

Council Meeting Agenda

March 13, 2018

9:00 a.m.



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

CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

A CONFIRMATION OF MINUTES

1. February 27, 2018 Council Meeting Page 3

B FINANCIAL REPORTS

1. All Divisions – File: 2025-100 – 2018 Budget Adjustment – Carry Forwards

Staff Report Page 10

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 February 13, 2018 and February 20, 2018.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 9 – File: PL20170108 (06823011)
Bylaw C-7758-2018 – Redesignation Item – Agricultural Holdings District to Residential Two District – Cochrane North ASP

Staff Report Page 16

D GENERAL BUSINESS

1. Division 4 – File: 3000-300 – Adding Costs to the Tax Roll – 03305002

Staff Report Page 94

2. Division 5 – File: 3000-300 – Adding Costs to the Tax Roll – 04227012

Staff Report Page 96

3. Division 2 – File: 3000-300 – Adding Costs to the Tax Roll – 04727012

Staff Report Page 98

Council Meeting Agenda

March 13, 2018

9:00 a.m.



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

4. Division 5 – File: 3000-300 – Adding Costs to the Tax Roll – 05218004

Staff Report

Page 100

5. Division 9 – File: 3000-300 – Adding Costs to the Tax Roll – 06718020

Staff Report

Page 102

6. Division 7 – File: PRDP20172186 (06635004) – Development Permit – Direct Control District 100 (DC-100) Cell B – Permitting of two existing accessory buildings (tents)

Staff Report

Page 104

E BYLAWS
- None

F UNFINISHED BUSINESS
- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS
- None

I NOTICES OF MOTION
- None

J SUBDIVISION APPLICATIONS

1. Division 5 – File: PL20180002 (04213004) – Subdivision Item – Agricultural Holdings District

Staff Report

Page 120

K COMMITTEE OF THE WHOLE/IN CAMERA
- None

ADJOURN THE MEETING

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 27, 2018

Page 1

A regular meeting of the Council of Rocky View County was held in Council Chambers of the Municipal Administration Building, 911 – 32nd Avenue NE, Calgary, Alberta on February 27, 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
- S. Baers, Manager, Planning Services
- B. Woods, Manager, Financial Services
- H. Bell, Manager, Roads Maintenance
- M. Wilson, Planning Supervisor, Planning Services
- V. Diot, Engineering Supervisor, Engineering Services
- J. Anderson, Planner, Planning Services
- A. Bryden, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- S. de Caen, Community Services Coordinator, Recreation and Community 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.

1-18-02-27-01

Updates/Acceptance of Agenda

MOVED by Councillor Hanson that the February 27, 2018 Council Meeting agenda be approved as presented.
Carried

1-18-02-27-02

Confirmation of Minutes

MOVED by Deputy Reeve Gautreau that the February 13, 2018 Council Meeting minutes be approved as presented.

Carried

1-18-02-27-13 (H-1)

Management Report

Roads Maintenance Manager Howard Bell provided Council with a report regarding road conditions throughout the County.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 27, 2018

Page 2

1-18-02-27-03 (B-1)

All Divisions – 2018 Draft Operating and Capital Base Budget

File: 2025-350

MOVED by Councillor Schule that the 2018 Draft Operating and Capital Base Budget be approved as per Attachment 'A'.

Carried

1-18-02-27-10 (D-1)

Division 4 – 2017 North Bow Community Facility Board Langdon Recreation Special Tax Funding Request

File: 6060-300

MOVED by Councillor Schule 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;
- b) \$78,078.00 for project management costs; and
- c) \$545.00 for development permit fees.

Carried

In Favour:

Councillor Kissel
Councillor Henn
Councillor Schule
Deputy Reeve Gautreau
Councillor Kamachi

Opposed:

Councillor Wright
Reeve Boehlke
Councillor Hanson
Councillor McKylor

1-18-02-27-11 (D-2)

All Divisions – Establishment of the Policy Review Subcommittee

File: 0160

MOVED by Councillor Hanson that the Council policy template be approved as presented in Attachment 'A';

AND that the Terms of Reference for the Policy Review Subcommittee of the Policy & Priorities Committee be approved as per Attachment 'B';

AND that Councillor Wright, Councillor Henn, Councillor Hanson, and Councillor McKylor be appointed to the Policy Review Subcommittee until the 2018 Organizational Meeting.

Carried

The Chair called for a recess at 9:50 a.m. and called the meeting back to order at 10:08 a.m. with all previously mentioned members present.

1-18-02-27-04 (C-1)

Division 9 – Bylaw C-7718-2017 – Redesignation Item – Area Structure Plan Amendment – Cochrane North Area Structure Plan

File: PL20160091 (06834003/4)

1-18-02-27-05 (C-2)

Division 9 – Bylaw C-7719-2017 – Conceptual Scheme Item – Cochrane North Conceptual Scheme

File: PL20160092 (06834003/4)

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 27, 2018

Page 3

1-18-02-27-06 (C-3)

**Division 9 – Bylaw C-7718-2017 – Redesignation Item – Ranch and Farm District and Ranch and Farm*
District to Direct Control District
File: PL20160093 (06834003/4)**

MOVED by Councillor Kissel that the public hearing for items C-1, C-2, and C-3 be opened concurrently at 10:08 a.m.

Carried

MOVED by Councillor Kissel that the two late letters be accepted.

Carried

Person(s) who presented: Mike Coldwell, Urban Systems Ltd., Applicant
Asad Niazi, Tulum Development & Management Corp., Applicant
Fred Schickedanz, on behalf of the Landowners

The Chair called for a recess at 11:06 a.m. and called the meeting back to order at 11:14 a.m. with all previously mentioned members present.

Person(s) who spoke in favour: Bruce Kendall, Resident
Chris Brealey, Resident
Charles Lyons, Resident, and on behalf of Janis Stewart
Tom Kenny, Resident, and on behalf of Christina Kenny
Tom Clarke, Resident
Keep Sekhon, Resident
Ken Till, MCL Development Corp.

Person(s) who spoke in opposition: Mark Thomas, President of the Monterra Phase 1 Condominium Board
Sandra Steels, Resident
Megan Wall, Resident

The Chair called for a recess at 12:26 p.m. and called the meeting back to order at 12:35 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Mike Coldwell, Urban Systems Ltd., Applicant
Fred Schickedanz, on behalf of the Landowners

MOVED by Councillor Kissel that the public hearing for items C-1, C-2, and C-3 be closed at 12:51 p.m.

Carried

MOVED by Councillor Kissel that Bylaw C-7718-2017 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7719-2017 be given first reading.

Carried

MOVED by Councillor Kissel that Bylaw C-7720-2017 be given first reading.

Carried

The Chair called for a recess at 12:59 p.m. and called the meeting back to order at 1:35 p.m. with all previously mentioned members present.

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 27, 2018

Page 4

MOVED by Councillor Kissel that Administration be directed to work with Urban System Ltd. to address the following concerns prior to consideration of second and third reading of Bylaws C-7718-2017, C-7719-2017, and C-7720-2017 no later than June 26, 2018:

1. Provide clarification on the earliest timing of the construction and installation of the storm water management pipe and outlet to the Bow River;
2. Reconsider the road network design, including questions of access;
3. Prepare detailed policy regarding the necessary licensing and approvals to ensure appropriate water and waste water servicing to the proposed development; and
4. Provide a comparison of density levels with other areas of the County.

Carried

In Favour:

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

Opposed:

Deputy Reeve Gautreau
Councillor Henn

1-18-02-27-07 (C-4)

Division 6 – Bylaw C-7750-2018 – Redesignation Item – Ranch and Farm District to Business – Highway Frontage District

File: PL20170118 (08422002)

1-18-02-27-12 (D-3)

Division 6 – Consideration of Master Site Development Plan for Co-op Gas Bar/Convenience Store/Drive-Through Restaurant

File: PL20170117 (08422002)

Reeve Boehlke vacated the Chair due to the applications being located in Division 6. Deputy Reeve Gautreau then assumed the Chair.

MOVED by Reeve Boehlke that the public hearing for item C-4 be opened at 1:42 p.m.

Carried

Person(s) who presented:

Ken Venner, B&A Planning Group, Applicant
Ryan Bird, Veritas Development Solutions, Applicant

Person(s) who spoke in favour:

None

Person(s) who spoke in opposition:

None

Person(s) who spoke in rebuttal:

None

MOVED by Reeve Boehlke that the public hearing for item C-4 be closed at 2:12 p.m.

Carried

MOVED by Reeve Boehlke that Bylaw C-7750-2018 be given first reading.

Carried

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 27, 2018

Page 5

MOVED by Councillor Schule that Bylaw C-7750-2018 be given second reading.

Carried

MOVED by Councillor Henn that Bylaw C-7750-2018 be considered for third reading.

Carried

MOVED by Reeve Boehlke that Bylaw C-7750-2018 be given third and final reading.

Carried

MOVED by Reeve Boehlke that the Master Site Development Plan for the Co-op Gas Bar/Convenience Store/
Drive-Through Restaurant be approved.

Carried

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

The Chair called for a recess at 2:19 p.m. and called the meeting back to order at 2:28 p.m. with all
previously mentioned members present.

1-18-02-27-08 (C-5)

**Division 4 – Bylaw C-7753-2018 – Conceptual Scheme Item – Settler’s Green Conceptual Scheme for mixed-
use development in Langdon**

File: PL20170043 (03214009/03214001)

1-18-02-27-09 (C-6)

**Division 4 – 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)**

File: PL20170097 (03214009/03214001)

Councillor Schule abstained from the discussion and voting on items C-5 and C-6 due to being one of the
applicants for both applications. Councillor Schule then proceeded to leave the meeting at 2:28 p.m.

MOVED by Deputy Reeve Gautreau that the public hearing for items C-5 and C-6 be opened concurrently at
2:28 p.m.

Carried

Abstained: Councillor Schule

Person(s) who presented: Bart Carswell, Carswell Planning, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: Loren Gurr, Resident, and on behalf of Olena Gurr, the Deins Family,
Nicki Black, Trevor & Dominique Cairns, Tania Cooke, and Devon
Biermann-Bosch
Toma Kicovic, Resident

Person(s) who spoke in rebuttal: Bart Carswell, Carswell Planning, Applicant

MOVED by Deputy Reeve Gautreau that the public hearing for items C-5 and C-6 be closed at 3:08 p.m.

Carried

Abstained: Councillor Schule

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 27, 2018

Page 6

MOVED by Deputy Reeve Gautreau that Bylaw C-7753-2018 be given first reading.

Carried
Abstained: Councillor Schule

MOVED by Councillor Henn that Bylaw C-7753-2018 be given second reading.

Carried
Abstained: Councillor Schule

MOVED by Councillor McKylor that Bylaw C-7753-2018 be considered for third reading.

Carried
Abstained: Councillor Schule

MOVED by Deputy Reeve Gautreau that Bylaw C-7753-2018 be given third and final reading.

Carried
Abstained: Councillor Schule

MOVED by Deputy Reeve Gautreau that Bylaw C-7754-2018 be given first reading.

Carried
Abstained: Councillor Schule

MOVED by Councillor McKylor that Bylaw C-7754-2018 be given second reading.

Carried
Abstained: Councillor Schule

MOVED by Councillor Henn that Bylaw C-7754-2018 be considered for third reading.

Carried
Abstained: Councillor Schule

MOVED by Deputy Reeve Gautreau that Bylaw C-7754-2018 be given third and final reading.

Carried
Abstained: Councillor Schule

1-18-02-27-13 (K-1)

Division 4 – Land Purchase in Langdon

File: RVC2018-06

MOVED by Councillor McKylor that Council move in camera at 3:12 p.m. 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

Carried
Absent: Councillor Schule

Councillor Schule returned to the meeting during the in camera session.

Council held the in camera session with the following additional people in attendance to provide a report and advice:

ROCKY VIEW COUNTY
COUNCIL MEETING MINUTES
February 27, 2018

Page 7

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

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

Carried

MOVED by Councillor Schule that Administration be directed to pursue negotiations with the landowners of municipal address 509 Railway Avenue NE, Langdon;

AND that the in camera report "Land Purchase in Langdon" and any discussions, attachments, or related articles remain confidential as they are considered advice from Administration and disclosure could be harmful to the economic and other interests of a public body. As a result, they are protected from disclosure under sections 24 and 25 of the *Freedom of Information and Protection of Privacy Act*.

Carried

Adjournment

MOVED by Councillor Henn that the February 27, 2018 Council Meeting be adjourned at 3:33 p.m.

Carried

REEVE

CAO or Designate



FINANCIAL SERVICES

TO: Council
DATE: March 13, 2018 **DIVISION:** All
FILE: 2025-100
SUBJECT: 2018 Budget Adjustment – Carry Forwards

¹ADMINISTRATION RECOMMENDATION:

THAT the 2018 budget adjustment be approved as presented in Attachment 'A'.

EXECUTIVE SUMMARY:

Projects that were started but not completed in the 2017 year will require remaining funding and expenses to be carried forward to the current year's budget (2018) in order to be completed. All projects have been previously approved by Council through the yearly budgeting process. Administration is requesting approval of the attached 2018 budget adjustment.

Administration recommends **Option #1**.

BACKGROUND:

As part of the 2017 year end process, operating and capital projects are recorded as in progress or completed. The funding sources for these projects are derived from; 1) Grants, 2) Reserve transfers, 3) Previous year taxes, or 4) Other funding sources. Projects that are not completed in the previous year will require the approved remaining funding and expenses to be carried forward to the current (2018) year's budget. All projects have been previously approved by Council through the yearly budgeting process. These projects have no draw on the 2018 years taxes and are not included in the current approved 2018 Operating and Capital base budget. The carry forward of funding and expenses supports the strategic pillar of fiscal responsibility of maintaining organizational efficiency by ensuring approved projects are completed.

BUDGET IMPLICATION(S):

Increase in expenses and revenues for carry forward operating and capital projects - \$20,095,600.

OPTIONS:

- Option #1: THAT the 2018 budget adjustment be approved as presented in Attachment 'A'.
Option #2: THAT alternative direction be provided.

¹ **Administration Resources**

Barry Woods, Financial Services Manager



Respectfully submitted,

“Kent Robinson”

Acting County Manager

ATTACHMENTS:

Attachment ‘A’ – 2018 Budget Adjustment

Attachment ‘B’ – Operating and Capital Projects Carry Forward List

ROCKY VIEW COUNTY
BUDGET ADJUSTMENT REQUEST FORM
BUDGET YEAR: 2018

Description	Budget Adjustment
EXPENDITURES:	
Operating Budget:	
Governance/Policy (Reserve Transfer)	451,000
Enhanced Service Standards (Reserve Transfer)	465,100
Operating Projects (Reserve Transfer)	1,829,800
Operating Projects (Grants)	592,500
Operating Projects (Other Funding Sources)	1,020,800
Capital Budget:	
Capital Projects	15,736,400
TOTAL EXPENSE:	20,095,600
REVENUES:	
Operating Budget:	
Reserve Transfer	2,745,900
Grants	592,500
Other Funding Sources	1,020,800
Capital Budget:	
Reserve Transfer	15,655,400
Grants	81,000
Other Funding Sources	0
TOTAL REVENUE:	20,095,600
NET BUDGET REVISION:	0
REASON FOR BUDGET REVISION:	
2018 Budget Adjustments - Operating and Capital Project Carry Forwards	
AUTHORIZATION:	
County Manager: _____	Council Meeting Date: _____
Kevin Greig	
Gen. Manager Corp. Services: _____	Council Motion Reference: _____
Kent Robinson	
Manager: _____	Date: _____

Budget AJE No: _____

Posting Date: _____

Rocky View County **2018 Budget Adjustments - Carry Forwards** **For Council's Consideration**

Operating Budget Adjustments

Department	Operating Funded by Reserve Transfer	Expenditure \$	Funding \$
Governance/Policy			
County Manager	Strategic Plan	50,000	
Planning	Springbank ASP	100,000	
Planning	Aggregate Resource Plan	25,000	
Planning	Land Use Bylaw Rewrite	100,000	
Planning	Conceptual Scheme - Township Road 250	86,000	
Planning	Calgary - Glenbow Ranch ASP Mediation	20,000	
Planning	Calgary - Omni ASP Mediation	30,000	
Recreation	Recreation Policy Development	40,000	
		451,000	
	Reserve Transfer		451,000
Enhanced Service Standards			
County Manager/IGA	Environmental Scan	18,000	
County Manager/HR	Process Enhancement - Time & Attendance Project	70,300	
IGA	Wages/computer for a Temp IGA Position	50,000	
Communication	Public Satisfaction Survey	30,000	
HR	Compensation adjustments	60,100	
HR	E-training in the workplace - Fire Services	3,000	
Finance	Budgeting Software Project and Enhancements	20,000	
IT	IT Application Test and Implementation	67,300	
IT	Data Center Design/Implementation Project	100,000	
Emergency	Contract Services Coordinator	29,000	
Emergency	Training Program	3,600	
Assessment	Computers	12,600	
Utility	Computer for Customer Service Lead	1,200	
		465,100	
	Reserve Transfer		465,100
Other Operating Projects Funded by Reserve Transfer			
Corporate Properties	Move Consultation	9,400	
Corporate Properties	Garden of Peace Cemetery Pump house Relocation	68,500	
Corporate Properties	Fire Vehicle Exhaust System	28,400	
Corporate Properties	Replacement of Mobile Storage System	86,100	
Road Maintenance	Surface Stabilization - Inverlake Road (Div 5)	165,400	
Engineering	Engineering Fees for Springbank Studies and Indus Drainage Review	210,000	
Engineering	Gravel Program Regraveling	59,000	
Engineering	Gravel Program Development, Testing and Screening	143,200	
Engineering	Drainage Improvements	65,200	
Engineering	Road Line Painting	56,900	
Engineering	Various Drainage Projects	719,900	
Engineering	Langdon Joint Use Site	34,800	
Municipal Land	Active Transportation Plan	149,000	
Municipal Land	Removal of Rail Ties at Weed Lake Project	34,000	
		1,829,800	
	Reserve Transfer		1,829,800
Total Operating Reserve Transfer			2,745,900

