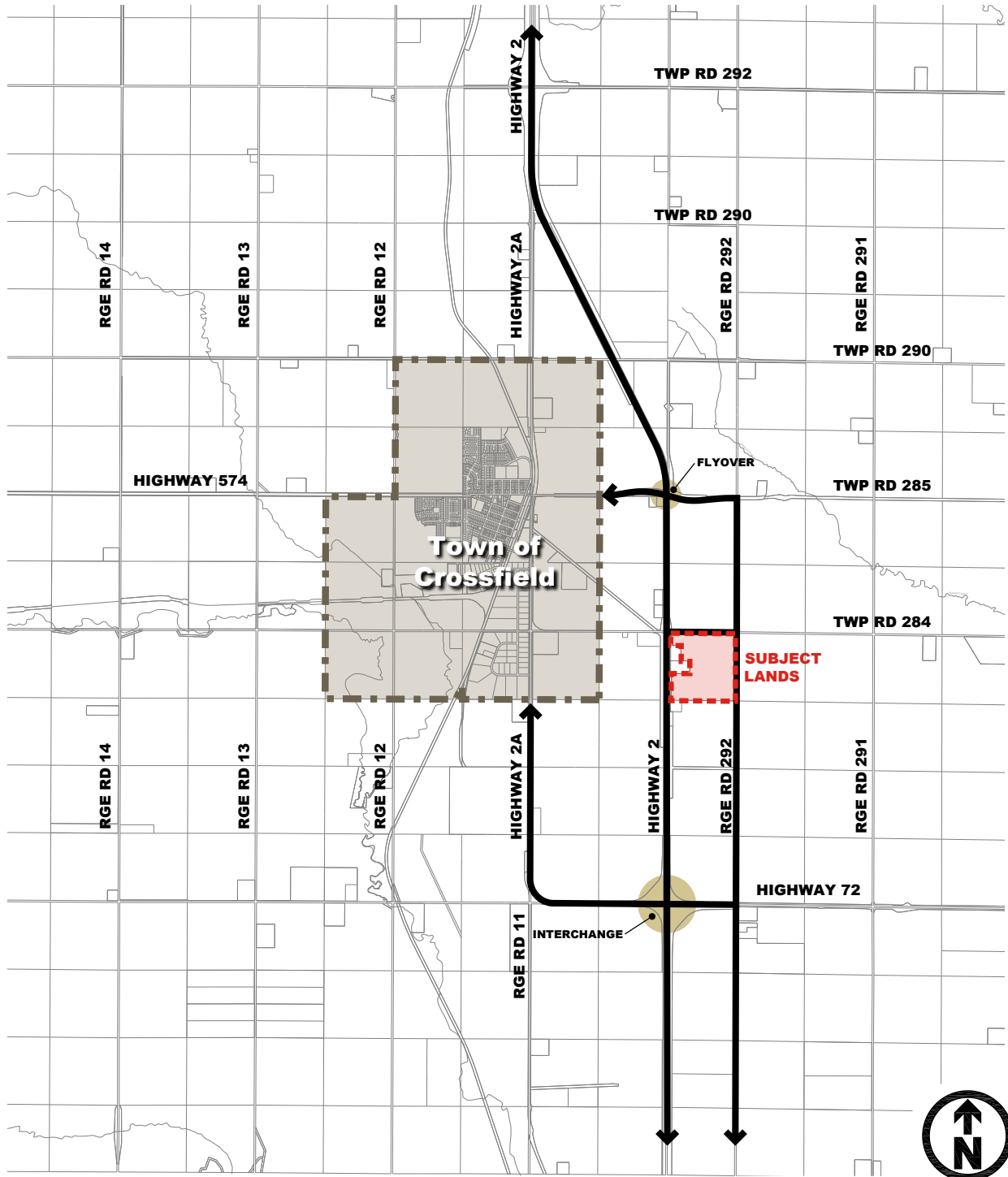
Area Context

As illustrated by Figure 1: Regional Context, the MSDP area is located directly east of Highway 2 and south of Township Rd 284, about 0.8 km east of the Town of Crossfield.

Although the MSDP area is located in proximity to the Town of Crossfield, the lands are physically isolated due to the alignment of Highway 2 which has restricted access primarily limited to grade-separated interchanges. The intersection of Highway 2 and Highway 72 provides access between the MSDP area and the Town of Crossfield via Highway 2A and Range Road 292. Additionally, the 'flyover' situated along Township Road 284 provides a second opportunity for access via Range Road 292.

Alberta Transportation owns and maintains the northbound service road that extends from Highway 2 directly west of the subject lands. This highway infrastructure provides convenient and efficient access to existing highway-oriented commercial developments located directly south of the MSDP area. These existing commercial developments include two (2) gas bars (Esso & Petro-Can) with attendant convenience stores/restaurants with another stand-alone restaurant facility (Humpty's).

FIGURE 1 | Regional Context



• FINAL DRAFT •

4.0

Municipal Policy Framework

4.1 The County Plan (Municipal Development Plan)

The County Plan supports the development of various types of business areas that provide multiple benefits to the social, economic and environmental fabric of the municipality. As illustrated by Map 1: Managing Growth, the County Plan encourages three types of business development opportunities: regional business centres, highway business areas and hamlets. It is acknowledged that the subject lands are not located within an area that has been specifically identified for business development as per Map 1: Managing Growth.

However, Sections 14.19 to 14.22 of the County Plan provide opportunity for 'other business development' to locate in areas not identified on Map 1: Managing Growth provided that such a proposal provides a rationale for why it cannot be located in an identified business area (e.g. requirement for unique infrastructure) and is evaluated in accordance with the following criteria:

- a. Limited in size, scale, intensity and scope;
- b. Have direct access to a paved County road or Provincial highway;
- c. Supported by a Traffic Impact Assessment (TIA); and
- d. Minimize adverse impacts on existing adjacent developments.

This MSDP has been prepared in accordance with these County Plan policy considerations. The proposed development is limited in size, scale & intensity and logically defined within an established business development area which has direct access to a paved highway service road. The TIA prepared to support this MSDP indicates the project could proceed without the requirement for off-site roadway improvements. The proposed development will not create negative impact to the surrounding adjacent developments and specific design considerations have been contemplated to buffer the proposed use from the adjacent agricultural area. The MSDP area is supported by unique transportation infrastructure that facilitates direct access from Highway 2.

4.2 The North Central Industrial Area Structure Plan

On September 12th, 2017, RVC approved the North Central Industrial Area Structure Plan which sets expectation for the development of an attractive regional industrial business hub expected to accommodate a variety of industrial uses that complement the Town of Crossfield and the surrounding predominantly agricultural area. The ASP's future land use strategy anticipates a range of light and general industrial uses along the west side of Highway 2. Access to this future industrial area is expected to be provided by a new interchange to be constructed along the Township Road 285 alignment. No direct access to Highway 2 is anticipated within any of the lands within the ASP boundary.

4.3 Master Site Development Plan Requirements

The County Plan provides a framework regarding what considerations a Master Site Development Plan is expected to address including the following:

1. A general introduction to the proposed development: a discussion of the vision and purpose of the proposal
2. A description of the following:
 - a. building placement and setbacks;
 - b. building height and general architectural appearance;
 - c. parking and public lighting;
 - d. landscaping for visual appearance and/or mitigating measures;
 - e. agriculture boundary design guidelines; and
 - f. development phasing.
3. A summary of the Applicant's community consultation and results.
4. Technical issues identified by the County that are necessary to determine the project's viability and offsite impacts including (but not necessarily limited to) a geotechnical investigation, biophysical investigation, stormwater management plan, traffic impact assessment and utility servicing brief

The various sections of this MSDP have been prepared in accordance with the above-referenced content requirements.

• FINAL DRAFT •

4.4 Intermunicipal Considerations

As illustrated by Figure 2: Intermunicipal Context, this MSDP area is not located within the policy area of the Rocky View County / Town of Crossfield Intermunicipal Development Plan.

It is noted that the alignment of Highway 2 forms a significant barrier between this MSDP area and the recently adopted North Central Industrial Area Structure Plan. Likewise, there are no existing or planned future road connections between the MSDP area and the Town of Crossfield. As such, the proposed highway business development contemplated by this MSDP is not expected to negatively impact the Town of Crossfield (or the recently adopted North Central Industrial ASP).