Operating Budget Adjustments Continued

Department	Operating Projects Funded by Grants	Expenditure \$	Funding \$
Emergency	Emergency Coordinator Temp Position	114,200	
Fire	Training Program	3,300	
Planning	Omni ASP Mediation	10,000	
Engineering	Erosion Control	465,000	
		592,500	
	Grants		592,500
	Other Funding Sources		
Road Maintenance	Surface Stabilization - Range Road 14 (Div 6)	102,900	
Road Maintenance	Surface Stabilization - Range Road 32 (Div 2)	140,700	
Planning	Omni ASP	46,200	
Engineering	Langdon Joint Use Site	731,000	
		1,020,800	
	*Other Funding Sources		1,020,800
	Total Operating Budget Adjustments		4,359,200

* Includes Developer Funded and Rocky View Schools

Capital Budget Adjustments

Department	Capital Projects Funded by Reserve Transfer	Expenditure \$	Funding \$
IT	Equipment End of Life	375,300	
IT	Utility Network System	167,700	
Engineering	Langdon Fire Hall	295,000	
Engineering	Subgrade Repairs - Range Road 14 (Div 6)	102,900	
Engineering	Bridge Replacement - Range Road 53 (Div 9)	6,000	
Engineering	Bridge Replacement - Range Road 265 (Div 5)	1,331,300	
Engineering	Bridge Replacement - Range Road 270 (Div 5)	1,081,700	
Engineering	Bridge Replacement - Township Road 284 (Div 9)	568,800	
Engineering	Administration Building Reserve Funded)	3,817,500	
Engineering	Langdon Wastewater Treatment Plant - Phase 2 Upgrades	480,400	
Engineering	Langdon Joint Use Site	415,300	
Engineering	Subgrade & Grade line improvement - Township Road 251a (Div 2)	244,600	
Engineering	Subgrade Repairs & Stabilization - Range Road 32 (Div 2)	215,700	
Engineering	Subgrade & Grade Line Improvement - Township Road 233 (Div 4)	710,700	
Engineering	Subgrade - Range Road 283 (Div 5)	1,431,600	
Engineering	Base and Asphalt - Peigan Trail (Div 5)	259,700	
Engineering	Widening & Asphalt Overlay - Bearspaw Road (Div 8)	2,010,100	
Road Maintenance	Subdivision Paving Church Ranches Blvd. (Div 8)	260,000	
Road Maintenance	Chip Road Paving - Range Road 34 (Div 2)	170,000	
Fleet	Peace Officer Vehicle	15,700	
Fleet	Fleet Vehicles - Replacement	1,644,200	
Utility	Pinebrook Lift Station Bypass	51,200	
		15,655,400	
	Reserve Transfer		15,655,400
Capital Projects Funded by Grants			
Recreation	Handi Bus/Mobile Unit Purchase	10,900	
Engineering	Bragg Creek Flood Mitigation	(1,023,400)	
Engineering	Bridge Replacement - Township Road 284 (Div 9)	983,500	
Engineering	Bridge Replacement - Range Road 260 (Div 6)	50,000	
Engineering	Bridge Replacement - Township Road 275 (Div 6)	60,000	
		81,000	
	Grants		81,000
Total Capital Budget Adjustments			15,736,400
Total Operating and Capital Budget Adjustments			\$20,095,600

PLANNING SERVICES

TO:	Council	
DATE:	March 13, 2018	DIVISION: 9
TIME:	Morning Appointment	
FILE:	06823011	APPLICATION: PL20170108
SUBJECT:	Redesignation Item – Agricultural Holdings District to Residential Two District – Cochrane North ASP	

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT the Country Residential Standard Road requirement in Section 400.5 of the County Servicing Standards be varied for Lot 2, Block 6, Plan 9210341 to accommodate a paved, internal road within a 20.0 metre road right-of-way.
- Motion #2 THAT Bylaw C-7758-2018 be given first reading.
- Motion #3 THAT Bylaw C-7758-2018 be given second reading.
- Motion #4 THAT Bylaw C-7758-2018 be considered for third reading.
- Motion #5 THAT Bylaw C-7758-2018 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject land from Agricultural Holdings District to Residential Two District to facilitate the creation of three residential lots approximately 1.77 hectares (± 4.39 acres), ± 1.69 hectares (± 4.18 acres) and ± 2.11 hectares (± 5.22 acres) in size.

The application was originally presented to Council on January 9, 2018. Council closed the public hearing and granted first and second reading to Bylaw C-7708-2017, but did not unanimously support consideration of third reading, which meant that third reading was deferred to the next Council meeting.

The application was presented to Council on January 23, 2018 for consideration of third and final reading, at which time Council passed a motion directing Administration to prepare a new bylaw and advertise a new public hearing for the March 13, 2018 Council Meeting.

For this reason, a new bylaw was created, a new public hearing was advertised on February 13, 2018 and February 20, 2018, and the Applicant submitted a new cover letter for Council's consideration (Appendix C).

Administration retains the original recommendation of approval for the following reasons:

- The application is consistent with the overall vision for residential infill development within the Cochrane North Area Structure Plan (ASP);
- The application complies with the minimum parcel size of the Cochrane North ASP for Residential Infill Area C;
- The proposed development conforms to the purpose and intent of the Residential Two District in the Land Use Bylaw;

¹ Administrative Resources

Johnson Kwan, Planning Services
Eric Schuh, Engineering Services



- The Applicant submitted a Road Concept Drawing, which Administration determines to be adequate justification to demonstrate that a modified Country Residential Standard Road can be accommodated within a 20 metre right-of-way; and
- All technical concerns can be addressed through the conditions of approval for the future subdivision.

Therefore, Administration recommends that the previous bylaw (C-7708-2017) be abandoned, and that the application be approved with the new bylaw (Bylaw C-7758-2018) in accordance with **Option #1**.

DATE APPLICATION DEEMED COMPLETE: September 15, 2017 (received on July 7, 2017)

PROPOSAL:	To redesignate the subject lands from Agricultural Holdings District to Residential Two District to facilitate the creation of three residential lots approximately ± 1.77 hectares (± 4.39 acres), ± 1.69 hectares (± 4.18 acres), and ± 2.11 hectares (± 5.22 acres) in size.
LEGAL DESCRIPTION:	Lot 2 Block 6 Plan 9210341 within NE-23-26-04-W5M
GENERAL LOCATION:	Located approximately 0.13 m (0.20 km) west of Range Road 41, off Camden Lane.
APPLICANT:	CivicWorks Planning + Design (Jocelyn Appleby)
OWNERS:	2043397 Alberta Ltd.
EXISTING LAND USE DESIGNATION:	Agricultural Holdings District
PROPOSED LAND USE DESIGNATION:	Residential Two District
GROSS AREA:	± 6.42 hectares (± 15.87 acres)
SOILS (C.L.I. from A.R.C.):	<p>Class 3C80, 3W20 – The land contains soil with moderate limitations for crop production due to climate and excessive wetness/poor drainage.</p> <p>Class 4T4 – Severe limitations, adverse topography</p> <p>Class 6W6 – Production is not feasible, excessive wetness/poor drainage</p>

PUBLIC & AGENCY SUBMISSIONS:

Letters were sent to 26 adjacent residents. All responses received for the original Bylaw are available in Appendix 'D', and all responses received for the new Bylaw are available in Appendix 'E'. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

HISTORY:

January 23, 2018	The land use application (PL20170108) was presented to Council for consideration of third and final reading, at which time Council passed a motion to direct Administration to prepare a new bylaw and advertise a new public hearing for the March 13, 2018 Council Meeting.
January 9, 2018	The land use application (PL20170108) was presented to Council for consideration. Council closed the public hearing and granted first and second reading to Bylaw C-7708-2017, but did not unanimously support consideration of third reading, which meant that third reading was deferred to the next Council meeting.



- February 25, 1992** Plan 9210341 was registered, creating a ± 1.62 hectare (± 4.00 acre) lot with a ± 6.42 hectare (± 15.87 acre) Agricultural Holdings remainder.
- October 5, 1979** Plan 7911152 was registered, creating a ± 8.04 hectare (± 19.87 acre) lot.

BACKGROUND:

The subject quarter section has experienced incremental fragmentation since the 1970s. The subject land was created through a multi-lot subdivision in 1979. The adjacent parcels to the east were further subdivided in 1993, and are zoned Residential Two District. The Applicant proposes to redesignate the subject land from Agricultural Holdings District to Residential Two District.

The proposed new parcels would be serviced by a water well and septic field. Wastewater would be treated through private sewage treatment systems. A Level 3 PSTS assessment would be required at the future subdivision stage. The assessment would conduct soil analysis and recommend a type of sewage treatment system based on the soil condition. A Phase 1 Groundwater Supply Evaluation was submitted with the application, which meets the requirements of the County Servicing Standards and concludes that the proposed subdivision could supply water without causing adverse effects on existing users.

The property contains a dwelling that is accessed by an existing panhandle approach along Camden Lane. A new paved approach and subdivision road with an offset cul-de-sac bulb would be constructed to provide access to each proposed new lot.

POLICY ANALYSIS:

The lands are located within the policy area of the Cochrane North ASP, and as such, the application was evaluated in accordance with the policies and guidance within that document, as well as those within the County Servicing Standards and the Land Use Bylaw.

Cochrane North Area Structure Plan

The Cochrane North ASP identifies three Residential Infill Policy Areas that are intended to, “*protect the existing rural acreage character while providing for comprehensively designed infill development of lower density residential uses.*” The subject lands are identified within the Residential Infill C Policy Area on Figure 6: Land Use Concept, and as such have a minimum parcel size of 4.0 acres.

Policy 6.1.6 states that Council may require the preparation of conceptual schemes in accordance with the requirements within Section 5.3. Policy 5.3.1 outlines the criteria that may be taken into consideration when determining whether a conceptual scheme is required:

- i. existing land use and development context;*
 - The lands are currently designated Agricultural Holdings District, and the parcel directly west carries this designation as well; however, parcels to the north and east are designated Residential Two District. The parcels to the south are unsubdivided quarter sections and are identified as a future growth area with the Cochrane North ASP. As such, the development proposal respects the existing development in the area by proposing a land use that is common for the area.
- ii. availability of utility servicing;*
 - Servicing in the area is provided by water wells and Private Sewage Treatment Systems. This is considered appropriate by Policy 6.1.9, and at the future subdivision stage, all lots would be required to register a Deferred Services Agreement on title, should a piped utility solution become available in the future.

iii. existing and proposed open space systems and pathway linkages;

- As Figure 7 identifies the southern portion of the lands as being a natural area, the Application is subject to Section 6.6 of the Cochrane North ASP, which provides a number of environmental policies to mitigate potential impact to environmentally sensitive areas. Policy 6.6.4 states that the protection of significant natural areas, habitat connections, environmentally sensitive lands, or culturally significant sites identified within the Cochrane North ASP shall be addressed in all applications for land use redesignation. The redesignation proposes to protect that southern-most portion as Environmental Reserve, which would be dedicated at the future subdivision stage.

iv. existing and proposed transportation systems;

- The existing parcel is accessed via a panhandle and approach from Camden Lane, which is a chip sealed road. The redesignation application proposes building a new paved subdivision road with a modified standard to provide access to the new parcels. The applicant provided technical justification for the modified standard, which is detailed in the Non-Statutory Policy Analysis section below and is deemed acceptable by Administration.

v. prior consultation with neighbouring landowners on potential issues (e.g., land use compatibility, open space, transportation systems)

- Adjacent landowners were notified of the application through the County's standard procedure as mandated by the Municipal Government Act. The Applicant also conducted an open house information session for residents on October 18, 2017. A Community Engagement Report (Appendix 'C') was prepared after the event, which summarized the main concerns that residents expressed at the meeting;
- The Applicant indicated that there are now new tenants on the property who are looking to work with the neighbours, and who intend to purchase the lot should future subdivision be approved.

vi. any other matter the Municipality deems necessary at the time.

- The proposal would not add any additional access points to Camden Lane, and the creation of two new lots would not significantly increase traffic. A Preliminary Groundwater Feasibility Assessment was completed, which indicates that the diversion of water for the future proposed subdivision would not cause adverse effects to other domestic or licensed water users.

In summary, the application meets the statutory policies of the Cochrane North ASP, and adjacent landowner concerns have been addressed through technical reports. Administration recommends that a conceptual scheme is not necessary because the application and the associated technical information meet the criteria listed in Policy 5.3.1. However, the Cochrane North ASP identifies Council as the body responsible for determining whether a conceptual scheme is required; therefore, Option # 2, tabling the application, has been provided should Council determine a conceptual scheme is needed.

NON-STATUTORY POLICY ANALYSIS:

County Servicing Standards

Section 400.5 of the County Servicing Standards requires a Country Residential Standard Road to have a 25.0 m right-of-way, and the proposed development is for an internal, paved road within a 20.0 m right-of-way. The applicant provided a sketch (Appendix 'C') indicating that, with narrow ditches, the right-of-way of 20.0 m would be sufficient for a road and stormwater management. In accordance with Policy 29.1 of the County Plan, requests to vary from County requirements must include technical justification,



and the County may consider approving a request to vary from County requirements, if deemed appropriate after reviewing all supporting information.

The submitted Road Concept Drawing (Appendix 'C') provides technical justification showing that a modified Country Residential Standard Road can be accommodated within a 20 metre right-of-way. Administration is satisfied with the technical justification provided, and recommends that a modified standard in this instance is achievable and appropriate.

Land Use Bylaw

The lands are proposed to be redesignated to Residential Two District. The purpose of this land use district is to, *"provide for a residential use on parcels which can accommodate residential, more general agricultural uses, home-based business uses, and larger accessory buildings."* The minimum parcel size of the Residential Two District is 1.60 hectares (3.95 acres). This is the appropriate district for the use and size of the proposed parcels.

CONCLUSION:

The purpose of the application is to redesignate the subject lands from Agricultural Holdings District to Residential Two District. This would allow the potential for the future subdivision of up to three ≥ 1.60 hectare (≥ 3.95 acre) parcels, with an internal paved road. The proposal was assessed in accordance with the statutory policy found within the Cochrane North Area Structure Plan and the regulations within the County Servicing Standards and Land Use Bylaw. Administration determined that the application aligns with the requirements of the policies within those plans.

Therefore, Administration recommends that the previous bylaw (C-7708-2017) be abandoned, and that the application be approved with the new bylaw (Bylaw C-7758-2018) in accordance with **Option #1**.

OPTIONS:

- | | | |
|-------------|---|--|
| Option # 1: | Motion #1 | THAT the Country Residential Standard Road requirement in Section 400.5 of the County Servicing Standards be varied for Lot 2, Block 6, Plan 9210341 within NE-23-26-04-W5M to accommodate a paved, internal road within a 20.0 metre road right-of-way. |
| | Motion #2 | THAT Bylaw C-7758-2018 be given first reading. |
| | Motion #3 | THAT Bylaw C-7758-2018 be given second reading. |
| | Motion #4 | THAT Bylaw C-7758-2018 be considered for third reading. |
| | Motion #5 | THAT Bylaw C-7758-2018 be given third and final reading. |
| Option #2: | THAT Administration be directed to bring application PL20170108 back to Council only after the Applicant has submitted a conceptual scheme. | |
| Option # 3: | THAT application PL20170108 be refused. | |

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

General Manager

Acting County Manager

JKwan/rp



APPENDICES:

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7758-2018 and Schedule A

APPENDIX 'C': Applicant submissions (cover letter, road cross section, and engagement summary)

APPENDIX 'D': Original Bylaw (C-7708-2017) letter submissions

APPENDIX 'E': New Bylaw (C-7758-2018) letter submissions

APPENDIX 'F': Map Set

APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0108) north of Cochrane. As per the circulation, municipal reserves will be assessed at the subdivision stage.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<i>Province of Alberta</i>	
Alberta Energy Regulator	No response.
Alberta Health Services	<ol style="list-style-type: none"> 1. If individual water wells are proposed for the subject lands, AHS recommends that any wells be completely contained within the proposed property boundaries. Please note that the drinking water source must conform to the most recent Canadian Drinking Water Quality Guidelines and the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003, Section 15(1), which states: "A person shall not locate a water well that supplies water that is intended or used for human consumption within <ol style="list-style-type: none"> a) 10 metres of any watertight septic tank, pump out tank or other watertight compartment of a sewage or waste water system, b) 15 metres of a weeping tile field, an evaporative treatment mound or an outdoor toilet facility with a pit, c) 30 metres of a leaching cesspool, d) 50 metres of sewage effluent on the ground surface, e) 100 metres of a sewage lagoon, or f) 450 metres of any area where waste is or may be disposed of at a landfill within the meaning of the Waste Control Regulation (AR 192/96)." 2. Any proposed private sewage disposal systems must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical

AGENCY	COMMENTS
	<p>assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guidelines 243/2003 which stipulates, No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</p>
<i>Public Utility</i>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No response.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No response.
<i>Other External Agencies</i>	
EnCana Corporation	No response.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No response.
Ranch Lands Recreation District Board	No comments.
<i>Internal Departments</i>	
Agricultural Services	This parcel falls within the Cochrane North Area Structure Plan, Agricultural Services has no concerns.
Municipal Lands	As this location has not been identified for future Municipal Reserve acquisition to support public park, open space,

AGENCY	COMMENTS
	<p>pathway or trail development; the Municipal Lands office recommends taking cash in lieu for reserves owing. Further, as referenced in section 6.6 of the Cochrane North Area Structure Plan, the southern portion of the lands are classified as “Native Grassland- Fescue”. As such, it is recommended these recognized fescue lands within the plan area are subject to registration of an Environmental Reserve Easement for the purposes of environmental protection.</p>
Development Authority	No response.
Enforcement & Compliance	No concerns.
GeoGraphics	Please ensure a road naming application is provided at Subdivision approval stage.
Building Services	No response.
Fire Services	No comments at this time.
Infrastructure and Operations - Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> As a condition of future subdivision, the applicant shall submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards. The report shall provide recommendations for road construction and include a Slope Stability Assessment if any slopes greater than 15% are identified. <p><u>Transportation:</u></p> <ul style="list-style-type: none"> Access to the proposed parcels is granted from Camden Lane, which is a chip sealed road; The Cochrane North ASP and Hamlet Plan Transportation Study (iTrans – March 2010) identifies Camden lane as a collector road, requiring 21 metres of right-of-way in the future. Adjacent to the subject lands, the current right-of-way is 30 metres. Therefore, no road dedication is required at the time of subdivision; The proposed panhandle accessing Lot 3 is required to be a minimum of 12.5m in width, in accordance with the County Servicing Standards; The applicant is proposing to dedicate the existing 20 metre wide panhandle as public road allowance and

AGENCY	COMMENTS
	<p>construct a road to access the subdivision. As per the County Servicing Standards, the subdivision should be accessed by a Country Residential Standard Road (section 400.5), which requires a 25 metre right-of-way;</p> <ul style="list-style-type: none"> • The applicant has submitted a Road Concept Drawing (Osprey Engineering – November 22, 2017), which identifies a modified Country Residential Standard Road (within a 20 metre right-of-way) that is proposed to be constructed as part of the application: <ul style="list-style-type: none"> ○ In accordance with County Plan Policy 29.1, ES considers the Road Concept Drawing as adequate technical justification which demonstrates that a modified Country Residential Standard Road can be accommodated within a 20 metre right-of-way. Therefore, ES considers this to be a reasonable request for variation from technical requirements. Detailed design of the road shall be completed at the subdivision stage. • As a condition of future subdivision, the applicant shall enter into a Development Agreement for construction of a paved approach, modified Country Residential Standard Road and cul-de-sac as identified on the proposed plan of subdivision, in accordance with the County Servicing Standards: <ul style="list-style-type: none"> ○ Some of the construction costs may be recovered through the County's Infrastructure Cost Recovery Policy; ○ If required by the County Road Operations Group, the applicant will be required to enter into a Road Use Agreement. • As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval for the total gross acreage of the lands excepting those designated Environmental Reserve, as the applicant is proposing to subdivide a Residential Two District parcel: <p>Base TOL = \$4595/acre. Acreage = 15.87 – 1.84 = 14.03 acres. TOL payment = (\$4595/acre)*(14.03 acres) = \$64,468.</p> <p><u>Sanitary/Waste Water:</u></p> <ul style="list-style-type: none"> • Prior to future subdivision approval, the applicant shall submit a Level 3 PSTS Assessment, to determine the suitability of the proposed parcels to be serviced by PSTS, in accordance with the County Servicing Standards;

AGENCY	COMMENTS
	<ul style="list-style-type: none"> • Prior to future subdivision approval, the applicant shall submit a Level 1 PSTS Assessment Variation for the existing septic field, describing the type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. This assessment may be prepared by the homeowner; • As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p><u>Water Supply And Waterworks:</u></p> <ul style="list-style-type: none"> • As there are 6 or more lots in the subject quarter section, a Phase 1 Groundwater Supply Evaluation is required; • The applicant submitted a Phase 1 Groundwater Supply Evaluation (Groundwater Information Technologies Ltd. – August 25, 2017). The report meets the requirements of the County Servicing Standards and concludes that the aquifer underlying the proposed subdivision can supply water at a rate of 1250m³/year without causing adverse effects on existing users; • As a condition of future subdivision, the applicant will be required to drill a new well on both lots 2 & 3, and provide the County with a Phase 2 Aquifer Pumping & Testing Report for the new wells, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for each well; • As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available. <p><u>Storm Water Management:</u></p> <ul style="list-style-type: none"> • As a condition of future subdivision, the applicant shall submit a Site-Specific Stormwater Implementation Plan (SSIP) for the subject lands, in accordance with the County Servicing Standards and the Cochrane North Master Drainage Plan: <ul style="list-style-type: none"> ○ The SSIP shall comment on pre and post-development release rates, volume control targets and water quality; ○ The SSIP shall demonstrate that there are no adverse impacts to adjacent properties and

AGENCY	COMMENTS
	<p>downstream lands on drainage routes;</p> <ul style="list-style-type: none"> ○ The applicant may be required to enter into a Site Improvements / Services Agreement for the construction of any stormwater management infrastructure if recommended in the SSIP; ○ Alberta Environment approvals may be required if any stormwater ponds are required. <p><u>Environmental:</u></p> <ul style="list-style-type: none"> • Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.
Infrastructure and Operations - Maintenance	No issues.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Based on attached site plan, does Applicant intend to construct cul-de-sac road with 'bulb' termination to access the 3 lots? Will this road be private or County owned and maintained?
Agriculture and Environmental Services - Solid Waste and Recycling	No response.

Circulation Period: July 17, 2017 – August 8, 2017



BYLAW C-7758-2018

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-7758-2018.

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. 68, and 68 NE of Bylaw C-4841-97, be amended by redesignating Lot 2, Block 6, Plan 9210341 within NE-23-26-04-W5M from Agricultural Holdings District to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

THAT Lot 2, Block 6, Plan 9210341 within NE-23-26-04-W5M is hereby redesignated to Residential Two District as shown on the attached Schedule 'A' forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7758-2018 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: 9
File: 06823011 / PL20170108

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

Reeve

CAO or Designate

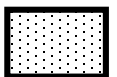
Date Bylaw Signed

BYLAW: C-7758-2018



AMENDMENT

FROM Agricultural Holdings District TO Residential Two District
Subject Land _____



LEGAL DESCRIPTION: Lot 2, Block 6, Plan 9210341 within
NE-23-26-04-W5M

FILE: 06823011 / PL20170108

DIVISION: 9

12 February 2018

Attention: Reeve Boehlke and Members of Council
Applicant: CivicWorks Planning + Design Inc.
Landowner: Builders Capital

Re: Land Use Redesignation from (AH) Agricultural Holdings District to (R-2) Residential Two District
41031 Camden Lane

Dear Reeve Boehlke and Members of Council,

In order to further support Administration's recommendation of approval for the above-mentioned application, we are providing a brief overview of the application.

Purpose: A *conceptual* subdivision design was submitted with the land use application to demonstrate to the County that the following could be accomplished:

- 3 proposed lots that are sized as per the Land Use Bylaw regulations for Residential Two District;
- An adequate building envelope for a future residence is available on each proposed lot;
- The dedication of Environmental Reserve Easement, located at the southerly portion of the existing parcel;
- A 20.0m Country Residential road standard (reviewed and approved by Engineering Services);
- Allows for the sale of the existing residence on a smaller parcel.

Statutory Policy Support: The proposed land use redesignation is fully supported by and aligns with the Cochrane North ASP.

Concerns of area landowners: A comprehensive Community Engagement Report was submitted with the application. Concerns of area landowners have been reviewed and are adequately mitigated through the development controls and regulations implemented at the subdivision stage, as follows:

Concern	Response
Water	Groundwater supply evaluation- complete. Further site testing must occur at subdivision.
Not compatible with existing use in the area	This quarter section and the surrounding area has experienced fragmentation throughout time from Agricultural to Residential Two District. R-2 land use and similar parcel sizes (as proposed in the conceptual design) surround the subject



	property to the north, east and portions of the west. This fragmentation is consistent with the ASP.
Environmental impact	Environmental Reserve Easement will be dedicated at subdivision to project environmentally sensitive lands. This is consistent with the ASP.
Issues with previous tenants	Former tenants no longer live on site. The current tenants wish to remain in the neighbourhood and acquire the house by purchase. They are dedicated to being good neighbours and did attend our information session to speak with neighbouring residents who had concerns.
Traffic	We understand traffic and speed on Camden Lane is a concern to residents. If land use is approved, the additional number of lots potentially proposed at the subdivision stage is two. Two new acreage homes will not create a significant amount of additional traffic. The 60 km per hour limit on Camden Lane switches to 80 km after Range Rd 41 which causes speeding issues. This is largely an enforcement issue.

The proposed land use redesignation is fully aligned with the ASP policy and has received support from Administration. The land use allows for a future subdivision application which will undergo a full review supplemented with pre-development studies. A preliminary engineered road design has been provided to assure the County that a modified Country Residential road standard can be achieved.

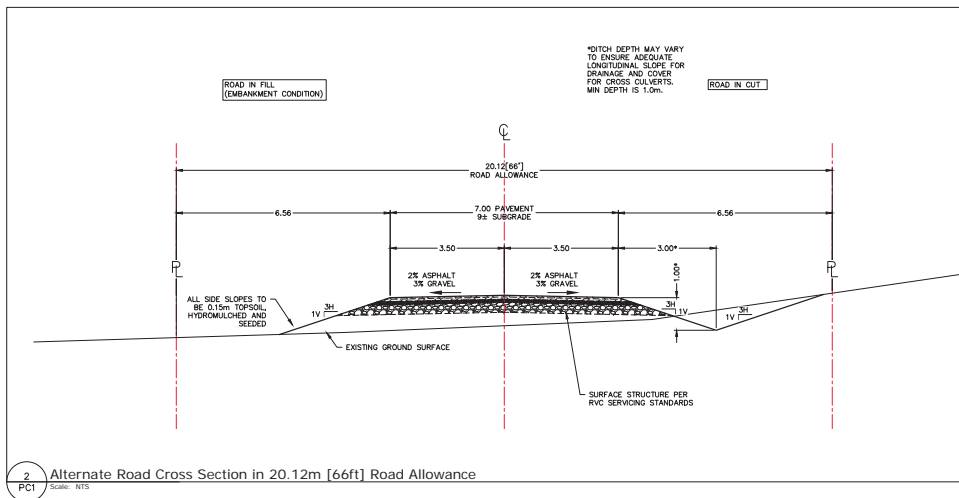
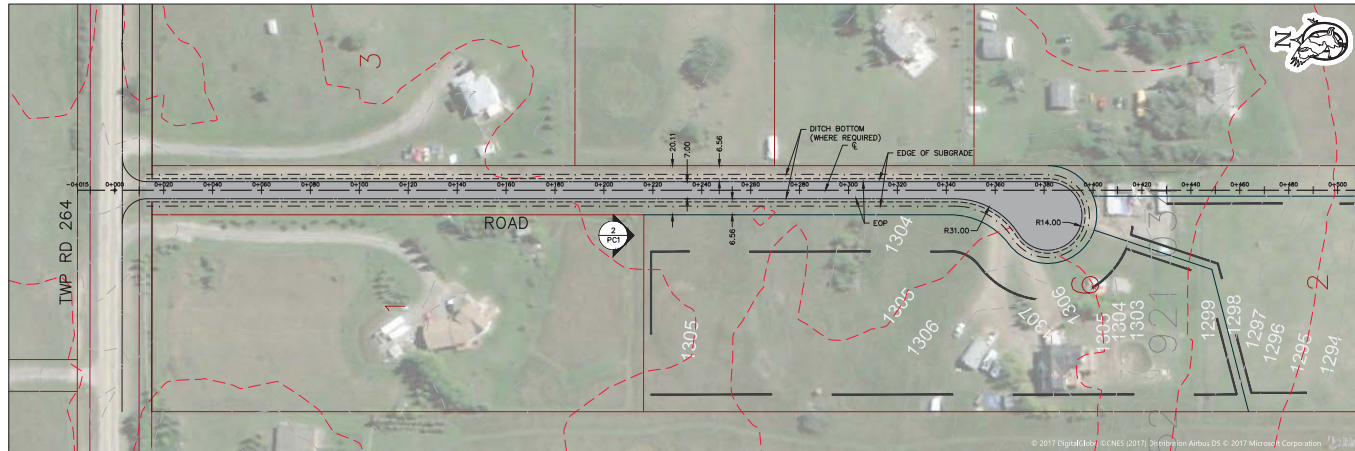
Please do not hesitate to contact the undersigned directly at 403.201.5305 or jocelyn@civicworks.ca with any questions or concerns.

Sincerely,
CivicWorks Planning + Design Inc.



Jocelyn Appleby, MPlan
Planner





- CULVERT
- EDGE OF PAVEMENT
- LIP OF GUTTER
- GRADE BREAK, DAYLIGHT LINE, TOE OF SLOPE
- SIGN, ref. ALBERTA TRANSPORTATION SIGN CATALOG FOR SIGN CODE DETAILS
- DEVELOPMENT BOUNDARY
- DETAIL CALLOUT (DETAIL No./DRAWING No.)
- VIEW DIRECTION FOR SECTIONS AND PROFILES
- LG 4.00 – LIP OF GUTTER. DISTANCE IS OFFSET TO PROPERTY LINE
- C & 0.25G – CURB AND GUTTER (NUMBER IS WIDTH OF GUTTER)
- EOP – EDGE OF PAVEMENT
- BW 2.00 – BACK OF WALK. DISTANCE IS OFFSET TO PROPERTY LINE
- CURVE LABELS
- BC – BEGIN CURVE
- Mid – MIDPOINT OF CURVE
- EC – END CURVE
- PCC – POINT OF COMMON CURVE
- PRC – POINT OF REVERSE CURVE

A	FOR CLIENT REVIEW	2017.11.22	MAK
△ REVISIONS (CURRENT AT BOTTOM)			

APEGA PERMIT TO PRACTICE P10743



**OSPREY
ENGINEERING
INC.**

BOX 1367 · BLACK DIAMOND, AB · T0L 0H0 CANADA
TEL: 403-933-2226 FAX: 403-933-2230

Builders Capital

Road Concept

PROJECT No. 170396	DATE: Nov 2017
DRAWN: MAK	CHECKED: MAK
DESIGNED: MAK	APPROVED: MAK

DRAWING/FIGURE No. PC1	REVISION No. A
---------------------------	-------------------

41031 CAMDEN LANE COMMUNITY ENGAGEMENT REPORT

TABLE OF CONTENTS

1.0 EXECUTIVE SUMMARY.....	2
2.0 COMMUNICATION.....	2
3.0 COMMUNITY INFORMATION SESSION.....	2
4.0 FEEDBACK.....	3
5.0 CONCLUSION	4

APPENDICIES

A: INVITATION LETTERS
 B: OPEN HOUSE PRESENTATION BOARDS
 C: FEEDBACK FORM



23 October 2017

COMMUNITY ENGAGEMENT REPORT
41031 CAMDEN LANE LAND USE REDESIGNATION AND SUBDIVISION

Legal Description: NE 23-26-04 W5M
 Area: 15.87 acres (6.42 hectares)
 Landowner: 2043397 Alberta Ltd. (Builders Capital)
 Proposal: Application for Land Use Redesignation from "Agricultural Holdings District" to "Residential Two District" to allow for the subdivision of two additional (2) residential parcels.

1.0 Executive Summary

The following document provides an overview of the community engagement efforts undertaken by the applicant for the Land Use Redesignation and Subdivision application at 41031 Camden Lane. The applicant held a community information session in the form of an open house on Wednesday 18 October 2017 at the Cochrane Ranche ClubHouse in the Town of Cochrane. This report outlines the methods used for engagement and the feedback received.

2.0 Communication and Background Information

Invitations were sent out to neighbours two (2) weeks prior to the open house. A total of 26 letters were sent out and the circulation boundary was set as per the County (Policy #307). The letter included details about the proposal, proposed site plan and contact information.

The initial circulation of the proposal to neighbours was completed in July 2017. Letters of concerns were received by the file manager. Commonly heard concerns included:

- Previous ownership and disruptive tenants (issues with animals, dust/garbage, general upkeep and noise)
- Traffic and road safety
- Lack of agricultural value
- Water usage
- Septic systems overloaded

3.0 Community Information Session

CivicWorks Planning + Design hosted the Community Information session. It was intended to provide clarification to neighbours in regard to the commonly heard concerns and answer any questions about the proposal. Representatives from Builders Capital (Sandy Loutitt and Tracey McLeod) were present to meet neighbours and addresses their concerns expressed about the behavior of previous tenants on the property and the planning application.