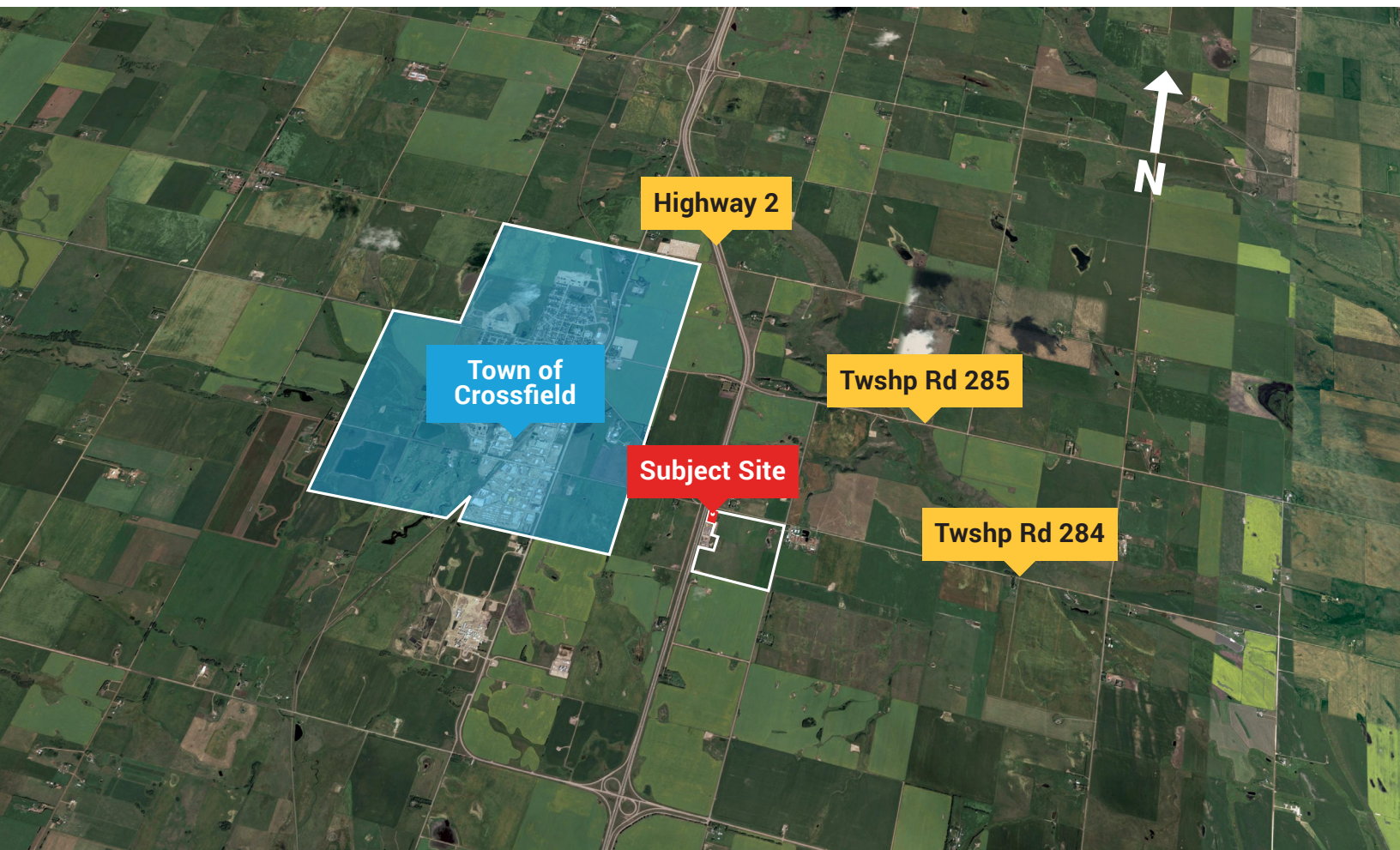
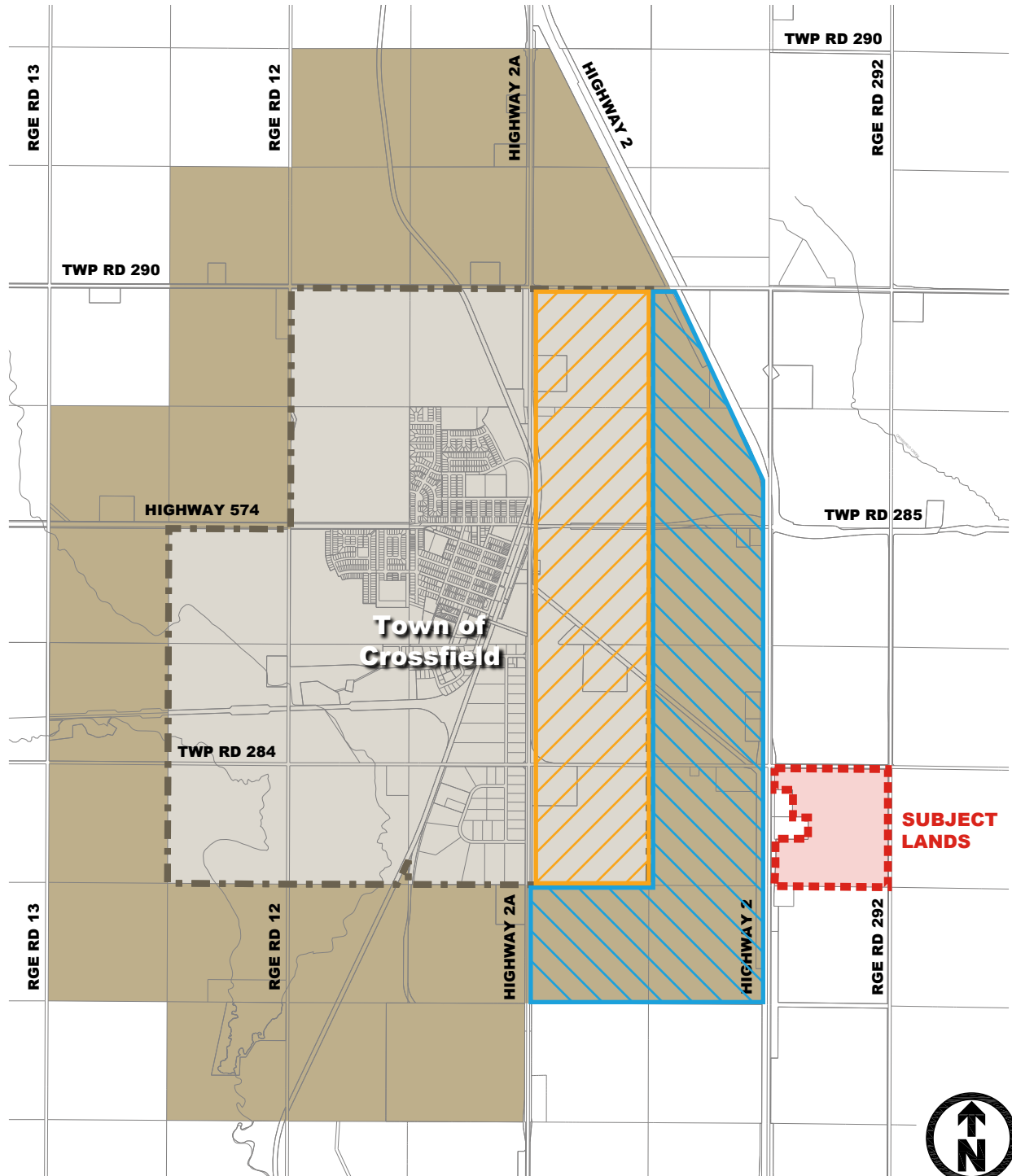


FIGURE 2 | Intermunicipal Context



- Intermunicipal Development Plan Area
- Crossfield East Area Structure Plan
- North Central Industrial Area Structure Plan

• FINAL DRAFT •

5.0

Existing Conditions

As illustrated by Figure 3: Existing Site Conditions, the MSDP area includes a portion of the fractional N ½ Section 22-28-29-W4M containing ± 4 ac. The overall area of the parent parcel is ± 137.5 ac.

The MSDP area is situated directly south and east of the intersection of the northbound Highway 2 service road and Township Rd 284. The subject land includes agricultural lands that have been previously disturbed as a result of a lengthy period of surface agricultural activities.

5.1 Historical Resource Considerations

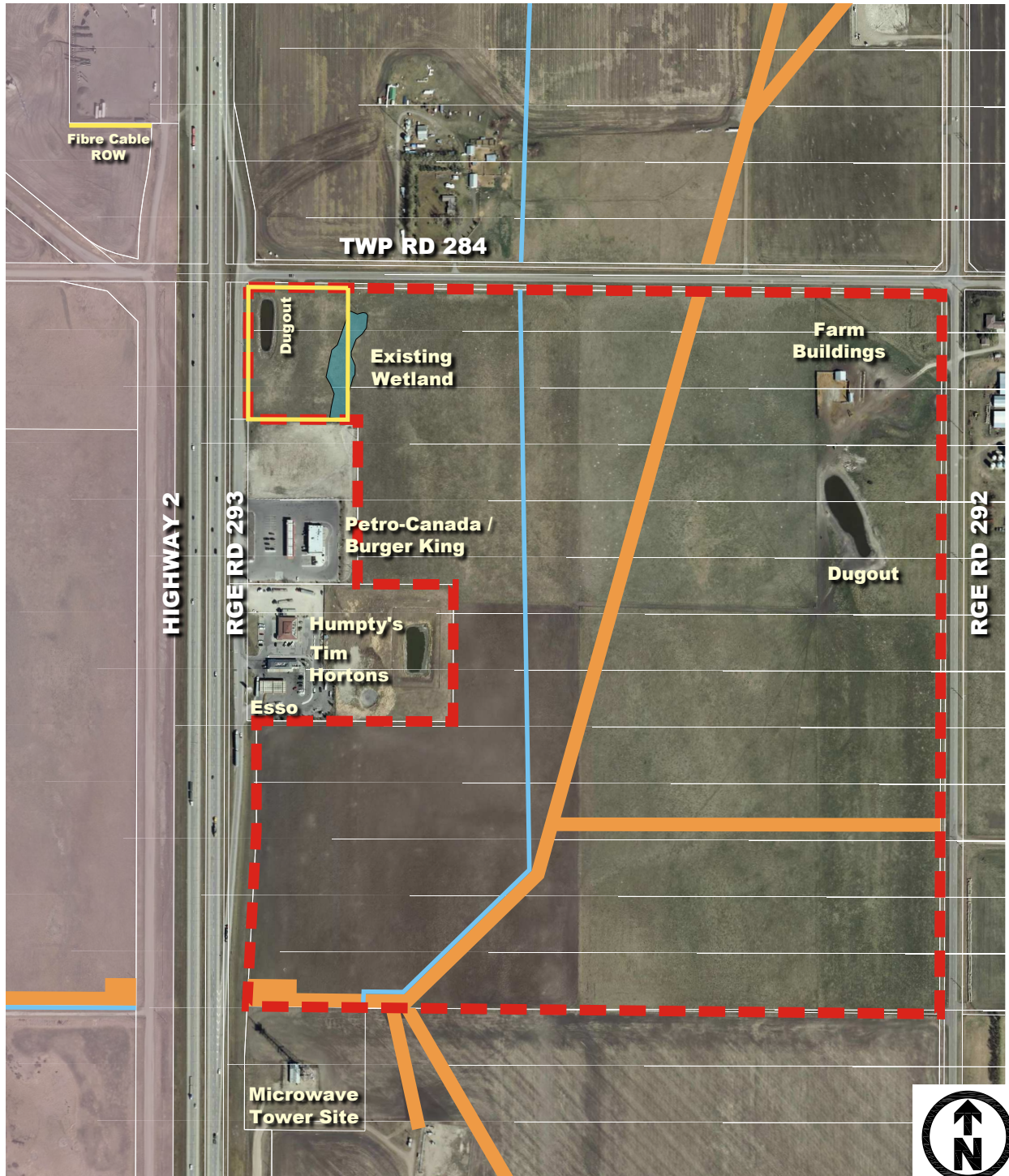
An application for clearance under the Historical Resources Act was submitted to Alberta Culture and Tourism in support of this MSDP in accordance with the Online Permitting and Clearance system (OPaC). On October 6, 2017 a Historical Resource Act approval was provided in support of the proposed development contemplated by this MSDP.

5.2 Gas Pipeline & Telecommunications Right-of-Way Considerations

TransCanada Pipelines own and operate a pipeline that traverses the subject quarter section from northeast towards the southwest. This infrastructure contains a high pressure sweet gas distribution line entirely contained within an existing right-of-way plan 5558 JK. The development contemplated by this MSDP will not negatively impact the existing pipeline infrastructure and no development setback outside the existing pipeline ROW will apply.

The subject lands also contain a buried cable Right of Way Plan 881 0134 which traverses the site from north to south and connects with a steel-structured microwave tower site contained within the parcel situated directly south and adjacent to the MSDP area. The development contemplated by this MSDP will not negatively impact the existing buried telecommunications infrastructure or adjacent communications tower.

FIGURE 3 | Existing Site Conditions



- | | | |
|---------------------|--|--|
| ■ ■ ■ Subject Lands | ■ Intermunicipal Development Plan Area | ■ Burried Cable ROW |
| ■ MSDP Plan Area | ■ Fibre Cable ROW | ■ High Pressure Sweet Gas Pipeline ROW |

• FINAL DRAFT •

5.3 Biophysical Considerations

An initial Project Review Biophysical Assessment was prepared to consider the environmental significance and ecological sensitivity of existing habitat conditions within the site. As previously discussed, the portion of the subject lands contemplated for business development includes existing agricultural lands that have been previously disturbed by cultivation and grazing activities. The MSDP area includes a farm dugout within the northwest portion of the development area that will be removed in accordance with the provisions of the Water Act. The site contains a seasonally-wet 'ephemeral' wetland within the southeast portion of the MSDP area. The developer intends to leave this ephemeral wetland intact and will avoid all disturbances during and following development of this site. As such, the preparation of a Wetland Assessment Impact Report (WAIR) is not contemplated by this MSDP and compensation will not be required by Alberta Environment in accordance with the Provincial Wetland Policy.

5.4 Geotechnical Considerations

A Geotechnical Evaluation was completed within the subject lands to support this MSDP. The report's conclusions indicate that the sub-surface characteristics are considered suitable for the proposed development. Groundwater was shallow and located approximately 3 m below the existing grade surface which may impact utility and foundation design and buoyancy of the underground fuel tanks. The report recommends a number of building techniques to overcome the shallow groundwater conditions.

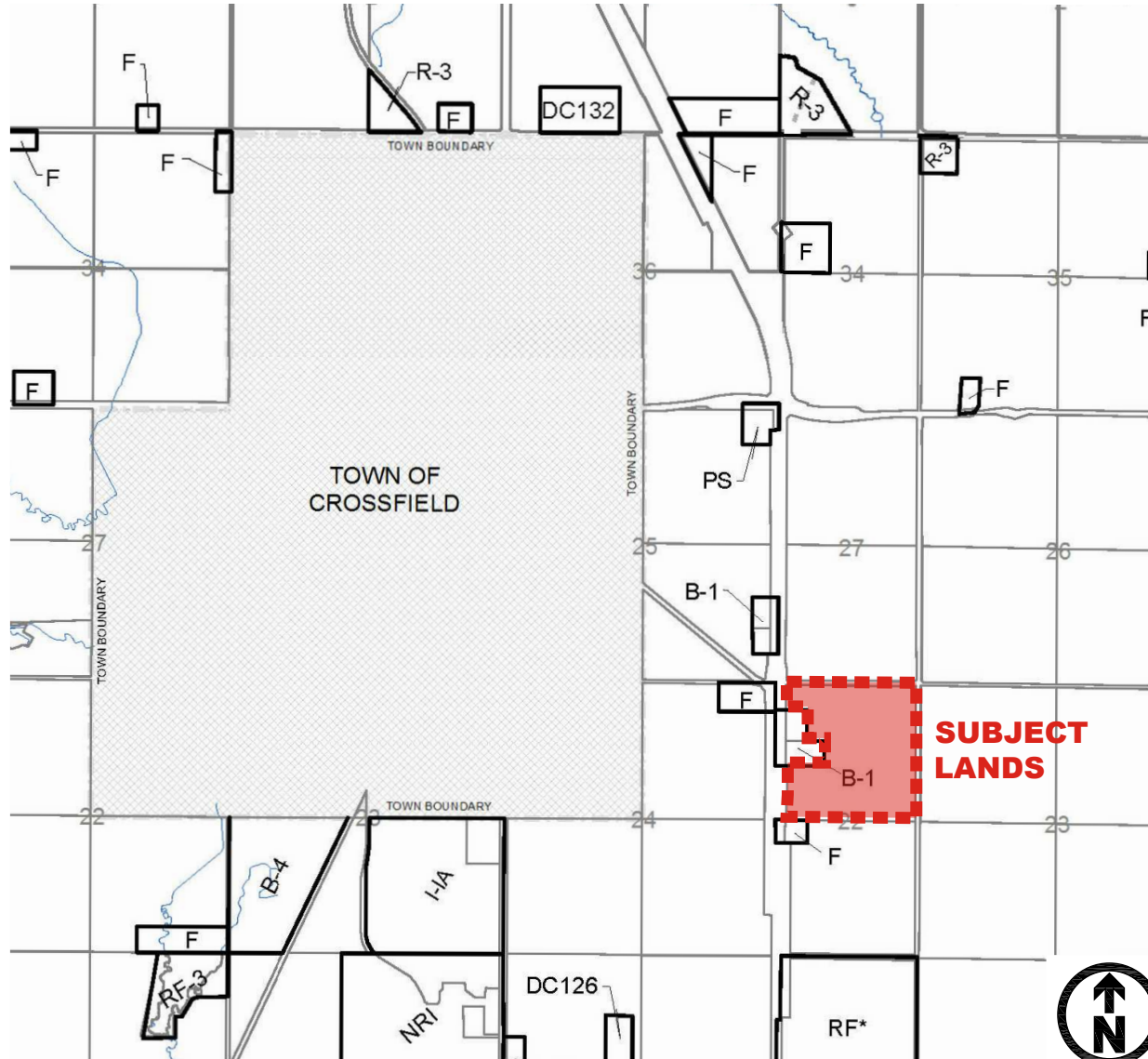
5.5 Existing Land Use & Surrounding Development Context

As illustrated by Figure 4: Existing Land Use and Surrounding Development Context, the subject lands are designated Ranch and Farm District (RF) in accordance with the County's Land Use Bylaw (C-4841-97).

The balance of the parent parcel (not included in the MSDP area) includes a mix of lands under cultivation and pasture. There are two (2) agricultural buildings and an additional farm dugout within the northeast portion of the subject lands. The portion of the site outside of the MSDP boundary is accessed from an existing field approach from Range Road 292.

As previously discussed, the lands directly south of the MSDP area (within the parent parcel - fractional N ½ Section 22-28-29-W4M) include existing highway commercial developments which are accessed by the Highway 2 northbound service road. These existing developments include auto-oriented highway commercial developments that are serviced by potable water cisterns and sanitary sewer holding tanks. The existing Humpty's restaurant is serviced by a potable water connection from the Town of Crossfield. This existing water service cannot be used to service the MSDP area.