Seven (7) people signed in at the information session. The applicant prepared presentation boards outlining the following:

1. A "Welcome" board outlining the location of the site contextually to Highway 22, Cochrane Lakes and Range Road 41.
2. Policy Alignment (Cochrane North Area Structure Plan)
3. Proposal Details



4. Topography
5. Proposed Site Plan and Methods of Servicing (water, wastewater and stormwater)
6. Next Steps and Contact

The presentation boards are provided in Appendix C. Other materials available to participants for review included:

1. Preliminary Groundwater Feasibility Assessment, prepared by Groundwater Information Technologies Ltd.
2. Cochrane North Area Stricture Plan
3. Land Use Bylaw

4.0 Feedback

FEEDBACK	RESPONSE
How will the lots be serviced? Is there enough water.	<ul style="list-style-type: none"> A Preliminary Groundwater Feasibility Assessment has been completed. This report indicates that the diversion of water for the proposed subdivision will not cause adverse effects to other domestic or licensed groundwater users. This report was available for participants to review.
This property is a mess- is it being cleaned up and who lives there now?	<ul style="list-style-type: none"> New tenants moved into the existing residence in June 2017. They have been working with Builder's Capital to clean up the property. Angela Hall, current resident, was present to introduce herself to neighbours and verify aspirations to purchase the Lot upon successful subdivision.
Speed and traffic safety is a concern. The 60 km per hour limit on Camden Lane switches to 80 km per hour after Range Road 41 and the speeding is not enforced. The proliferation of approaches on Camden Lane should also be consolidated at the point of the proposed internal road.	<ul style="list-style-type: none"> The proposed subdivision plan does not create an additional approach onto Camden Lane. It requires upgrades for safety such as paving and widening. The proposed subdivision is for two additional lots for single family residential dwellings. The increase in traffic created the additional density is minimal. Speed is largely an enforcement issue. Residents can contact the County to request the relocation and/or addition of speed signage. We cannot obligate private landowners to revise and consolidate their approach locations to the new road we are proposing.



The Environmental Reserve Easement (ERE) on proposed Lot 3 is appreciated. No public access should be allowed onto my land and fences should be left intact. (Neighbour directly to the south)	<ul style="list-style-type: none"> • The ERE requires the land to remain in its natural state in perpetuity. • There is no public access or grazing permitted on the ERE lands. • Trespassing should be reduced with new property ownership.
--	---

Feedback forms were handed out to all attendees. To date, no feedback forms have been returned. The feedback form distributed is attached in Appendix C.

5.0 Conclusion

Community members who took the opportunity to attend our community information session were well informed of the application and expressed their appreciation of the efforts made by the applicant to host the information session. All attendees expressed their relief to have new tenants at the property and appreciated the efforts made by Builders Capital to clean up the property. Attendees of the open house were notified of the next steps in the application process (including public hearing at Council) and were welcomed to contact the applicant with any further questions or concerns.





Suite 460, 5119 Elbow Drive SW
Calgary, Alberta T2V 1H2

P 403.201.5305
F 403.201.5344

September 2017

Attention: Invitation to a Community Wide Information Session
Wednesday, October 18 at the ClubHouse Activity Centre
#80- 1A Highway in the Cochrane Rancho Historic Park
Please drop in between 5:00-7:00 p.m.

Re: Application for Land Use Redesignation from "Agricultural Holdings District" to
"Residential Two District" to allow for the subdivision of two (2) additional Country
Residential parcels
Legal Description: NE 23-26-04 W5M, Plan 9210341, Block 6, Lot 2
Municipal Address: 41031 Camden Lane
Landowner: Builder's Capital Ltd.

Dear Neighbour,

We are proposing a land use redesignation from Agricultural Holdings District to Residential Two District on the above-mentioned lands. If approved by Rocky View County Council, this will allow for a subsequent subdivision application. We are connecting with you today to formally invite you to our community information session and to provide you with the site plan. If you are unable to attend our information session, please feel free to call us directly to discuss the application should you have any questions or concerns. The following offers detailed information about this proposal:

- We are proposing a subdivision plan with a total of three (3) lots (2 new lots and 1 residual lot). The proposed lots are +/- 4.18 acres, +/- 5.22 acres and one lot containing the existing homestead of +/- 4.39 acres.
- The site plan has been strategically designed to provide an internal road built to the County standards. The cul-de-sac bulb has been purposefully located to ensure that it is not directly behind adjacent residences.
- All lots will be serviced by individual groundwater wells and individual high efficiency septic systems. A preliminary Groundwater Feasibility Assessment has been prepared by a Professional Geologist and will be available for review at our information session. As per the Water Act, we are required to ensure that the wells drilled do not adversely affect adjacent existing groundwater users. Each groundwater well requires a pump test and hydrology assessment.



CIVICWORKS.CA



- Should the opportunity become available, a connection to the Horse Creek Water Co-Operative will be made through a Deferred Servicing Agreement.

It is anticipated that this application will go to Council in November 2017. We look forward to meeting you at our information session on October 18 and addressing any questions or comments you may have. If you are unable to attend our information session, please do not hesitate to contact CivicWorks Planning + Design. We are happy to connect with you at your convenience.

Sincerely,
CivicWorks Planning + Design Inc.

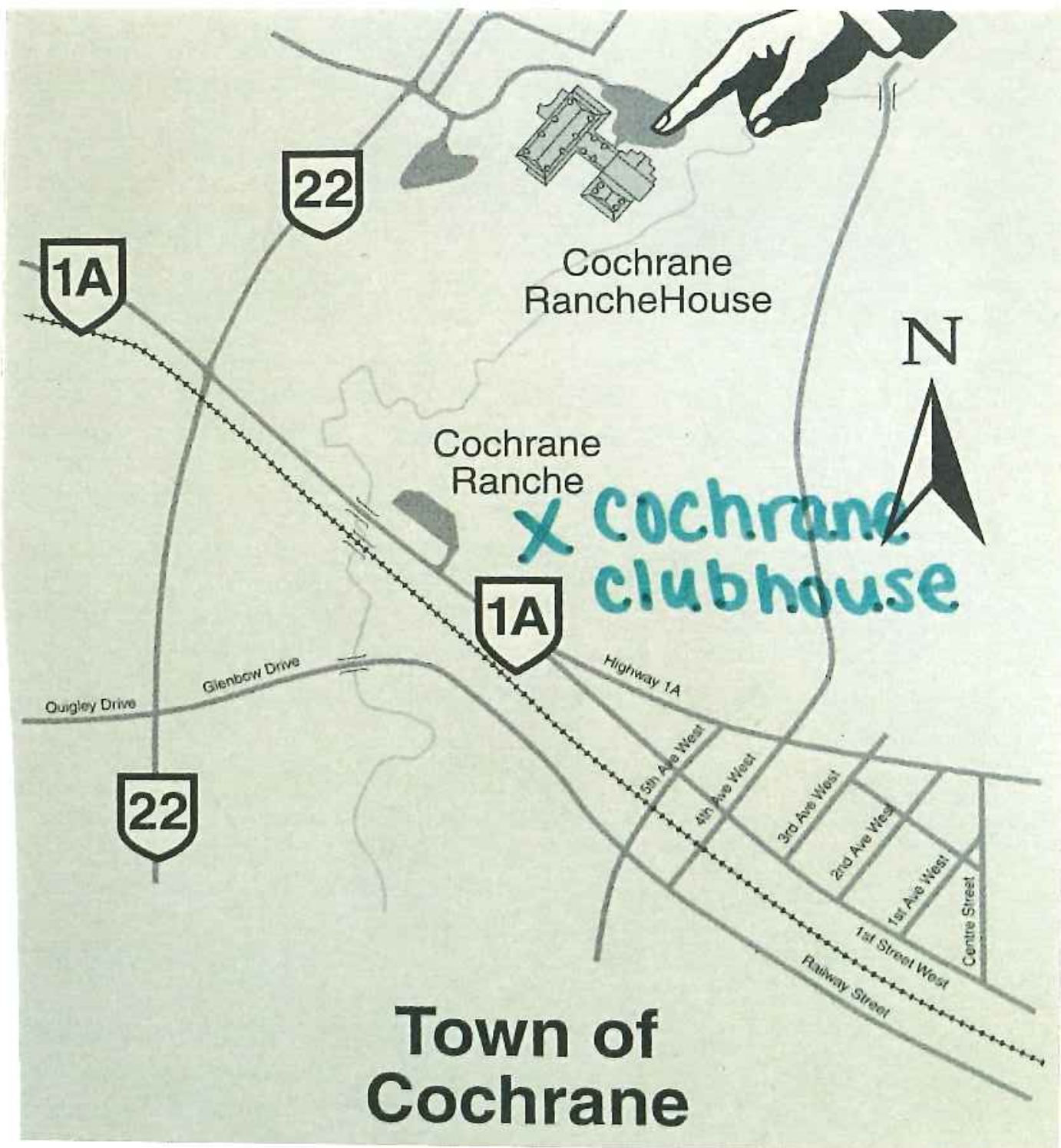
A handwritten signature in black ink that reads "Appleby".

Jocelyn Appleby, Planner



Community Information Session location:

The ClubHouse Activity Centre, #80- 1A Highway in the Cochrane Rancho Historic Park



APPENDIX B

WELCOME

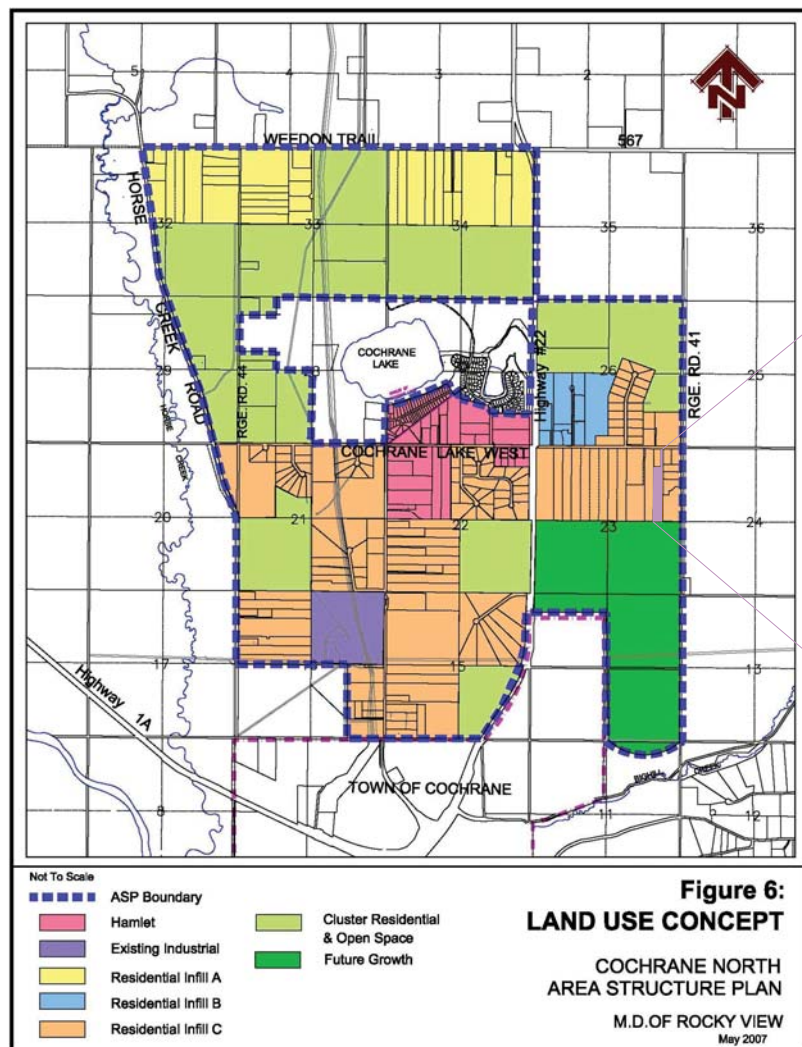
THANK YOU FOR ATTENDING OUR COMMUNITY
INFORMATION SESSION!

The purpose of tonight's meeting is to inform our neighbours about the proposed Land Use application and discuss any comments or concerns you may have.

WE WELCOME YOUR COMMENTS AND FEEDBACK.

CIVICWORKS
PLANNING + DESIGN

POLICY ALIGNMENT



SITE

COCHRANE NORTH AREA STRUCTURE PLAN

The following policies of Section 6.1: Residential Infill A, B, and C on pages 19 and 20 of the Cochrane North Area Structure Plan state the following of importance to this land use proposal:

- 6.1.1 The predominant land use within the Residential Infill Policy Area shall be residential development.
- 6.1.4 The minimum residential parcel size within the Residential Infill C Policy Area shall be 4 acres.
- 6.1.9 Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site water servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional, municipal or co-op water utility systems, when those systems become available.
- 6.1.11 Within the Residential Infill Policy Areas, the Municipality may consider private, individual on-site wastewater servicing solutions for new lots. The Municipality may require that deferred servicing agreements be secured in order to ensure that new lots do connect to regional or municipal wastewater utility systems, when those systems become available.

The proposed land use is contextually appropriate given the developed R-2 parcels directly east of the site and north of Camden Lane, which align with the size of the lots being proposed (approximately 4.00 acres). The addition of two (2) residential lots in this area is therefore minimal when considering the greater R-2 development context.

PROPOSAL DETAILS

LAND USE REDESIGNATION

The proposed land use redesignation for the subject site is from Agricultural Holdings District (AH) to Residential Two District (R-2), facilitating the future subdivision of two new residential parcels. The intent is to construct a subdivision with building spaces set back appropriately from Camden Lane that sensitively interface with the existing neighbourhood.

As exemplified by this land use figure, there exists substantial precedent for R-2 magnitude development in the vicinity. Should the subject site achieve the redesignation, two new homes would be constructed on the site that align with neighbouring R-2 parcels.

SITE AREA

15.87 acres

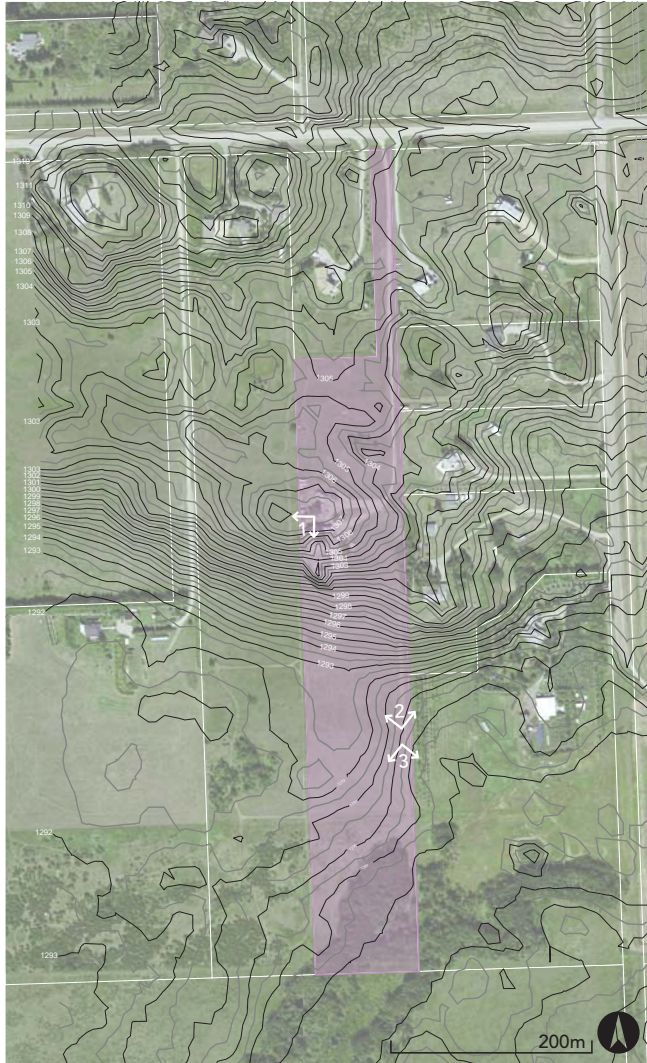
LANDOWNER

Builders Capital (2043397 Alberta Ltd.) is the subject site landowner. Builders Capital is a multi-faceted company that specializes in construction lending, real estate development, and home building.



CIVICWORKS
PLANNING + DESIGN

TOPOGRAPHY



HIGHEST ELEVATION

1307m

LOWEST ELEVATION

1288m

ELEVATION CHANGE

19m

TOPOGRAPHY DETAILS

Topography generally undulates across the site, peaking in the centre. Moving south from Camden Lane, the elevation rises to its highest point in the centre of the site where the existing dwelling is located, at a height of 1307m. From here, there is a moderate grade sloping downward towards the south.

The southernmost portion of the site levels out and possesses an elevation of 1288m, resulting in a total elevation range of 19m.

A low lying area supports an Environmental Reserve Easement on the site plan. It supports an existing tree stand and will be retained as a stormwater element where flows will naturally drain. It is to be retained in its natural state in perpetuity.

SITE PLAN + SERVICING

SITE PLAN HIGHLIGHTS

ROADS

The internal road will be constructed to a Country Residential standard. This includes a paved surface, two lanes, a reduced right of way of 20m, while still accommodating for the minimum surface width requirement and modified ditches.

The paved cul-de-sac bulb is strategically designed to avoid being located directly behind neighbouring homes. Its apron will allow access to all three subdivided parcels.

The panhandle paralleling Lot 2 and providing access to Lot 3 will be 12.5m wide as per County standards.

LOTS

The subdivision will produce three lots total from the original parcel. The northernmost lot will be 4.39 acres and possess the existing residence. Lot 2, located south of Lot 1 will be 4.18 acres while Lot 3 will measure 5.22 acres at the southernmost portion of the subject site (including an ERE area).

As per the Land Use Bylaw, the proposed lot sizes allow for one Animal Unit per parcel.

In July 2017, the Hall family became the new tenants of the parcel. Should the Land Use Redesignation and Subdivision be approved, their intent is to purchase the residence and Lot 1. They have been working with Builders Capital in the interim to clean up the property.

ENVIRONMENTAL RESERVE EASEMENT (ERE)

This land, composing a portion of Lot 3 at the southern extent of the subject site is an existing tree stand. Through this land use redesignation, it is intended to become Environmental Reserve Easement, requiring the 1.84 acres of land in the southeast corner of Lot 3 is to remain in its natural state in perpetuity.



SITE SERVICING INFORMATION

WATER AND WASTEWATER

All lots are proposed to be serviced by individual groundwater wells and high efficiency septic systems. A Deferred Servicing Agreement to connect to Horse Creek Water Services for piped water and wastewater connections will be made, should this servicing extend to the subject site in the future.

STORMWATER

A Site Specific Stormwater Implementation Plan (SSIP) must be created for the subject site as a condition of subdivision approval. It will focus on natural topography and existing flows to the Environmental Reserve Easement to capture on-site stormwater.

PRELIMINARY GROUNDWATER FEASIBILITY ASSESSMENT

A Preliminary Groundwater Feasibility Assessment has been prepared by Groundwater Information Technologies Ltd. This report is a desktop review (available for reading at this Open House) that determines expected water well yield and aquifer zones. It also reviews the history of well drilling and water quality analysis in the area.

This report has been deemed acceptable by the County Engineering Services Department.

The diversion of water for the subdivision will not cause adverse effects to other domestic or licensed groundwater users or have adverse effects on existing springs or other groundwater discharge area.

Aquifers underlying proposed subdivision can supply water at a rate of 1250 m³/year for each household for domestic purposes (as defined in the water act)

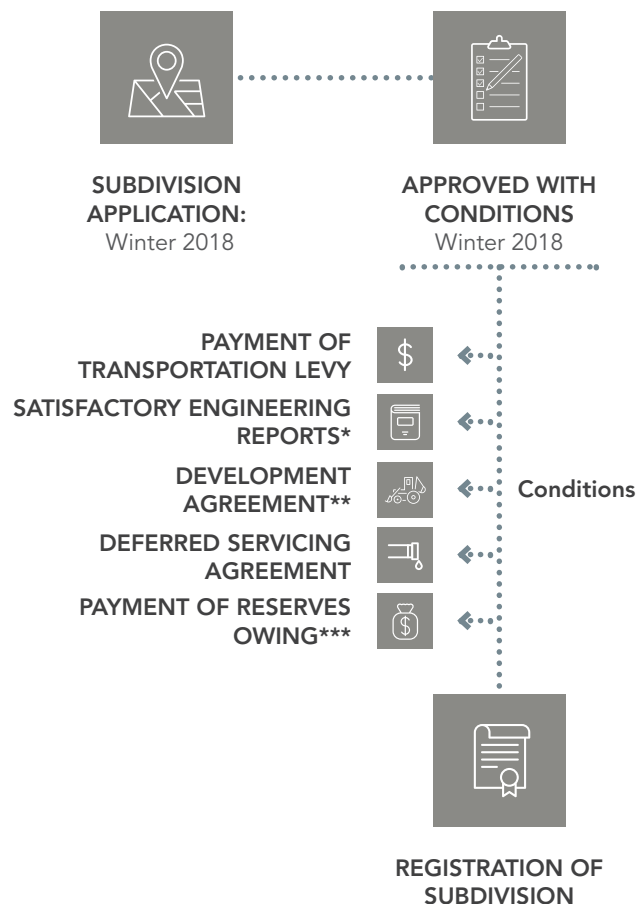
The diversion of groundwater for the households in the proposed subdivision is consistent with the approved water management plan for the area.

NEXT STEPS + CONTACTS

NEAR FUTURE:

FOLLOWING APPROVAL:

CONTACT:



Thank you for attending our Community Information Session. Please do not hesitate to connect with the CivicWorks team or Municipal File Manager with any further questions or comments.

CIVICWORKS PLANNING + DESIGN INC. CONTACT

Jocelyn Appleby, Planner

403.201.5305
jocelyn@civicworks.ca

MUNICIPAL FILE MANAGER CONTACT

Meghan Norman, Planner

403.520.3921
mnorman@rockyview.ca

*Includes Geotechnical Study, Stormwater Implementation Plan, PSTS Assessment, and Aquifer Pumping + Testing Report.

**Development Agreement entered for the construction of a paved road and cul de sac leading to subdivided parcels.

***These conditions represent major subdivision registration milestones, however, the actual list may be more exhaustive.

41031 Camden Lane- Land Use Redesignation and Subdivision Proposal

Thank you for attending our Community Information session on October 18, 2017. We appreciate any feedback you have for our project team or questions/concerns about the project.

1. Do you feel we have provided a clear understanding of the proposed Land Use Redesignation?

Yes

No

If no, please indicate if you would like a member of our Planning team to connect with you to provide clarity or further information. Please indicate preferred contact method.

Email:

Phone:

2. Do you feel fully informed of the next steps involved in this proposal? This includes Public Hearing at Council (November, 2017) and Subdivision application.

Yes

No

If no, please indicate if you would like a member of our Planning team to connect with you to provide clarity or further information. Please indicate preferred contact method.

Email:

Phone:

3. What is your biggest concern regarding this proposal?

4. What is your biggest hope regarding this proposal?

We encourage you to contact us with any questions or feedback. You can also provide feedback to the questions below via email.

Contact:

E: jocelyn@civicworks.ca

T: 403.201.5305

July 29, 2017

Scott R Kerr

Megan Norman

Email: mnorman@rockyview.ca

Re: File Number 06823011 Application Number PL20170108 Division 9

I would like to express our concern regarding the above application.

This place has been an ongoing issue for everyone in the surrounding area and in conjunction with a lack of attention despite repeated complaints and conversations with the count regarding numerous violations, it continues to be ongoing concern, from dogs, to horses, garbage, noise, traffic, on site contaminated landfill, and the list goes on.

Specific concerns I have with the application would be the following:

- Traffic (this approach is already a highway as far as volume)
- Construction traffic and noise if approved
- Entry to current location and secondary entry to proposed lots (how will they get secondary access?)
- Continual garbage on property that is devaluing our current property
- Water
- Noise
- Dust and garbage
- Animals and lack of attention to look after them, maintain them and keep them on their own property
- I was always told that properties such as this were only allowed to be subdivide "once"?

We also know that from ongoing previous dealings with the county, it is our understanding seeing it first hand that the county itself and those running it, are "coin" operated, so even though all the surrounding neighbors will reject to the proposed subdivision, as long as money exchanges hand with the county, then it will go ahead nevertheless... Be happy to discuss this in more detail with your leaders any time they would like! So, this is also why I will not spend any more time on this letter!

NOT in favor of this proposal.

Regards



Scott Kerr

From: Carole Hall [REDACTED]
Sent: Monday, December 18, 2017 10:31 AM
To: PAA_ LegislativeServices
Subject: public hearing

WE oppose the by-law C-770802017 & application PL20170108(06823011)

Because of more wells being dug and traffic on Camden Lane.

Allan & Carole Hall

Rocky view County



AUG 1 2017

MD ROCKY VIEW COUNTY - PLANNING SERVICES
ATTENTION

MEGAN NORMAN

FILE# 06823011

APPLICATION# PL20170108

WE THE LANDOWNERS IN CAMDEN LAKE AND RR 41 AREA STRONGLY DISAGREE WITH THE APPLICATION FOR REDESIGNATION OF LOT 2, BLK 6, PLAN 9210341 FROM AGRICULTURAL HOLDINGS DISTRICT TO RESIDENTIAL TWO DISTRICT FOR CREATION OF THREE RESIDENTIAL LOTS.

THIS APPLICATION HAS BEEN TURNED DOWN BEFORE FOR FOLLOWING REASONS

THESE ARE SPAGETTI STRIPS OF LAND WITH NO DEVELOPMENT ON SOUTH ENDS WITH IT IS A W-5 WETLAND AREA WITH A WILDLIFE CORRIDOR WHICH WILL BE IMPACTED.

THE ACCESS OFF CAMDEN LAKE HAS THREE APPROACHES WITHIN 35 METERS OF EACH OTHER WHICH IS ON A HILL. THIS IS A HUGE CONCERN.

THERE IS NO AREA STRUCTURE PLAN OR CONCEPT PLAN AND IS NOT COMPATIBLE WITH EXISTING USE IN AREA.

HOW ARE LOTS TO BE DIVIDED UP?
WATER ACCESSIBILITY IS POOR IN AREA!!

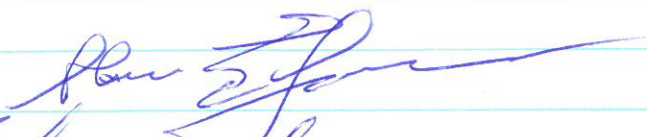
THERE ARE TOO MANY WELLS IN THE INFRASTRUCTURE ALREADY WITH LOW OUTFLOW.

IS THE ACCESS TO THE PROPOSED LOTS LEGAL? DO THEY HAVE INDIVIDUAL ACCESS? DESIGNED ROAD WIDTH AND DITCHES? TWO WAY TRAFFIC? THE NUMBER OF POTENTIAL VEHICLES COMING AND GOING PAST EXISTING HOMES CLOSE TO ACCESS POINTS WILL HAVE A HUGE IMPACT ON QUALITY OF LIFE.

WITH THREE APPROACHES SO CLOSE TO EACH OTHER ONTO CAMDEN LAKE WILL BE UNSAFE. WITH MORE ENTERING CAMDEN LAKE. VERY BUSY ALREADY.

THE APPLICANT IS A MORTGAGE COMPANY NOT A RESIDENT IN AREA WHO HAS FORCLOSED ON THE PROPERTY AND ANOTHER ONE THAT IS ADJACENT TO IT. BOTH OF THEM HAVE HOMES THAT WERE POORLY DESIGNED AND BUILT THAT HAVE BEEN FOR SALE FOR MANY YEARS. NOW THEY ARE TRYING TO RECOVER LOSSES BY SUBDIVIDING LAND THAT IS NOT SUITABLE FOR AREA OF RESIDENCES.

SINCERELY
ALAN + WILMA ETDGEcombe


W Etdgecombe.

Signatures

[Signature]
[Signature]
[Signature]
[Signature]

[Signature]

[Signature]
[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

R 4, Mp.

80.48

20.12

R 5, Mp.

33"

DOUG + DAWN
LEWIS

20"

20"

NARINDER
MANNAN

RYAN
+
MICHELLE
HOLT

SCOTT
KERR

OBJECT

LOT 1

BLOCK 6

LOT 1

AREA = 1.619 Ha.
4.00 Ac.

OBJECT

80.48

90° 00' 21"

20.14

20.14

55'

359°

BLOCK 4

PLAN ~~761 0974~~

741 0974

~~AC~~ CORRECTED MARCH 19, 1992

~~DAVID + CHRISTINE~~

OBJECT FOSTER

Drew
+
KARNE
CLARK

OBJECT

BLOCK 5

55'

BLOCK 6

CLARKS
→

799.43

55'

13.0 m ALAN + WILMA
EDGEcombe

18.7 m

House

881 1138

LOT 2

AREA = 6.424 Ha.
15.87 Ac.

OBJECT

EWART
+
NINA
MORRISON

BLOCK
PLAN

PLAN

791152

DAWA + MELONY

← PANTHRY

OBJECT

OBJECT

August 2, 2017

Planning Services Department Rocky View County
911 – 32nd Avenue NE
Calgary, Alberta T2E 6X6
Attn: Meghan Norman

RE: File Number: 06823011
Application Number: PL20170108

From: Ewart / Nona Morrison

[REDACTED]
[REDACTED]
[REDACTED]


Our Objections are as follows:

1. Traffic and Road Safety. It is already very difficult turning onto Highway 22 because of the amount of vehicles using this area. Increased traffic and wear and tear on Camden Lane [No bike or walking paths.] Constant traffic and road noise adjacent to our property.
2. Water usage and well depletion of surrounding homes, many of which are on minimal output.
3. Septic Systems overload and disposal.
4. Disturbance of wildlife corridor in the lower portion of the acreages.
5. Increased Environmental Pollution. If each acreage has 2 vehicles, that is 6 extra cars on a regular basis. Then add in ATV's, garden tractors and visitors. It would be a huge increase in traffic running down the edge of 6 acreages. This is a narrow piece of property to be subdividing.
6. Disturb the beauty and peacefulness of surrounding properties originally purchased as a quiet refuge away from city life.
7. Declining adjacent property values.

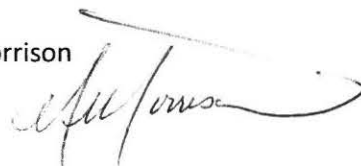
Please take into consideration the above concerns.

Sincerely,

Ewart Morrison



Nona Morrison



July 26, 2017

Doug and Dawne Lewis

Megan Norman

Email: mnorman@rockyview.ca

Re: File Number 06823011 Application Number PL20170108 Division 9

My wife Dawne and I would like to express our concern with the application listed above.

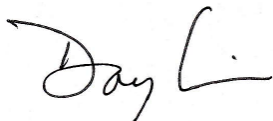
We have had previous concerns with the amount of traffic and traffic noise with just one resident and the rental within the residence. There was traffic constantly going back and forth to a supposed "Storage" Sea Cans (5) that had traffic with pick ups and trailers coming and going always during the day and night. Dust is a constant issue also with the vehicles going back and forth and travelling at increased speed on the driveway.

The driveway entrance and exit to the property in the application runs along side our property directly to the west of the road. The traffic noise and dust is annoying and disrupting my wife during the day when she is trying to sleep (my wife works shift work). We are constantly getting dust and noise when trying to sit outside with family friends and grandchildren. We would like to enjoy our peace and quiet.

With the increase of 3 properties, this will only add to the problem and we are adamantly against the division of this property. This is unreasonable and not a healthy situation with the added noise and dust in our rural community.

Please be advised that we are NOT in favor of this proposal.

Regards

A handwritten signature in black ink, appearing to read "Doug L.", with a stylized flourish at the end.

Doug Lewis

From: David Christina Foster
Sent: Monday, August 07, 2017 8:36 PM
To: Meghan Norman
Subject: Property development proposal

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Recorded Circ comments

Re: File number 06823011 Application number: PL20170108
 Applicants CivicWorks Planning + Design inc., Jocelyn Appleby
 Owners: 2043397 Albert Ltd.
 Legal: lot 2, Block 6, Plan 9210341, within NE-23-26-04-W05M

We David and Christina Foster, herby strongly disagree with the above proposal for the following reasons below.

- As our land is at lower grade level than theirs we are concerned about their septic contaminating our well water
- The traffic on their property road to Camden Lane would increase, therefore increase the amount of dust as this road is not properly maintained with calcium. This road is not wide enough for two vehicles traveling in opposite directions. As the amount of vehicles will increase so will the traffic noise.
- Side ditches on their entrance roads will not be big enough to collect snow and water run off.
- As this property is west of ours the garbage from development and ownership will always be in our yard.
- Creating more house will affect the cell towers signal strength in the area for home owners that use satellite for internet and television.
- Development of two more houses on this land will affect the property value of houses in the area as our neighbours and us bought our houses for the scenery therefore resale value will decrease. The unobstructed view of the mountains is what sold us to buy this property in October.

Please send a confirmation that you received this email. Thank you for considering our opinions on the property proposal. Should you have any questions please feel free to call us at

David & Christina Foster

Sent from my iPad

From: Cam Camden
Sent: Tuesday, August 01, 2017 8:21 AM
To: Meghan Norman
Subject: File 06823011 PL20170108

Follow Up Flag: Follow up
Flag Status: Flagged

My wife, Holly and myself (William Camden), property owners directly to the south of the proposed change in the land parcels from Agriculture Holdings to residential, are opposed to the changes.

The parcel size is currently near 16 acres and could possibly be used for some agriculture value, but the sub-dividing down to approximately 4 acres has absolutely no agriculture value. One would assume there is currently one (1) water well on the 16 acres and obviously there would need to be two (2) other wells drilled to accommodate the other parcels. The water in this area is not that plentiful and anyone purchasing a 4 acre parcel most likely wants a companion animal such as a horse, donkey, llama, sheep etc and a garden, all of them taking a large amount of water.

Previously the Rocky View County was in opposition to sub-dividing a quarter section approximately 1/2 a mile east of this location and wanted the smallest parcels to be 40 acres and be able to sustain agriculture? They should most likely stick with their thoughts and not over crowd an already crowded area.