FIGURE 4 | Existing Land Use and Surrounding Development Context



RANCH AND FARM DISTRICT..... RF
SEE EXCEPTIONS LISTED WITH THIS DISTRICT..... RF *
RANCH AND FARM TWO DISTRICT..... RF-2
RANCH AND FARM THREE DISTRICT..... RF-3
AGRICULTURAL HOLDING DISTRICT..... AH
FARMSTEAD DISTRICT..... F
RESIDENTIAL ONE DISTRICT..... R-1
RESIDENTIAL TWO DISTRICT..... R-2
RESIDENTIAL THREE DISTRICT..... R-3
HIGHWAY BUSINESS DISTRICT..... B-1
GENERAL BUSINESS DISTRICT..... B-2
LIMITED BUSINESS DISTRICT..... B-3
RECREATION BUSINESS DISTRICT..... B-4
AGRICULTURAL BUSINESS DISTRICT..... B-5
LOCAL BUSINESS DISTRICT..... B-6
HIGHWAY FRONTAGE BUSINESS DISTRICT..... B-HF
BUSINESS CAMPUS BUSINESS DISTRICT..... B-BC
INDUSTRIAL CAMPUS BUSINESS DISTRICT..... B-IC

RECREATION DESTINATION BUSINESS DISTRICT..... B-RD
LEISURE AND RECREATION BUSINESS DISTRICT..... B-LR
AGRICULTURAL SERVICES BUSINESS DISTRICT..... B-AS
POINT COMMERCIAL DISTRICT..... C-PT
VILLAGE CENTRE COMMERCIAL DISTRICT..... C-VC
LOCAL COMMERCIAL DISTRICT..... C-LC
REGIONAL COMMERCIAL DISTRICT..... C-RC
INDUSTRIAL ACTIVITY DISTRICT..... I-A
STORAGE AND SALES INDUSTRIAL DISTRICT..... I-S
NATURAL RESOURCE INDUSTRIAL DISTRICT..... NRI
HAMLET RESIDENTIAL SINGLE FAMILY DISTRICT..... HR-1
HAMLET RESIDENTIAL (2) DISTRICT..... HR-2
HAMLET COMMERCIAL DISTRICT..... HC
HAMLET INDUSTRIAL DISTRICT..... HI
PUBLIC SERVICES DISTRICT..... PS
AIRPORT DISTRICT..... AP
DIRECT CONTROL DISTRICT..... DC



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6.0

The Development Concept

As illustrated by Figure 5: Development Concept, the proposed development will include a:

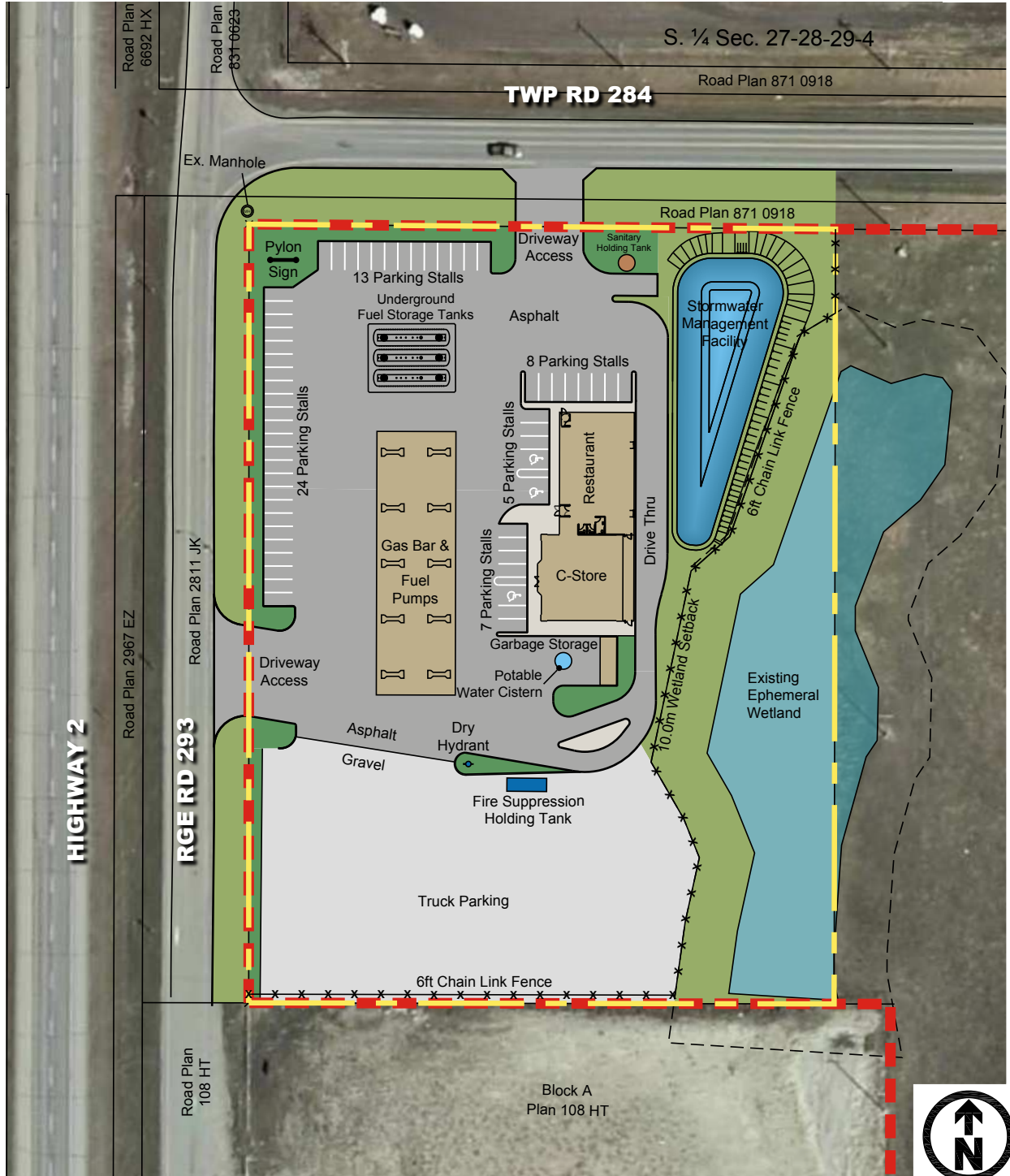
- Gas bar with fuel pumps covered by a canopy;
- Convenience Store;
- Restaurant with drive through;
- A pylon sign and various building signage;
- Refuse bins;
- Below-ground fuel storage tanks;
- Potable water cistern;
- Wastewater storage tank;
- Parking area(s);
- Stormwater management facility (SWMF);
- Landscaped area(s);
- Perimeter fencing; and
- Natural wetland (to remain undisturbed).

Access will be provided by an approach from the Highway 2 service road that will be designed and constructed in accordance with Alberta Transportation's engineering standards. A second approach will be provided from Township Rd 284 that will be designed and constructed in accordance with the County's engineering standards.

Potable water will be provided by a trucked in water service. The developer will install a storage cistern appropriate sized to satisfy the water demand for the proposed business development in addition to meeting the requirements for fire suppression – including the installation of an on-site reservoir and dry hydrant. A licensed contractor will be engaged by the developer to transport potable water to the site on an as-needed basis.

Wastewater will be provided via sanitary holding tanks. The holding tanks will be sized in accordance with the requirements of the associated water demand for the proposed business development. A licensed contractor will be engaged by the developer to transport sanitary effluent to an approved wastewater disposal facility.

FIGURE 5 | The Development Concept



• FINAL DRAFT •

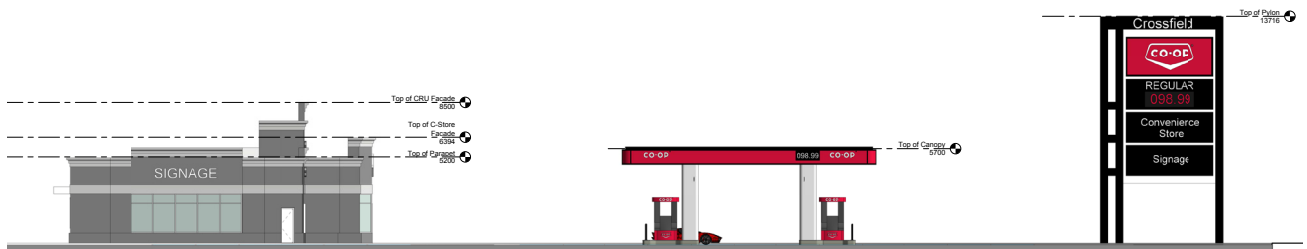
Stormwater will be managed on-site via a comprehensive system of overland conveyance and infiltration areas. A stormwater management facility (SWMF) will be constructed within the northeast portion of the MSDP area to accommodate the surface drainage requirements of this project. The SWMF will be designed in accordance with the County's Servicing Standards so as to limit the impact of the development on downstream lands and water bodies. The design and construction of the SWMF will respect the existing wetland situated within the southeast portion of the development area.

The project area will be professionally landscaped in accordance with the County's Land Use Bylaw requirements. Landscape buffer areas will be installed along the Highway 2 / Range Road 284 frontages that will include drought-resistant native plantings. Additional landscaping and pedestrian amenities might be installed by the developer surrounding the stormwater management facility to provide opportunity for patrons of the facility to exit their vehicles and enjoy respite from the stresses of highway travel.

The southern and eastern boundaries of the site are proposed to be enclosed with a 6' chain link fence in accordance with the requirements of the County's Land Use Bylaw. The alignment of fencing on the eastern boundary of the site will follow an irregular path to respect the existing wetland and proposed stormwater management facility.

The developer wishes to avoid development disturbances within the site's defined natural wetland area and associated 10m riparian buffer. This area will not be built upon.

The development is expected to be constructed in a single phase and all structures and supporting infrastructure is expected to be developed in accordance with the provisions of the County's development permit application process.



• FINAL DRAFT •

7.0

Architectural Design & Landscaping

7.1 Architectural Design Considerations

As illustrated by Figure 6: Architectural Considerations, the styling of all structures and improvements within this MSDP area will be similar to other existing Co-Op gas bar facilities located across the Calgary Region.

Detailed site plans for the proposed development will be provided by the developer at the development permit stage to confirm the following design considerations:

- Size, setbacks and heights of all new structures shall be in accordance with the applicable requirements of the County's Land Use Bylaw (C-4841-97);
- Logical orientation of building elevations towards Highway 2 and Township Road 284;
- Preference for building material finishes that complement the area's ambient background colours and natural vegetation (i.e. stucco and brick); and
- The proposed treatment of parking, loading, signage and lighting in accordance with the County's Land Use Bylaw requirements.

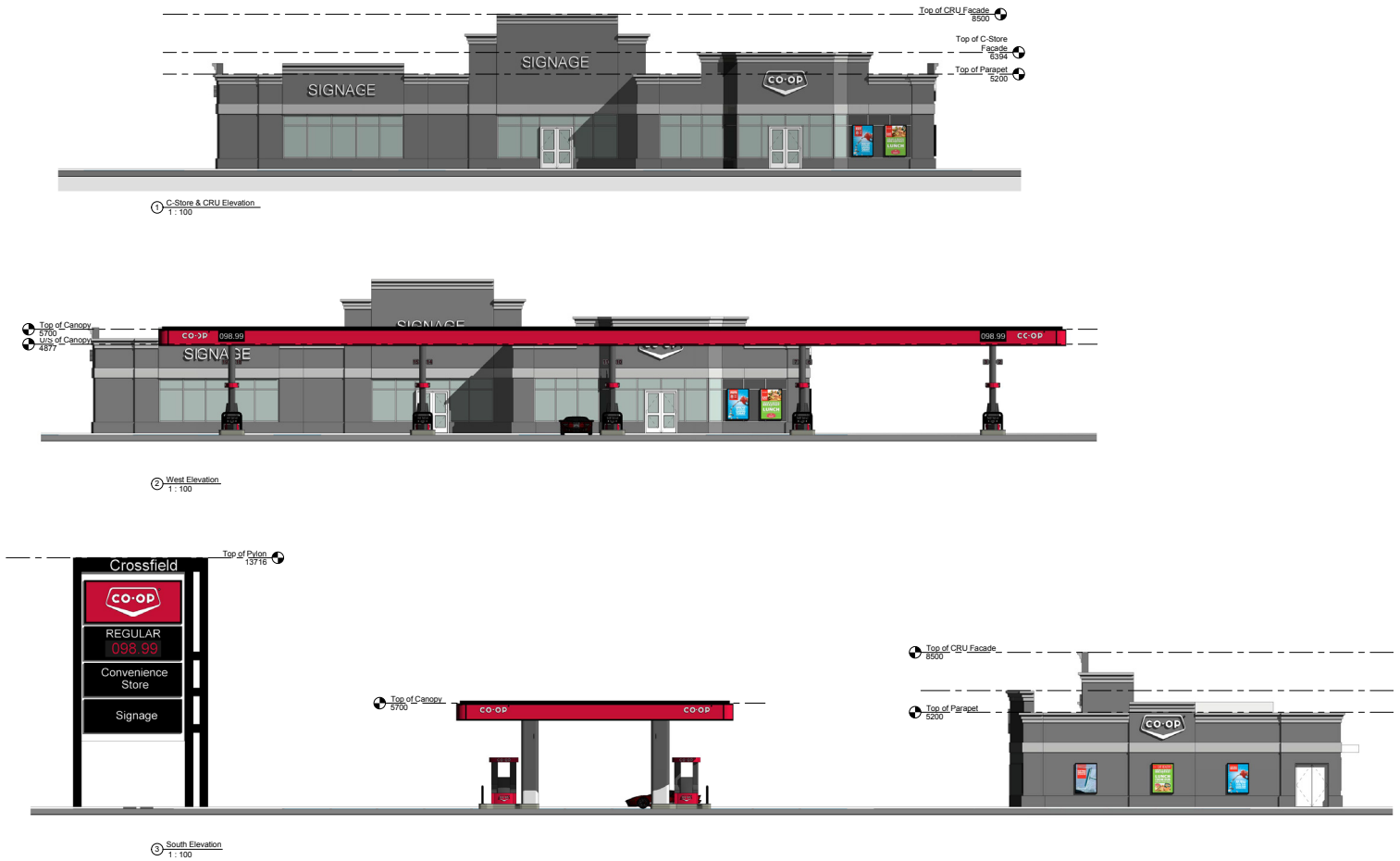
7.2 Landscaping Objectives & Criteria

Landscaping should be used to enhance the building architecture, define outdoor spaces, frame views and coordinate structures within the MSDP area in accordance with the following objectives:

- Soft landscaping should be concentrated in areas along the Highway 2 and Township Road 284 roadway frontages;
- The use of native plant materials is encouraged;
- Plantings should be organized in groupings rather than located individually or in lineal rows;
- Where possible and practical, site grading should divert surface runoff to benefit landscaping elements within the MSDP area.

A landscaping plan, to be prepared by a qualified professional, shall be provided at the development permit stage.

FIGURE 6 | Architectural Considerations



7.3 Lighting

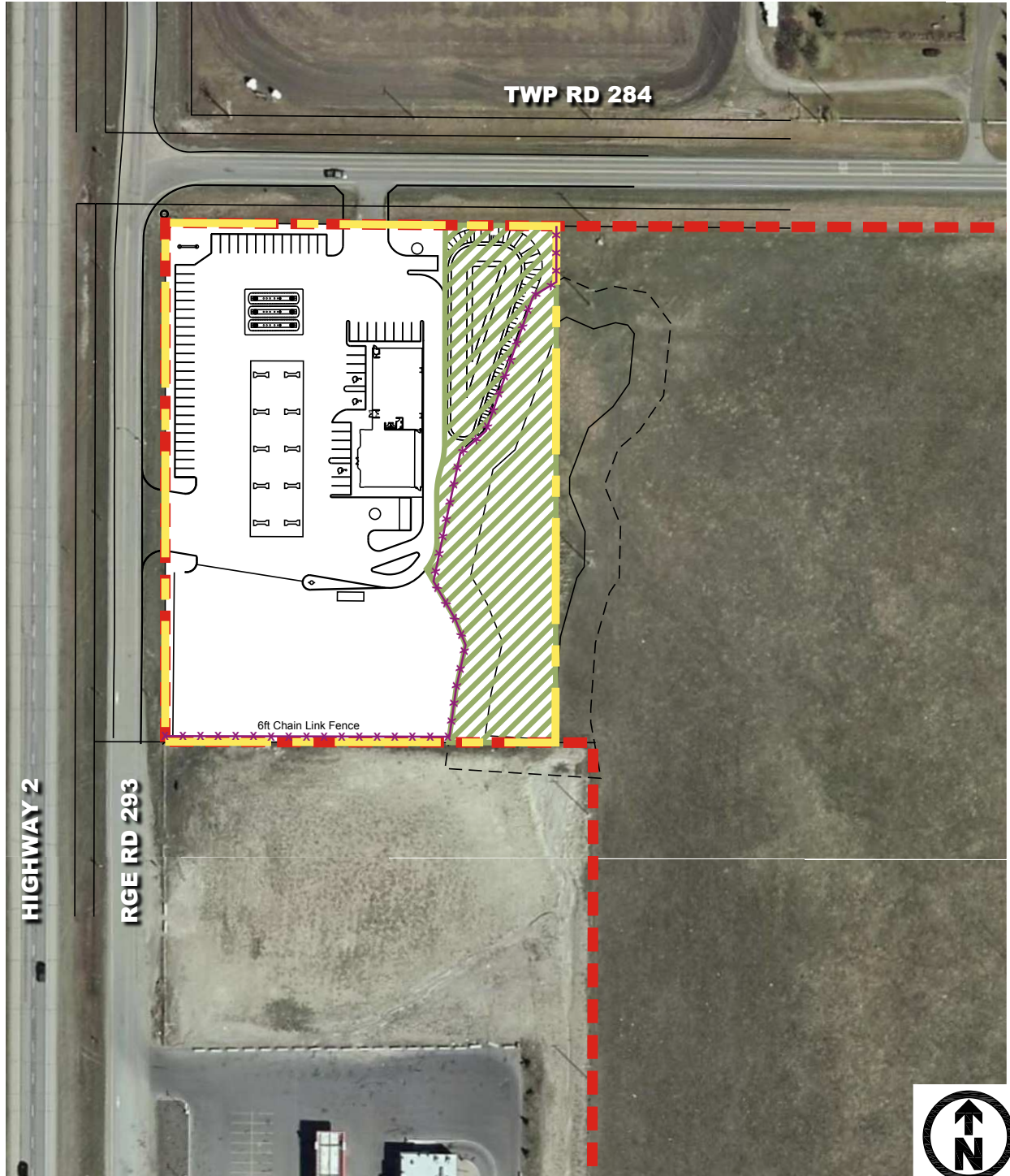
Development within the MSDP area will establish and maintain an outdoor lighting system that generally respects an expectation to maintain 'dark skies' within the rural area in accordance with Section 27 of the County's Land Use Bylaw (C-4841-97). The overall design imperative is to ensure that lighting elements within the MSDP area minimize light pollution, glare and light trespass onto adjacent properties. That being said, it is acknowledged that the MSDP area fronts directly onto Highway 2 and the primary purpose of the highway business development is to orient towards the travelling public that passes by the site on a 24 hour basis. As such, it is expected that advertisement affixed onto the proposed pylon sign and the building façade facing Highway 2 will be back-lit to provide enhanced visibility to the travelling public during the night time hours.

7.4 Agricultural Boundary Design Considerations

The MSDP area is bounded to the north and west by significant roadways and the area located directly to the south includes existing highway business developments. However, the lands to remain within the balance of the subject quarter are expected to remain in agricultural land use. As such, design considerations should be implemented to minimize the potential for conflict between the existing and proposed land uses.

As illustrated on Figure 7: Agricultural Boundary Design Guidelines, the preservation of the existing wetland in association with the siting and configuration of the proposed stormwater management facility will effectively establish an appropriate buffer between the existing agricultural lands and the proposed highway business development in accordance with the recommendations of the County's Agricultural Boundary Design Guidelines. In accordance with Design Guidelines Appendix E: Fencing Recommendations, the developer is expected to install a fence on the western edge of the existing wetland to provide an additional buffer between the existing agriculture and proposed highway commercial uses.

FIGURE 7 | Agricultural Boundary Design Guidelines



- ■ ■ Subject Lands
- MSDP Plan Area
- Highway Frontage Business District / Agricultural Buffer Area

• FINAL DRAFT •

8.0

Transportation

8.1 Traffic Impact Assessment

A Transportation Impact Assessment (TIA) was prepared to evaluate the adequacy of the study area intersections and road links to accommodate opening day and long-term (20 year) traffic horizons. The TIA also was prepared to determine the necessary roadway improvements required to incorporate the proposed development.