Yours truly,

William & Holly Camden

From:
To: [Johnson Kwan](#)
Subject: Application # PL20170108 (06823011)
Date: Tuesday, February 13, 2018 8:46:52 PM

Hi there,

My name is Leroy Cutler. I have just recently purchased ,
address from and I have just become aware of
the proposal to subdivide the property west of my property. The seller of the property I just
purchased is also the applicant of the subdivide proposal. It was never disclosed to me at
any time through the process of purchasing my property, which is a matter I'll be discussing
with my lawyer. At this point, with not knowing all the facts, I am opposed to this proposal.
Could you please send me all information regarding this proposal and also call me at your
earliest convenience to discuss this matter further. I can be reached at .

Thank you.
Leroy Cutler

From: Carole Hall
Sent: Sunday, February 11, 2018 12:26 PM
To: PAA_ LegislativeServices
Subject: bylaw C-7758 -2018-bylaw of Rockyview county for land use bylaw C-4841-97

February 11, 2018

From: Allan & Carole Hall

Legal:

Bylaw C-7758-2018
Application PL20170108 (06823011)

We OPPOSE the application on the proposed subdivision on the grounds that drilling more wells may adversely affect the ground water supply.

We also believe that the access road to this subdivision should be up to Rocky view standards and that an upgrade to Camden lane should be included.

There is a lot of oilfield traffic already on Camden Lane and this subdivision would increase the traffic.

If this subdivision is approved it is our intention and our neighbours to do the same because of the narrow road which is a lot cheaper to build .

All residences in Rocky View County will be able to use this new road standard. WE also hear that Rockyview County is going to build this road

To this proposed subdivision

Also we have never be approached by land owner about this subdivision and have lived here for 41 years.

We would also like to know why our previous letter sent on it December 18, 2018 and verified by staff that it was not read at hearing

Allan & Carole Hall

From: Tanner Boothby
Sent: Monday, February 26, 2018 7:42 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7758-2018

On behalf of Boothby Ranches Ltd., a landowner immediately adjacent to
the proposed subdivision, as well as residents of we
would like to express our OPPOSITION to Application # PL20170108(06823011).

The reasons we oppose this application:

- i) It is our understanding that there is insufficient room to provide for the adequate width pan-handle access road and that a relaxation on the A/R width would be included in the development permit. The rules are in place for a reason and we expect Rockyview County to adhere to and enforce the subdivision requirements they have legislated. Especially when a land-use re-designation is required.
- ii) The current Agricultural Holdings designation of this property brings with it an inherently rural landuse that is compatible with our Ranching operations (commercial cow/calf). We have concerns that transitioning this area to a higher density use may be a detriment to local agricultural use.

Thank you,

Tanner & Sabrina Boothby, Dana Boothby, Boothby Ranches Ltd.

February 27, 2018

Planning Services Department Rocky View County
911 – 32nd Avenue NE
Calgary, Alberta T2E 6X6

Attn: Charlotte Satink; Deputy Municipal Clerk

RE: File Number: 06823011
Application Number: PL20170108

From: Ewart / Nona Morrison

Our Objections are as follows:

1. Traffic and Road Safety. It is already very difficult turning onto Highway 22 because of the amount of vehicles using this area. There would be increased traffic and wear and tear on Camden Lane. There is no biking or walking paths. There would be constant traffic and road noise adjacent to our property.
2. Water usage and well depletion of surrounding homes, many of which are on minimal output.
3. Septic Systems overload and disposal.
4. Disturbance of wildlife corridor in the lower portion of the acreages.
5. Increased Environmental Pollution. If each acreage has 2 vehicles, that is 6 extra cars on a regular basis. Then add in ATV's, garden tractors and visitors. It would be a huge increase in traffic running down the edge of 7 acreages. This is a narrow piece of property to be subdividing.
6. Disturb the beauty and peacefulness of surrounding properties originally purchased as a quiet refuge away from city life.
7. Declining adjacent property values.

A very large issue of the subdivision application is developing a legal, safe road for access to the new properties being planned. There is not enough road allowance to allow a legal 25 foot road to run down the edge of the property. The new proposal is to have a narrow 20 foot, one lane road with a steep V-ditch

approved to service their subdivision. Not only would this be setting a precedent in the area, it is not safe and **SHOULD NOT BE APPROVED!** It still does not address the increased traffic and noise to the adjacent properties. The entrance to Camden Lane is already unsafe with three approaches within 35 meters onto a busy roadway with an obstructed uphill view to pull out onto Camden Lane. The road itself would be difficult to keep clear in the winter and where the project is located would require a steep uphill climb to get out. Would this require snow removal equipment running on the narrow road? Recently vehicles have been stuck along this roadway because of snow buildup. What is the plan for snow removal? There is nowhere on their property to pile the snow! Previous owners have had difficulty getting out in the winter on the flat area of the property!

If you look at the overview of the adjacent acreages, (other than the corner lots of range road 41 and Camden Lane) on the west side to Highway 22, they are mostly “spaghetti” 20 acre parcels with no subdivisions. Most of these acreages are used for agriculture or grazing land. So I have to ask what sets this parcel aside for a Residential 2 district development when there is none in the immediate area? Why would subdivision even be considered when they cannot provide a legal 25 foot road with adequate ditches and **EVERY** adjoining owner has submitted several different reasons why this subdivision should not happen! This isn't a company that cares about people or their lives ...It is a Company who invests in subdivisions for resale and making money! There are several properties that have been for sale in the immediate area for years with little success. Why would we want to flood the market even more? Does this company have an influence over council?

The development of a housing project would have a huge impact on our lives, The actual construction period with large trucks and excavation equipment running adjacent to our property would be a nightmare and unsafe for the young children that call this their home. The wildlife corridor in the lower part of the property would be gone. I really believe that as a group we are responsible to maintain the earth in an environmentally safe place, and take into great consideration what our greed for money and development does to our wildlife! Do you really think that a Mama Moose and her calf, several deer with their offspring, several red foxes and coyotes can survive on 1.84 acres? That is what has been allowed for the environmental reserve! In Rocky View's language “How many animal parcels can you have on 1.84 acres??

It is not Right that one entity, who was the recipient (or the financier) of a foreclosure and not even a member of our small community can come in, build an unsafe road, against county guidelines with no water run off---and with the development disturb the lives of at least 8 immediate families whose property abuts to the road; potentially deplete our wells;-Increase the already burdened area with more traffic and disturb the wildlife that lives in our lower properties.

Please take into consideration the above concerns.

WE STRONGLY OPPOSE THE DEVELOPMENT OF THIS LAND!

We believe that the property should remain an agricultural holdings district.

Ewart Morrison

Nona Morrison

February 27, 2018

From: Ryan & Michele Holt
Sent: Wednesday, February 28, 2018 4:24 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7758-2018

Hello - I'd like to state my opposition to application PL20170108 (06823011)

I'm an acreage owner located on Camden Lane and Range Road 41, in the vicinity of the proposed redesignation of a portion of NE-23-26-04-W5M from Agricultural Holdings to Residential Two District to facilitate the creation of 3 residential lots. I would like to voice my objection to this proposed redesignation based on the following concerns:

1. **Road Safety** - Camden Lane is getting busier. I'm concerned that the hill just before this property approach (when driving east) blocks the vision of the current road approach. Increased traffic would increase the probability of an incident occurring.
2. **Lack of water** - the 220 ft well on our acreage does not currently keep up with water demands in our 5 person household. On average, I haul a 1 cubic meter of water each week and pump into our household cistern to avoid running out. I've noticed the well production does vary depending on the time of year and quite possibly due to neighbor usage. I'm concerned wells in the area will run dry if 3 additional wells are drilled in the vicinity.

I also have concerns of the additional light pollution from the new yards/houses and

the increased crime that may come with more houses in the area.

Thanks for considering this information.

Ryan and Michele Holt

From: David Christina Foster
Sent: Tuesday, February 27, 2018 8:10 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7758-2018

Re: File number 06823011 Application number: PL20170108
Applicants CivicWorks Planning + Design inc., Jocelyn Appleby
Owners: 2043397 Albert Ltd.
Legal: lot 2, Block 6, Plan 9210341, within NE-23-26-04-W05M

We David and Christina Foster, hereby are strongly opposed to the above proposal for the following reasons:

- The panhandle is only 20 meters. Standard road is to be 25 meters as per transportation Alberta.
 - The traffic on the property panhandle road to Camden Lane will triple, therefore increase the amount of dust on this road as its not properly maintained with calcium.
- This road is not wide enough for two vehicles traveling in

opposite directions safely with shoulders especially if this road will be used with construction vehicles. As the amount of vehicles increase so will the traffic noise.

-Side ditches on the panhandle are not big enough to collect water and snow, we are concerned for the grading of the ditches of this panhandle. Water will mostly collect on the west of our property as it's the lowest point of the grading from the panhandle causing flooding of our property.

-As this property is west of ours the garbage from development and ownership will blow into our yard.

-As our land is at lower grade level than theirs we are concerned about their septic contaminating our well water

-Creating more houses in the area will affect the cell towers signal strength for home owners that use satellite for internet. As the internet and telephone providers of this area have no interest in upgrading their systems or running fibre optic lines.

-Development of two more houses on this land will affect the property value of houses in the area as our neighbours and us bought our houses for the scenery therefore resale value will decrease. The unobstructed view of the mountains is what sold us to buy our property over a year ago. We made the decision to buy this house at an inflated price because of the scenery.

We are against this proposal. Thank you for considering our opinions.

David & Christina Foster

FEB 28 2018

DEPUTY MUNICIPAL CLERK

BYLAW C-7758-2018 C-4841-97
APPLICATION # PL20170108 (06823011)

ALAN, WILMA, KYLE + HAVEN EDGELOMIS

" OBJECT "

A COUNTRY RESIDENTIAL AND MINOR COLLECTOR ROAD IN THE MD OF ROCKY VIEW IS 25 METERS NOT 20 METERS

ON JANUARY 9 2018 AT COUNCIL MEETING COUNCIL HEARD FROM THERE MD LAWYER THAT THEY ARE RESPONSIBLE QUOTE " FOR A SAFE + SECURE + VIABLE ENVIROMENT " OR LIABLE.

THE APPLICANTE IS PROPOSING A 20 METER " SUB STANDARD ROAD " MODIFIED AND UNPROVINE THIS IS BASICALLY A DRIVE-WAY INTO ONE PARCEL. " V " DITCHES WITH NO PLACE FOR SNOW, WATER, DRAINAGE. THE ROAD IS TO BE PAVED AND PAID FOR BY THE RESIDENCES IO AREA WHOM STRONGLY ALL OBJECT. TURNED BACK OVER TO THE COUNTY TO MAINTAIN.

20 METER GRID ROADS ON INTERNAL SUBDIVISIONS ARE UNACCEPTABLE

THE DEVELOPER SAID THEY WANTED TO WORK WITH THE COMMUNITY.

THIS IS PROVEN "UNTRUE"

ONE OF THE PROPERTIES HE HAD FORECLOSED ON RECENTLY SOLD BY HIS BROTHER AND THEY DID NOT DISCLOSE TO THE BUYER OF THE PLAN TO PUT A ROAD AND TURN AROUND IN HIS BACKYARD VIEWS. WE HAVE NEVER BEEN PERSONALLY APPROACHED TO DISCUSS PROPOSALS OR ISSUES

THE LINK.

WHY DOES THE GENERAL MANAGER RICK RIEMANN ENGINEERING SERVICES RICK WILSAMAR AND ADMINISTRATION AND PLANNING ALL RECOMMEND APPROVAL FOR THIS ROAD THAT THE OCCUPANT WHOM IS A FIREMAN IN THE M.I.D. WHO HAS AN OFFER TO PURCHASE THE ONE LOT THAT WILL HAVE A PAVED DRIVEWAY TO IT PAID FOR AND MAINTAINED BY THE M.I.D. GIVE THIS THE GREEN LIGHT? HIS OFFER IS SUBJECT TO APPROVAL OF THIS APPLICATION.

THIS WILL SET A PRECEDENCE FOR 20 METER ROADS THRU-OUT THE M.I.D.

THERE ARE ALTERNATIVE WAYS FROM THE WEST AND EAST AND SOUTH WHEN THESE LANDS ARE TO BE SUB-DIVIDED WE NEED WATER LINES OUR WELLS RUN DRY IF OVER USED ALL READY

A CONCEPT PLAN SHOULD BE USED FOR THE WHOLE AREA. THIS LAND SHOWS NOT BE PATCHYWORKED TOGETHER. THERE IS ALREADY TOO MUCH PRESSURE ON CANYON LAKE AND ALSO ACCESS TO HWY # 22

THIS PROPOSED 20 METER ROAD WILL BE WITHIN 8 METERS OF ONE HOUSE AND "VERY" CLOSE TO 7 OTHERS. IT SHOULD NOT BE FORCED BETWEEN US. WE CANNOT MOVE.

THE 20 METER ROAD WILL REQUIRE BANK SLOPE AGREEMENTS WITH NEIGHBOURS. WHERE ELSE IN THE MD ARE THESE ROADS? ARE THEY CERTIFIED AND ENGINEERING STAMPS? AND APPROVED?

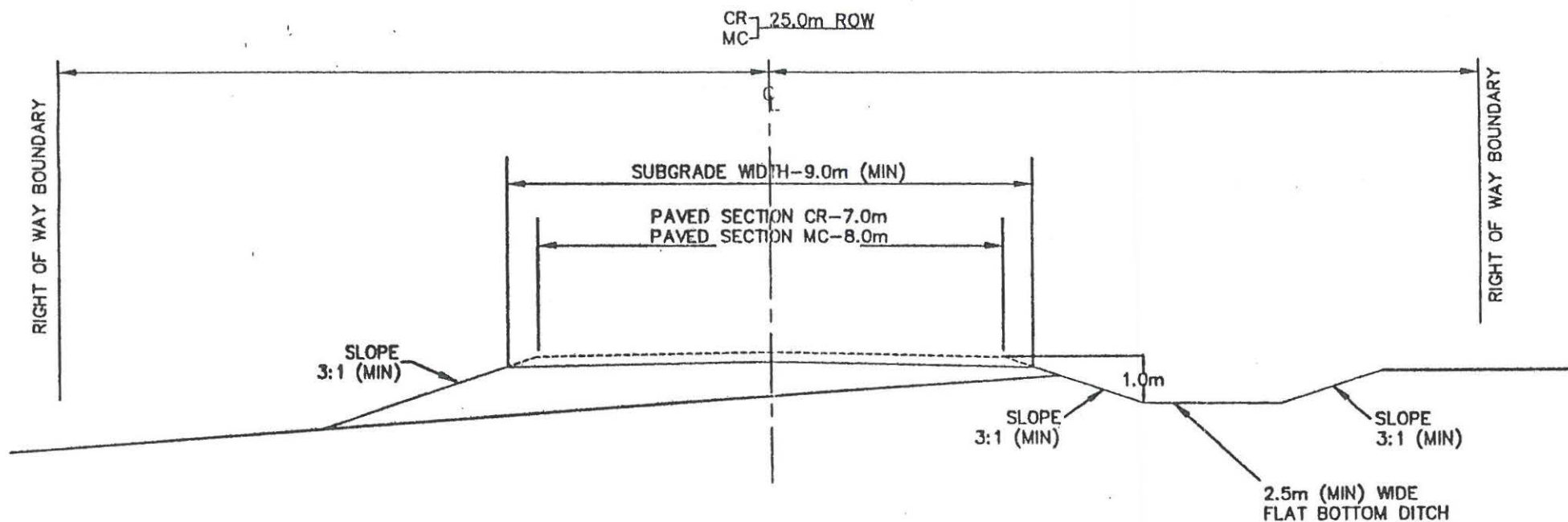
THIS ROAD DOES NOT WORK FOR THIS PIECE OF PROPERTY OR NEIGHBORHOOD!!

WE REQUEST REFUSAL OF THIS APPLICATION

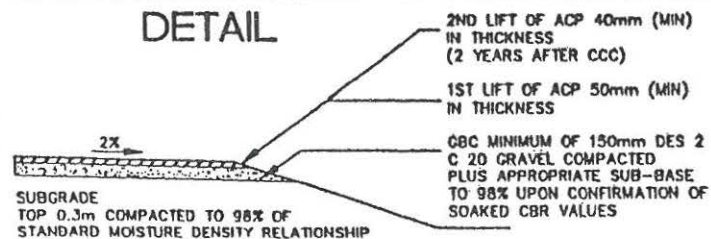
SINCERELY

ALAN, WILMA, KYLE, HAVEN EDECOMBE

FIGURE 400.1



DETAIL



NOTES:

- INCREASE TOTAL PAVED STRUCTURE WIDTH FOR HORIZONTAL CURVES LESS THAN 300m RADIUS (REFER TO R.T.A.C.-1988 EDITION, CHAPTER C)
- SLOPES MAY BE INCREASED OR DECREASED UNDER EXCEPTIONAL CIRCUMSTANCES IF APPROVED BY THE MUNICIPALITY IN WRITING
- ALL DITCH SLOPES AND DITCH BOTTOMS REQUIRE TOPSOIL DRESSING

COUNTRY RESIDENTIAL AND
MINOR COLLECTOR ROADS

MUNICIPAL DISTRICT OF ROCKY VIEW #44

DATE: OCT.'98

APPROVED:

FILE:

DWG. No.