The TIA considered the conceptual design of the existing direct access service ramp from Highway 2 and concluded that, given the development proposed by this MSDP, the spatial requirements are adequate to support the future highway upgrade scenario.

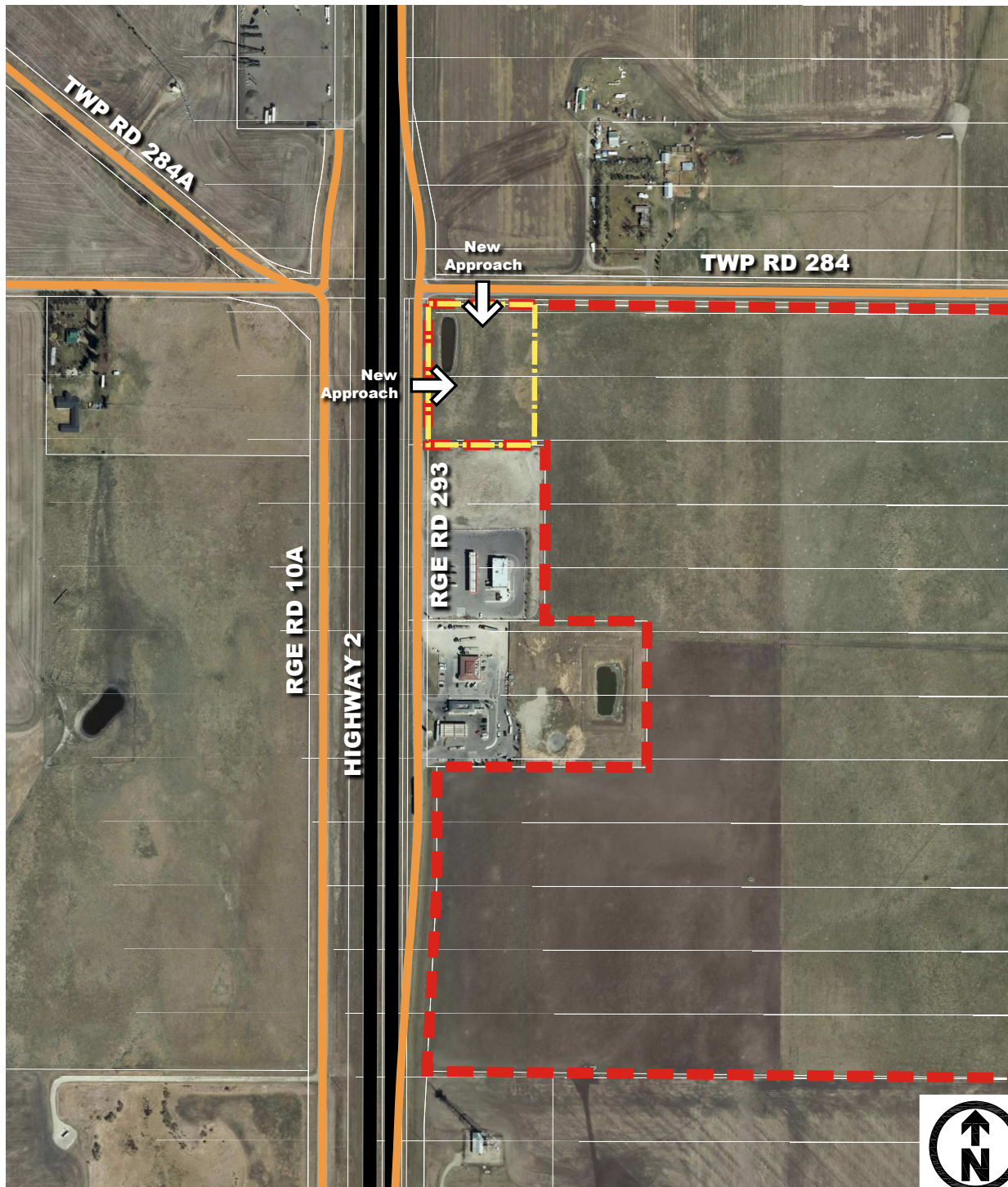
The TIA concluded that all existing roadways and intersections that service the MSDP area will continue to operate within acceptable parameters at the opening day of this proposed development extending out to the 20 year development horizon.

As illustrated by Figure 8: Transportation, the developer will construct approaches to the MSDP area from the Highway 2 service road and from Township Road 284. Both approaches will be designed in accordance with applicable engineering requirements. No other upgrades to off-site roadways and intersections will be required to support the development within the MSDP area.

It is acknowledged that the County's applicable Transportation Levy shall apply at the subdivision and/or development permit stage.

Alberta Transportation's endorsement of the conclusions and recommendations of the TIA and a Roadside Development Permit will be required.

FIGURE 8 | Transportation



- ■ ■ Subject Lands
- - - MSDP Plan Area
- Highway 2
- Range / Township / Highway Service Roads
- ➞ Proposed New Approach

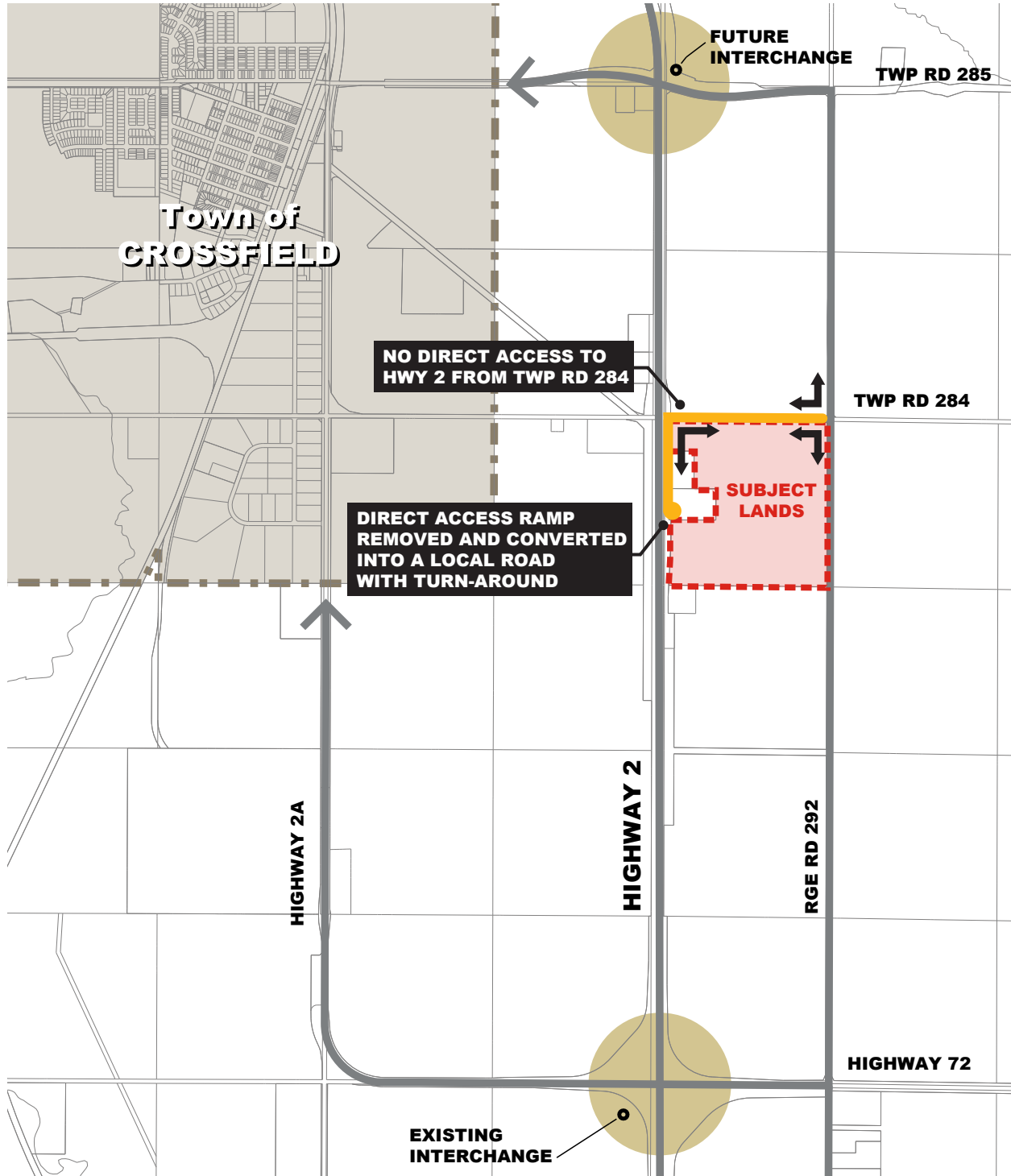
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8.2 Long Term Access to the MSDP Area from the Highway 2 Access Ramp

Alberta Transportation has indicated that they have plans to expand Highway 2 to an ultimate 8-lane cross section directly west of the MSDP area. Alberta Transportation has indicated that the existing Highway 2 service road will be removed at such time the ultimate 8-lane Highway 2 ROW is required (likely sometime between 2035-2040). As such, Co-Op is prepared to enter into an agreement with Alberta Transportation to formally establish the expectations that access to the MSDP area from the existing service ramp is not permanent. At such time the service ramp is removed, access to the site will be provided from the local municipal road network. It is noted that the existing highway business developments presently developed along this highway service road have similar agreements with Alberta Transportation that acknowledge that the current access condition is not permanent and will change at the discretion of Alberta Transportation.

The recently adopted North Central Industrial Area Structure Plan contemplates the construction of an all-turns interchanges along Highway 2 at Township Road 285. Alberta Transportation notes that, if/when this interchange is constructed, there would be significant impacts to the existing service ramp which provides access to the MSDP area. Development of the future interchange would require removal of the direct access service ramp, and subsequently force access to/from the MSDP area to be provide by the local municipal road network as illustrated by Figure 9: Future Local Municipal Road Access Plan.

FIGURE 9 | Future Local Municipal Road Access Plan



• FINAL DRAFT •

9.0

Utility Servicing

9.1 Potable Water

A Utility Servicing Review memorandum was prepared to support this MSDP. The conclusions and recommendations of this report indicate that this proposed development will be provided potable water service by a trucked-in service to be stored within the site in a $\pm 5,000$ gallon underground holding tank/cistern. The conceptual location of this cistern is illustrated on Figure 10: Potable Water / Wastewater Services and will be confirmed by detailed engineering review and design at the development permit stage.

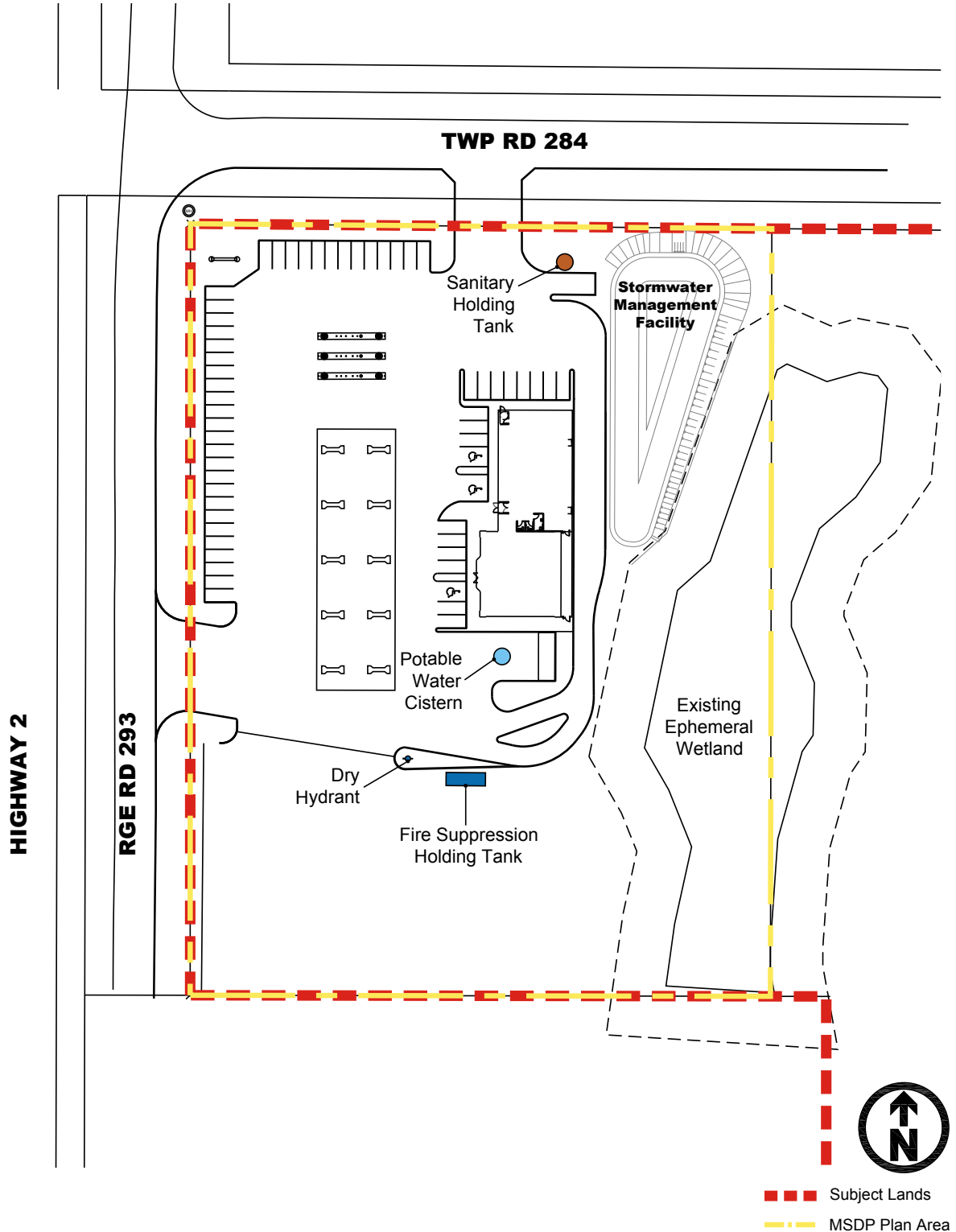
9.2 Fire Suppression

There is no municipal water service available to supply the MSDP area. As such, the requirements for fire suppression will have to be provided by the developer. As such, the developer will provide an on-site reservoir sized in accordance with the requirements of NFPA 1142 Standards on Water Supplies for Suburban and Rural Fire Fighting and the RVC County Servicing Standards. The developer will be required to install a dry hydrant that will allow RVC fire apparatus to connect should a fire response be required. The sizing and location of the onsite reservoir and associated infrastructure will be confirmed by detailed engineering design at the development permit stage.

9.3 Wastewater Storage & Disposal

The MSDP area will be provided wastewater service by an in ground sanitary holding tank. The developer will contract the removal of sanitary effluent by engaging a licensed waste management provider who will transport it to an approved disposal site. The conceptual location of the sanitary holding tank is illustrated on Figure 10: Potable Water / Wastewater Services and the specific sizing and location will be confirmed by detailed engineering review and design at the development permit stage.

FIGURE 10 | Potable Water / Wastewater Services



• FINAL DRAFT •

10.0

Stormwater Management

10.1 Stormwater Management

A stormwater management report was prepared in support of this MSDP to establish expectation for managing stormwater in association with development proposed in the MSDP area. The report identifies a strategy to accommodate the collection, safe conveyance, storage and ultimate discharge of surface drainage.

Topography within the MSDP area slopes generally from southwest towards the northeast towards the Crossfield Creek (which drains to the Rosebud River). The design of this MSDP's stormwater management system is intended to respect existing topography in order to minimize the extent of site grading.

As illustrated on Figure 11: Stormwater Management, stormwater is to be managed within the MSDP area by an overland drainage system that directs surface flows from impervious areas into a stormwater management facility (SWMF) to be constructed within the northeast portion of the MSDP area.

Preliminary design of the facility contemplates a unit area release rate of 1.257 l/s/ha based on the parameters of the Nose Creek Watershed Management Plan. Preliminary design of the SWMF indicates the pond will be constructed with a volume of 905 m³ and the volume of stormwater will be controlled using a gate control structure that

will discharge towards the northeast into the ditch along Township Rd 284. The stormwater system will include Oil & Grit Separators (OGS) to ensure pre-treatment of surface drainage occurs prior to entering the stormwater management facility.

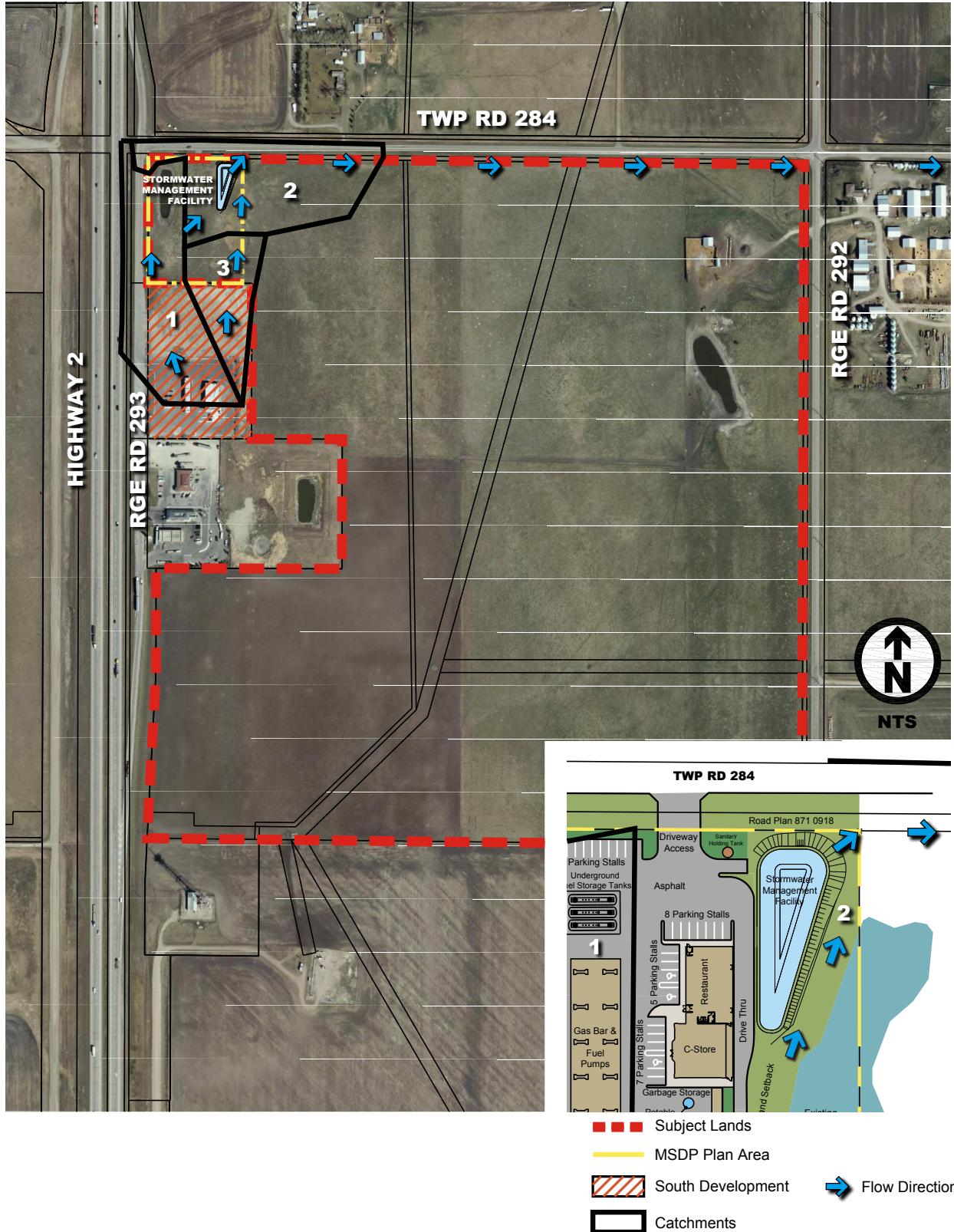
10.2 Overland Drainage Plan & Easement Agreement

An overland drainage plan and associated easement agreement will be prepared at the development permit stage to specify a right for the County to access the lands to maintain the stormwater management facility if emergency circumstances warrant. Surface drainage from the lands directly to the south will be accommodated.