SCALE: NTS

630

400.1

AGENDA

Signatures

[Signature]
[Signature]
David D. Davis

Walter Davis

[Signature]

Christa Davis

Walter Davis 263 189

Walter Davis 263 189

[Signature]

Walter Davis

Walter Davis

SCOTT
KERR

OBJECT

791152

BLOCK 5

PLAN

DOUG + DAVID
LEWIS

LOT 1

BLOCK 6

LOT 1

AREA = 1.619 Ha.
4.00 Ac.

OBJECT

80.48

90° 00' 21"

BLOCK 6

← CANS →



LOT 2

AREA = 6.424 Ha.
15.87 Ac.

20"

NARINDER
MANNAN

OBJECT

BLOCK 4

PLAN ~~761 0974~~

741 0974

~~4~~ CORRECTED MARCH 19, 1992

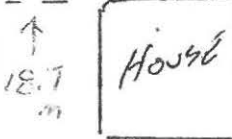
~~DAVID + CHRISTINE~~

OBJECT FOSTER

DAN
+
KARNE
CLARK

OBJECT

13.0m ALAN + WILMA
EDGEcombe



18.7m

881 1138

OBJECT

QUART
+
NANA
MORRISON

BLOCK
PLAN

OBJECT

← DAN + MAZONY
PANTARY OBJECT

From: David Adam

APPENDIX 'E': New Bylaw Letter Submissions

C-1

Date: Mon, Feb 19, 2018 at 1:27 PM

Page 59 of 78

Subject: redesignation at Cochrane North Area Structure Plan (ASP), west of Range Road 41 off Camden Lane.

To: development@rockyview.ca

Regarding : redesignation that will accommodate the creation of three new residential lots – a 4.39-acre lot, a 4.18-acre lot and a 5.22-acre lot. The land is located within the Cochrane North Area Structure Plan (ASP), west of Range Road 41 off Camden Lane.

Approving this redesignation is inappropriate. I have lived at _____ for 6 years. It is my belief that further consultation is not only ethical but should be mandatory. The roadway suggested to access the newly proposed properties will have a negative effect on existing residents and the environment surrounding. I think it is inappropriate to go ahead without agreement by those who will be affected.

On the matter of road access and construction alone with future maintenance costs - the county will not likely recover the costs incurred at the expense of taxpayers especially since it will be designed mainly as a benefit to the developer of the property.

David Adam

DEPUTY MUNICIPAL CLERK
BYLAW C-7758-2018
APPLICATION PL20170108
(06823011)
" OBJECT "

2/24/2018





David Adam]
Sent: Monday, February 19, 2018 1:28 PM
To: PAA_ Development
Subject: redesignation at Cochrane North Area Structure Plan (ASP), west of Range Road 41 off Camden Lane.

Regarding : redesignation that will accommodate the creation of three new residential lots – a 4.39-acre lot, a 4.18-acre lot and a 5.22-acre lot. The land is located within the Cochrane North Area Structure Plan (ASP), west of Range Road 41 off Camden Lane.

Approving this redesignation is inappropriate. I have lived at _____ for 6 years. It is my belief that further consultation is not only ethical but should be mandatory. The roadway suggested to access the newly proposed properties will have a negative effect on existing residents and the environment surrounding. I think it is inappropriate to go ahead without agreement by those who will be affected.

On the matter of road access and construction alone with future maintenance costs - the county will not likely recover the costs incurred at the expense of taxpayers especially since it will be designed mainly as a benefit to the developer of the property.

David Adam

February 23, 2018

Rocky View County

Attn: Deputy Municipal Clerk

Re: Bylaw C-7758-2018

I am writing to oppose the pending Bylaw that involves Lot 2 Block 6 Plan 9210341 off of Camden Lane.

Our family has lived in the Camden Lane area since the mid 1930's, and with our children this will be the fourth generation to live in the area.


Our major concern on this proposal is the addition of more water wells, that will be directly north of our acreage. The water issue is volume certainly and are they drilling more wells that would be up stream of where our well comes from? We do have some livestock on the acreage with horses and water is the most important value when living in the country.


I am also in opposition of the road that would be put in along side the development, as it appears that it is narrower than the normal roads in the area? The ditches would also appear to be the steep angle and that never works out with our Alberta weather conditions. I believe the standard 25 feet would be suggested as compared to narrowing it to 20 feet?

The area has enough development in it and we really don't need a couple more houses and families.

Please mark us as in opposition to this.

Yours truly,


William W (Cam) Camden


Holly L Camden

Ian & Donna Airth

February 26 2018

Re: Bylaw C7758-2018

Application No: PL20170108(06823011)

We as long time ranchers in the area are "opposed" to fragmenting more of the area. Our concerns are always a shortage of water, increased risk of wildfire and increased traffic. We hope that it will be denied as it is already an overcrowded area.

Regards

Ian & Donna Airth

Christine Pendleton,
Resident of
February 25 , 2018

Dear Council & To Whom it May Concern,

This is a response to Bylaw C-7758-2018 – a bylaw of Rocky View County for Land Use Bylaw C-4841-97.

Position: Oppose Bylaw

Reason: As a resident of the area as well as a local School Bus Driver my concerns for development are to ensure that careful planning takes place in the building of roads and proper support of busy intersections nearby.

Building a 'sub standard' road to access the proposed residential lots is a concern for school bus service in the area. Buses have difficulty accessing locations that are not cleared of snow regularly or do not have adequate turnaround space or ditches for snow collection. In particular, North to South Roads at this location can have significant drifts throughout the winter months which creates regular maintenance needs. Neighborhoods in the area like Mount Vista and Camden Drive are examples of excellent road structure and transportation use with spacious cul de sacs at the end of each road for large vehicles like a plough or school bus to service. Any families moving onto such lots as they are currently proposed will have difficulty with these services.

Residents like myself in the area experience busy traffic at the Camden Lane and Highway 22 intersection. In my opinion, grander scale development planning needs to address this intersection along with any additional residential zoning increases. For example, as development between Sunset Ridge and Camden Lane is considered, safer exiting that includes lights on Highway 22 and new road accesses to residents on Camden Lane needs to be prioritized. (Sunset Ridge has also expressed this wish and difficulty). Our tax dollars are better served going towards overall development rather than a hastily proposed bylaw for 3 lots that does not consider long-term land and road use of the area.

Thank-you for your time,
Christine Pendleton

From: Sherril Siebert []
Sent: Sunday, February 25, 2018 5:10 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7758-2018

I am writing this letter on February 25, 2018 to voice my concerns regarding an application numbered :

PL20170108 (06823011)

As a resident of this Circulation Area and our community immediate to Camden Lane, I think there is already too much traffic leading up to the intersection of Camden Lane and Range Rd 41. Not only are people speeding up to 80 Kms per hour there are just too many driveways and residents along this roadway causing many safety issues.

This particular application will only add to the vehicle traffic and the number of residents coming and going in the area causing traffic congestion to increase substantially. In the event that our community is asked to evacuate in the event of a disaster, such as a grass fire; there is only one road way for everyone to use to get out safely. Adding more driveways and more people to this farming community will add to an already dangerous situation and in my opinion place more stress on first responders in the event of an emergency. Therefore I am against this proposal.

Thank you for including my concerns in your consideration of this application. I can be reached at [] for clarification regarding this issue.

Sincerely,

Sherril Siebert

From: Doug Brennan]
Sent: Tuesday, February 13, 2018 2:01 PM
To: PAA_ LegislativeServices
Subject: Fw: Bylaw C -7758-2018 land use 41031 Camden Lane

Sent: February 13, 2018 1:38 PM
To:
Subject: Bylaw C -7758-2018 land use 41031 Camden Lane

Afternoon Charlotte

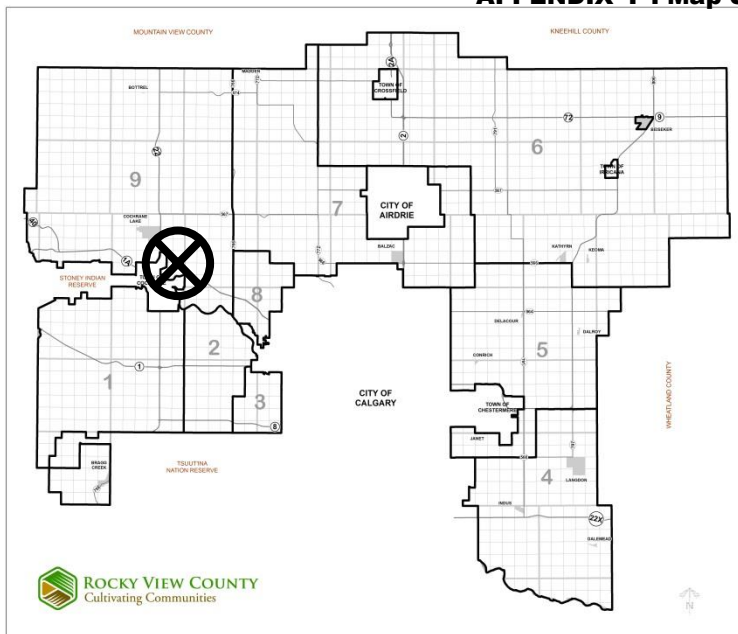
This email is to show my support for the rezoning and future subdivision of my neighbour's land at NE-23-26-04-W05M, Lot 2, Block 6, Plan 9210341.

We did a lot of work on developing the Cochrane North Area Structure Plan. Most of my neighbours, at the time, were in favour of future subdivision to 4-acre parcels.

My understanding, is this application meets all the requirements and is only asking for what has already been approved by council in adopting the ASP.

In the future, I would like to see the entire area developed into 4-acre parcels and serviced by water, sewer, and fiber optics.

Thank You
)



LOCATION PLAN

NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Redesignation Proposal: To redesignate the subject lands from Agricultural Holding District to Residential Two District to facilitate the creation of three residential lots approximately ± 1.77 hectares (± 4.39 acres), ± 1.69 hectares (± 4.18 acres), and ± 2.11 hectares (± 5.22 acres) in size.

CAMDEN LN

RGE RD 41

AH \rightarrow R-2
 ± 6.42 ha
 (± 15.87
 ac)

23

DEVELOPMENT PROPOSAL

NE-23-26-04-W05M
 Lot:2 Block:6 Plan:9210341

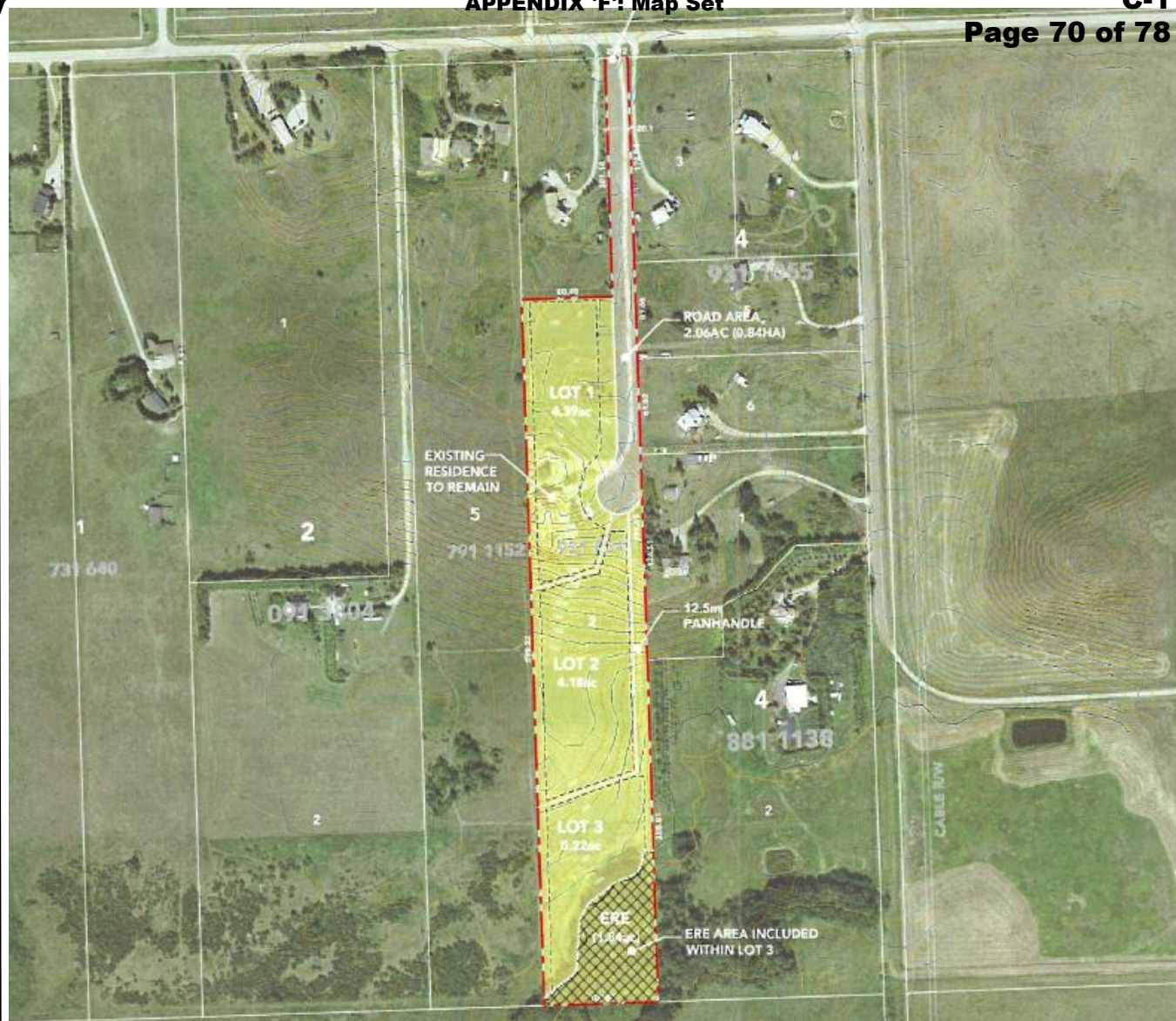
Date: July 13, 2017

Division # 9

File: 06823011

AGENDA

Page 84 of 138



Lot 1	± 4.39 ac
Lot 2	± 4.19 ac
Lot 3	± 3.38 ac
Road	± 2.07 ac
ERE	± 1.84 ac
Total Area	± 15.87 ac

APPLICANT'S SITE PLAN

NE-23-26-04-W05M
 Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

Division # 9

File: 06823011

AGENDA

Page 85 of 138



Image 1: Looking north on subject lands



Image 2: Looking south on subject lands

SITE PHOTOS



NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341



Image 3: Looking south on subject lands towards the proposed ER



Image 4: Looking west on subject lands towards the lands proposed for redesignation