10.3 Wetland Avoidance

As discussed, the developer intends to implement this proposed development without disturbing the existing wetland situated within the southeast portion of the site. The detailed design of the proposed SWMF (to be provided at the development permit stage) shall respect the wetland's existing edges and associated riparian areas.

FIGURE 11 | Stormwater Service



• FINAL DRAFT •

11.0

Implementation

The following section is intended to establish expectations regarding how this proposed highway business development will be implemented via the County's land use amendment, subdivision and development permit process.

11.1 Proposed Land Use

As illustrated by Figure 12: Proposed Land Use, the MSDP area is expected to be designated Highway Commercial in accordance with Section 70: Business – Highway Frontage of the County's Land Use Bylaw (C-4841-97).

11.2 Proposed Subdivision

As illustrated by Figure 13: Proposed Subdivision, the developer proposes to subdivide the N ½ Section 22-28-29-W4M to create a ± 4 ac parcel with a ± 133.5 ac remainder. An application for subdivision will be submitted to the County at such time the proposed land use amendment is adopted.

11.3 Municipal Reserve (MR)

Municipal Reserves are outstanding in the amount of 10% of the area described in certificate of title to the subject lands. It is expected that the developer shall pay cash-in-lieu of land for ± 0.4 ac at the subdivision stage representing 10% of the area of the parent parcel contemplated for development by this MSDP. The remaining Municipal Reserves outstanding affecting the remaining portion of the parent parcel shall be deferred by caveat affecting the balance of the subject lands.

FIGURE 12 | Proposed Land Use



- Subject Lands
- B-HF: Highway Frontage Business District
- RF: Ranch and Farm District

• FINAL DRAFT •

11.4 Development Permit Process

All infrastructure required in support of this project will be constructed by the developer in accordance with the terms of a development permit process which will address matters such as:

- Site plan & building elevations;
- Detailed engineering drawings;
- Access Plan;
- Landscaping Plan;
- Signage Plan;
- Lighting Plan (to demonstrate compliance with the County's LUB dark sky lighting specifications);
- Confirmation of potable water supply (including fire suppression requirements);
- Confirmation of wastewater supply;
- Confirmation of stormwater management (including overland drainage ROW and easements);
- Wetland avoidance plan;
- Erosion & sediment control plan;
- Construction management plan;
- Weed management plan;
- Chemical Management Plan;
- Securities (if required);
- Roadside Development Permit from Alberta Transportation;
- Payment of applicable levies; and
- Other matters as may be required by the RVC Development Authority.

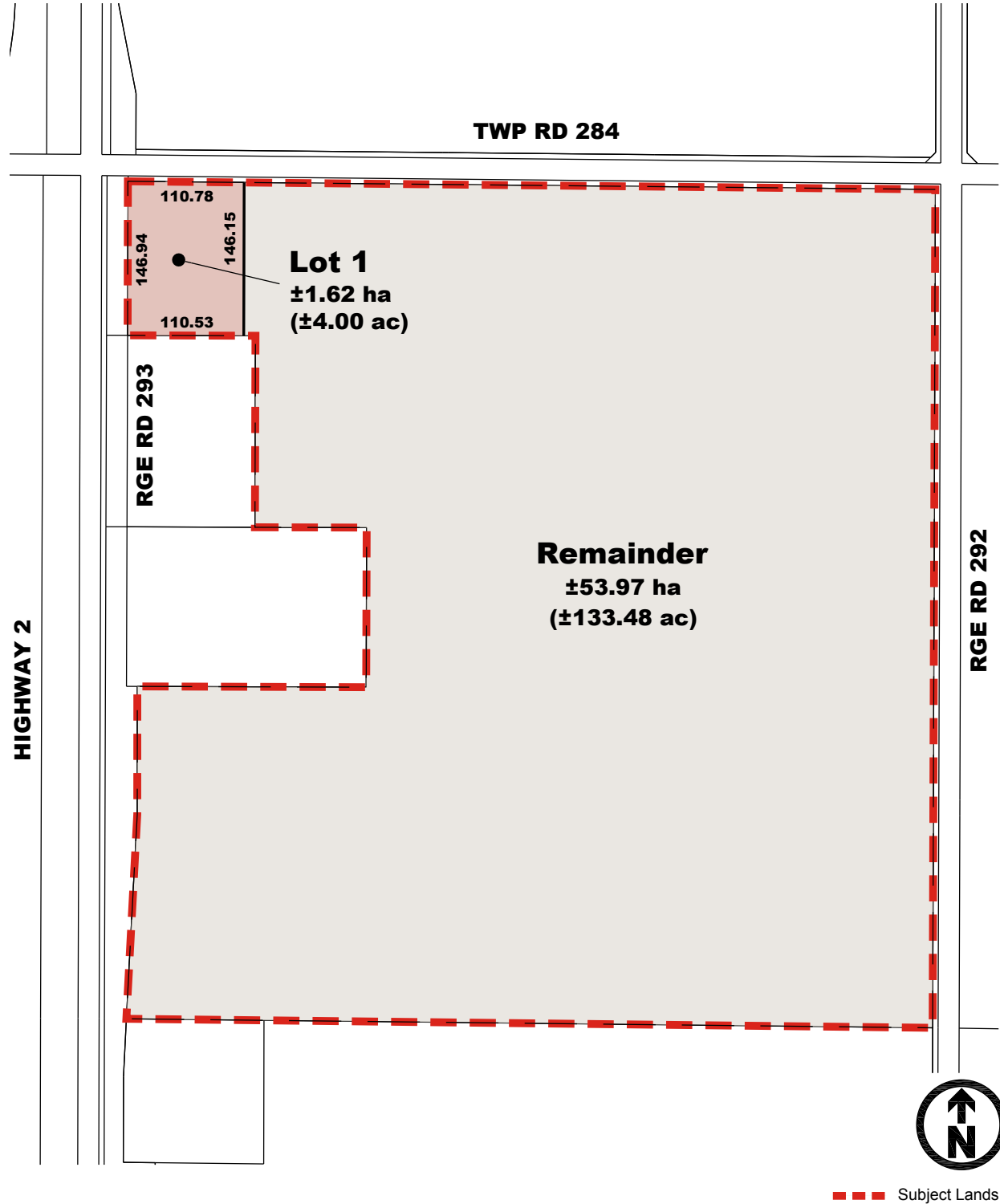
11.5 Development Phasing

The developer is expected to construct all of the proposed structures and site improvements in accordance with the provisions of a single-phase development permit application.

11.6 Community Recreation Fund

The developer appreciates the County's desire to foster the unique recreational and cultural characteristics of Rocky View's diverse communities. As such, the developer acknowledges the County's community recreation funding process and is prepared to voluntarily contribute to the community recreation fund at the subdivision and/or development permit stage.

FIGURE 13 | Proposed Subdivision



• FINAL DRAFT •

12.0

Community Consultation

Co-Op is working with the current landowner to facilitate this proposed highway business development contemplated by this MSDP.

The current landowner has contacted all agricultural landowners within a half-mile (on the east side of Highway 2) to discuss this development proposal. Likewise, Co-Op has contacted all business landowners within a half-mile to share details relative to the MSDP. No concerns were expressed.

13.0

Supporting Technical Studies

All Supporting Technical Studies are found under separate cover.

1. Geotechnical Report, McIntosh Lalani, May 2017
2. Initial Project Review Biophysical Assessment, ISL Engineering & Land Services, June 2017
3. Stormwater Management Report, ISL Engineering & Land Services, June 2017
4. Utility Servicing Review Memorandum, Veritas Development Solutions, April 2017
5. Traffic Impact Assessment, Bunt & Associates Engineering, May 2017

• FINAL DRAFT •

Council Meeting Agenda Amendments

February 27, 2018

9:00 a.m.



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

1. Agenda Item C-3 – Division 9 – File: PL20160093 (06834003/4) – Bylaw C-7720-2017 – Redesignation Item – Ranch and Farm District and Ranch and Farm* District to Direct Control District

Corrected Letter of Support

Page 2

Corrected Letter of Support

to replace page 402 of the agenda

Rockyview County
911-32 Ave NE
Calgary AB
T2E 6X6

February 5, 2018

To Whom It May Concern:

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of the Hamlet of Cochrane Lake and I believe that there are merits to the proposed applications.

Due to the previous flooding of Cochrane Lake, I was most concerned about additional storm water entering the lake without a permanent solution. I understand that a permanent solution has been found that allows an outfall directly to the Bow River. I see this as a positive step towards correcting existing issues in our community.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



Kuldip Sekhon