SITE PHOTOS



NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

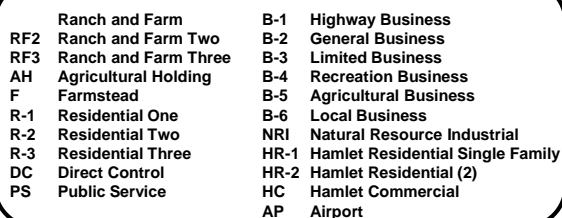
Date: July 13, 2017

Division # 9

File: 06823011

AGENDA

Page 87 of 138



LAND USE MAP

NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Page 88 of 138



TOPOGRAPHY

Contour Interval 2 M



NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

AGENDA



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

AIR PHOTO

Spring 2016

NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

Date: July 13, 2017

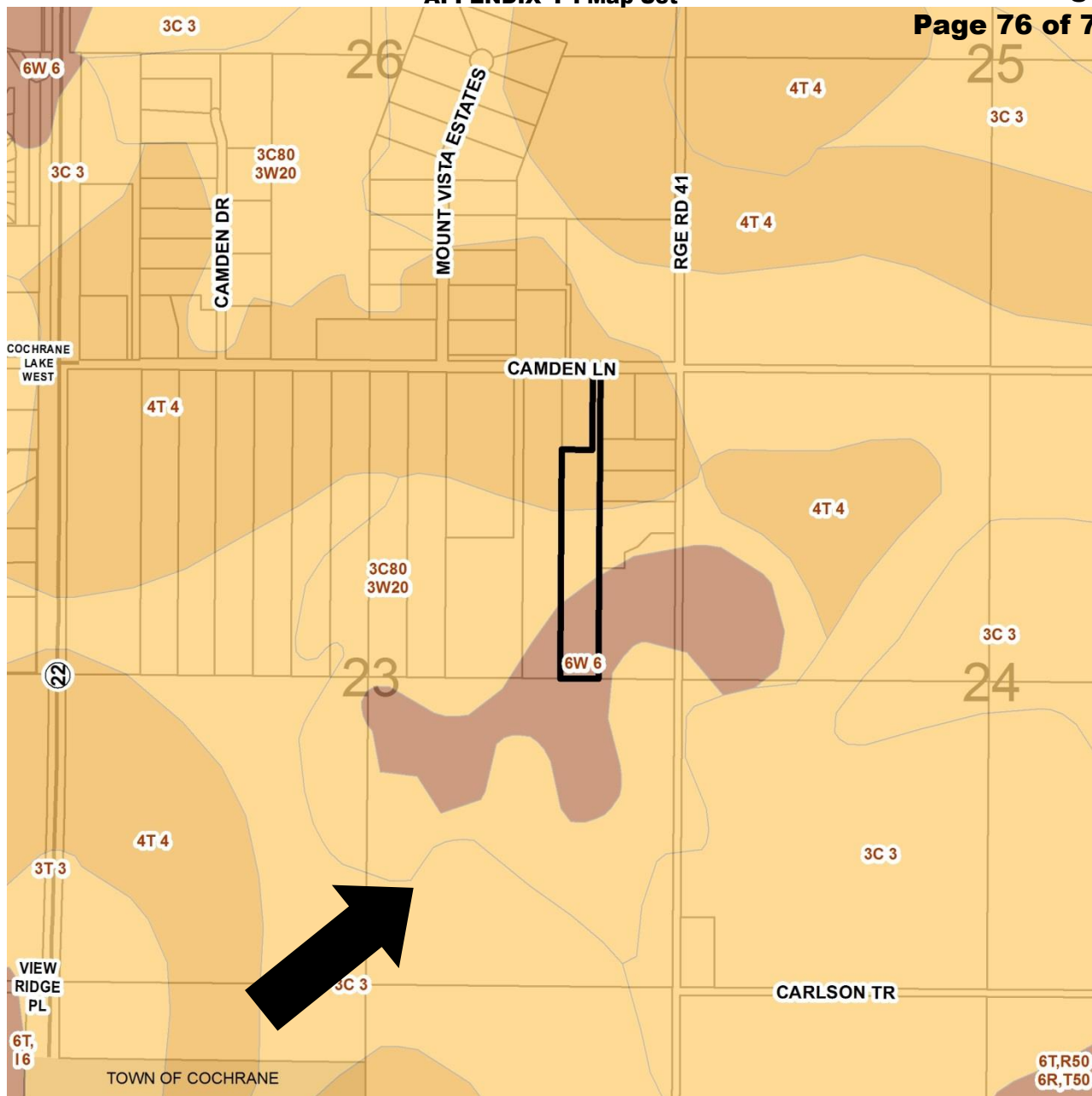
Division # 9

File: 06823011

AGENDA

Page 90 of 138





LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

NE-23-26-04-W05M

Lot:2 Block:6 Plan:9210341

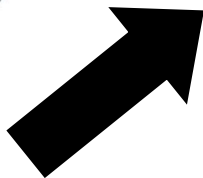
Date: July 13, 2017

Division # 9

File: 06823011

AGENDA

Page 91 of 138



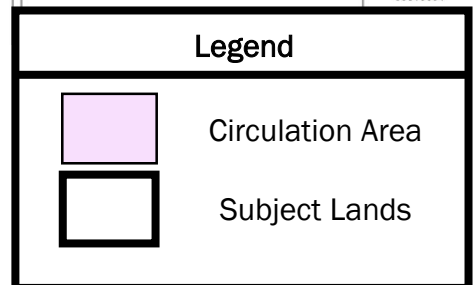
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

NE-23-26-04-W05M
Lot:2 Block:6 Plan:9210341

AGENDA

Page 92 of 138





AGENDA
Page 93 of 138





ENFORCEMENT SERVICES

TO: Council
DATE: March 13, 2018 **DIVISION:** 4
FILE: 3000-300
SUBJECT: Adding Costs to Tax Roll – 03305002

¹ADMINISTRATION RECOMMENDATION:

THAT Administration is directed to add \$9,822.25 to Tax Roll 03305002 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:

- a) The order of the Court of Queen's Bench, File 1701 09281 granting Rocky View County costs and expenses for contravention of the Land Use Bylaw; and
- b) Further to a Bill of Costs personally served on the landowner on October 3, 2017 wherein payment remains outstanding and is now in arrears.

EXECUTIVE SUMMARY:

Section 553 of the *Municipal Government Act* (the "Act") states that a Council may add amounts to the tax roll of a parcel of land where the unpaid expenses and costs of an action or measure taken to remedy a contravention and the parcel owner contravened the bylaw and the contravention occurred on all or part of the parcel.

In this case, the Court found the property owner to be in contravention of the *Land Use Bylaw* by operating a Home-Based Business, Type II, on the Lands, that is commercial in nature, without having obtained the necessary Development Permit from the County. As a result of this contravention, the Court granted costs to the County that were incurred as a result of this enforcement action. Brownlee LLP, on behalf of the County, sent the Bill of Costs to the parcel owner on October 3, 2017, which has not been paid and is now in arrears.

As a result, Administration is now seeking a Council resolution under section 553(1)(h.1) of the *Act* to add these unpaid amounts to Tax Roll 03305002. If the property owner fails to pay any or all of the cumulative property taxes for this parcel, then Administration can rely on the remedies in the *Act* for recovery of unpaid taxes, up to and including sale of the property.

Administration recommends **Option 1**.

BACKGROUND:

Brownlee LLP sent a copy of the Bill of Costs granting the County costs in the sum of \$9,822.25 to the property owners on October 3, 2017, via personal service, as directed in the Order of the Court of Queen's Bench.

The Order related to an enforcement matter in which the Court of Queen's Bench found that the property owner was operating a Home Based Business, Type II; for a vehicle and parts salvage; and wind power business on the Lands.

Rocky View County took the following steps to remedy the contravention:

¹ **Administration Resources**

Lorraine Wesley-Riley, Manager – Enforcement Services



- Enforcement Services received an initial complaint on May 2, 2014 – fire, unsightly and Home Based Business Type II.
- A compliance notice was issued on June 4, 2014.
- A second complaint was received for the operating of a Home Based Business Type II on August 22, 2016.
- A second compliance notice was issued on November 21, 2016.
- A Stop Order was issued on January 19, 2017.
- The Stop Order was not appealed.
- A third complaint was received for the operation of a Home Based Business Type II on June 25, 2017.
- An Order from the Court of Queen's Bench was issued requiring lands to comply with the Stop Order and the Land Use Bylaw as well as granting the County costs on August 9, 2017.

CONCLUSION:

If the contravention continues, then the County will engage a contractor to complete the work required to bring the property into compliance. Those costs would also become due to the County. If the costs remain unpaid, Administration may need to seek another Council resolution to add those costs to the tax roll.

BUDGET IMPLICATIONS:

None

OPTIONS:

- Option #1: THAT Administration is directed to add \$9,822.25 to Tax Roll 03305002 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:
- a) The order of the Court of Queen's Bench, File 1701 09281 granting Rocky View County costs and expenses for contravention of the Land Use Bylaw; and
 - b) Further to a Bill of Costs personally served on the landowner on October 3, 2017 wherein payment remains outstanding and is now in arrears.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Acting County Manager



ENFORCEMENT SERVICES

TO: Council
DATE: March 13, 2018 **DIVISION:** 5
FILE: 3000-300
SUBJECT: Adding Costs to Tax Roll – 04227012

¹ ADMINISTRATION RECOMMENDATION:

THAT Administration is directed to add \$7,189.68 to Tax Roll 04227012 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:

- a) The order of the Court of Queen's Bench, File 1701-03314 granting Rocky View County costs for contravention of the Land Use Bylaw; and
- b) Further to a Bill of Costs personally served on the landowner on August 9, 2017 wherein payment remains outstanding and is now in arrears.

EXECUTIVE SUMMARY:

Section 553 of the *Municipal Government Act* (the "Act") states that a Council may add amounts to the tax roll of a parcel of land where the unpaid expenses and costs of an action or measure taken to remedy a contravention and the parcel owner contravened the bylaw and the contravention occurred on all or part of the parcel.

In this case, the Court found the property owners to be in contravention of the *Land Use Bylaw* by failing to meet the prior to issuance conditions of a Development Permit, operating outside of a Development Permit, as well as the outside storage of commercial vehicles, RV's and boats. As a result of this contravention, the Court granted costs to the County that were incurred as a result of this enforcement action. Further, Brownlee LLP, on behalf of the County, sent the Bill of Costs to the property owners on August 9, 2017 and that bill is now in arrears.

As a result, Administration is seeking a Council resolution under section 553(1)(h.1) of the *Act* to add these unpaid amounts to the tax roll. If the property owner fails to pay any or all of the cumulative property taxes for this parcel, then Administration can rely on the remedies in the *Act* for recovery of unpaid taxes, up to and including sale of the property.

Administration recommends **Option 1**.

BACKGROUND:

Brownlee LLP sent a Bill of Costs for \$7,189.68 to the property owners on August 9, 2017 via process server, registered mail and regular mail.

The Bill of Costs related to an enforcement matter in which the Court of Queen's Bench found that the property owners were in breach of an issued stop order sent to the property owners on December 16, 2017 in that they failed to bring the property into compliance by continuing to store unregistered vehicles, boats and commercial vehicles on the lands.

Rocky View County took the following steps to remedy the contravention:

¹ **Administration Resources**

Lorraine Wesley-Riley, Manager – Enforcement Services



- Enforcement Services received a complaint on October 11, 2016.
- A compliance notice was issued on October 12, 2016.
- On the 2nd of November 2016 Mr. Thompson was contacted, he informed the officer that the property will be cleaned up by the end of November 2016.
- A Stop Order to remove the items from the property was issued on December 12, 2016.
- The Stop Order was not appealed.
- An Order from the Court of Queen's Bench was issued requiring lands to comply with the Stop Order and the Land Use Bylaw on March 24, 2017.
- The County was awarded solicitor-client costs on August 4, 2017.

CONCLUSION:

If the contravention continues, then the County will engage a contractor to complete the work required to bring the property into compliance. Those costs would also become due to the County. If the costs remain unpaid, Administration may need to seek another Council resolution to add those costs to the tax roll.

BUDGET IMPLICATIONS:

None

OPTIONS:

Option #1: THAT Administration is directed to add \$7,189.68 to Tax Roll 04227012 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:

- a) The order of the Court of Queen's Bench, File 1701-03314 granting Rocky View County costs for contravention of the Land Use Bylaw; and
- b) Further to a Bill of Costs personally served on the landowner on August 9, 2017 wherein payment remains outstanding and is now in arrears.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Acting County Manager



ENFORCEMENT SERVICES

TO: Council
DATE: March 13, 2018 **DIVISION:** 2
FILE: 3000-300
SUBJECT: Adding Costs to Tax Roll – 04727012

¹ ADMINISTRATION RECOMMENDATION:

THAT Administration is directed to add \$3,930.67 to Tax Roll 04727012 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:

- a) The order of the Court of Queen's Bench, File 1501-02974 granting Rocky View County costs for contravention of the Land Use Bylaw; and
- b) Further to a Bill of Costs personally served on the landowner on June 2, 2017 wherein payment remains outstanding and is now in arrears.

EXECUTIVE SUMMARY:

Section 553 of the *Municipal Government Act* states that a Council may add amounts to the tax roll of a parcel of land where the unpaid expenses and costs of an action or measure taken to remedy a contravention and the parcel owner contravened the bylaw and the contravention occurred on all or part of the parcel.

In this case, the Court found the property owners to be in contravention of the *Land Use Bylaw* by operating a Home Based Business, Type II for a landscaping company without obtaining the necessary Development Permit as well as failing to obtain the required permits for the accessory buildings placed or constructed on the lands. As a result of this contravention, the Court granted costs to the County that were incurred as a result of this enforcement action. Further, Brownlee LLP, on behalf of the County, sent this Bill of Costs to the property owners on June 2, 2017 and that bill is now in arrears.

As a result, Administration is seeking a Council resolution under section 553(1)(h.1) of the *Act* to add these unpaid amounts to Tax Roll 04727012. If the property owner fails to pay any or all of the cumulative property taxes for this parcel, then Administration can rely on the remedies in the *Act* for recovery of unpaid taxes, up to and including sale of the property.

Administration recommends **Option 1**.

BACKGROUND:

Brownlee LLP sent a Bill of Costs for \$3,930.67 to the property owners on June 2, 2017 via registered mail and email.

The Bill of Costs related to an enforcement matter in which the Court of Queen's Bench found that the property owner was in contempt of a previous Court Order for operating a Home Based Business, Type II for a landscaping company, as well as failing to obtain the required permits for the accessory buildings placed or constructed on the lands.

Rocky View County took the following steps to remedy the contravention:

¹ **Administration Resources**

Lorraine Wesley-Riley, Manager – Enforcement Services



- Enforcement Services received a complaint on October 8, 2013.
- A compliance notice was issued on October 29, 2013.
- A refusal for a Development Permit for a Home Based Business, Type II for a landscaping company was issued on August 6, 2014.
- A Stop Order for the Home Based Business, Type II was issued on September 2, 2014.
- The Development Permit refusal for a Home Based Business, Type II was appealed to the Development Appeal Board however, this appeal was late.
- On October 8, 2014, the Board denied hearing the appeal due to the late submission as per Section 686 of the MGA.
- The Stop Order was not appealed.
- An Order from the Court of Queen's Bench was issued requiring lands to comply with the Stop Order and the Land Use Bylaw on May 14, 2015.
- The property owner was found in contempt for failing to comply with the Court of Queen's Bench Order and fined \$5,000 on April 1, 2016.
- The County was awarded solicitor-client costs on June 1, 2017.

CONCLUSION:

If the contravention continues, then the County will engage a contractor to complete the work required to bring the property into compliance. Those costs would also become due to the County. If the costs remain unpaid, Administration may need to seek another Council resolution to add those costs to the tax roll.

BUDGET IMPLICATIONS:

None

OPTIONS:

- Option #1: THAT Administration is directed to add \$3,930.67 to Tax Roll 04727012 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:
- a) The order of the Court of Queen's Bench, File 1501-02974 granting Rocky View County costs for contravention of the Land Use Bylaw; and
 - b) Further to a Bill of Costs personally served on the landowner on June 2, 2017 wherein payment remains outstanding and is now in arrears.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Acting County Manager



ENFORCEMENT SERVICES

TO: Council
DATE: March 13, 2018 **DIVISION:** 5
FILE: 3000-300
SUBJECT: Adding Costs to Tax Roll – 05218004

¹ADMINISTRATION RECOMMENDATION:

THAT Administration is directed to add \$7,387.20 to Tax Roll 05218004 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:

- a) The order of the Court of Queen's Bench, File 1701-02590 granting Rocky View County costs for contravention of the Land Use Bylaw; and
- b) Further to a Bill of Costs personally served on the landowner on July 4, 2017 wherein payment remains outstanding and is now in arrears.

EXECUTIVE SUMMARY:

Section 553 of the *Municipal Government Act* (the "Act") states that a Council may add amounts to the tax roll of a parcel of land where the unpaid expenses and costs of an action or measure taken to remedy a contravention and the parcel owner contravened the bylaw and the contravention occurred on all or part of the parcel.

In this case, the Court found the property owner to be in contravention of the *Land Use Bylaw* by placing fill material on the lands without having obtained the necessary Development Permit from the County. As a result of this contravention, the Court granted costs to the County that were incurred as a result of this enforcement action. Further, Brownlee LLP, on behalf of the County, sent this Bill of Costs to the parcel owner on July 4, 2017 and this bill is now in arrears.

As a result, Administration is seeking a Council resolution under section 553(1)(h.1) of the *Act* to add these unpaid amounts to Tax Roll 05218004. If the property owner fails to pay any or all of the cumulative property taxes for this parcel, then Administration can rely on the remedies in the *Act* for recovery of unpaid taxes, up to and including sale of the property.

Administration recommends **Option 1**.

BACKGROUND:

Brownlee LLP sent a Bill of Costs in the amount of \$7,387.20 to the property owner on July 4, 2017, via regular mail and email.

The Bill of Costs related to an enforcement matter in which the Court of Queen's Bench found that the property owner placed fill without Development Permits on the lands and was therefore in contravention of the *Land Use Bylaw*.

Rocky View County took the following steps to remedy this contravention:

- Enforcement Services received complaint on May 22, 2014 – hauling in a large amount of fill without permits.

¹ **Administration Resources**

Lorraine Wesley-Riley, Manager – Enforcement Services



- An application for a Development Permit was made on May 22, 2014 and then withdrawn by property owner.
- Alberta Environment was contacted on May 23, 2014 as a wetland area was involved with the placement of the fill material.
- A Compliance Notice was issued on July 06, 2014.
- A Stop Order was issued on September 9, 2014 and sent by registered mail and received on September 24, 2014.
- The Stop Order was not appealed.
- An Order from the Court of Queen's Bench was issued requiring lands to comply with the Stop Order and the Land Use Bylaw as well as granting the County costs on May 19, 2017.
- Planning accepted an application for a Development Permit on May 24, 2017 for the placement of clean fill.
- As conditions of the Development Permit were not met the permit expired on October 31, 2017.

CONCLUSION:

If the contravention continues, then the County will engage a contractor to complete the work required to bring the property into compliance. Those costs would also become due to the County. If the costs remain unpaid, Administration may need to seek another Council resolution to add those costs to the tax roll.

BUDGET IMPLICATIONS:

None

OPTIONS:

Option #1: THAT Administration is directed to add \$7,387.20 to Tax Roll 05218004 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:

- a) The order of the Court of Queen's Bench, File 1701-02590 granting Rocky View County costs for contravention of the Land Use Bylaw; and
- b) Further to a Bill of Costs personally served on the landowner on July 4, 2017 wherein payment remains outstanding and is now in arrears.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Acting County Manager



ENFORCEMENT SERVICES

TO: Council
DATE: March 13, 2018 **DIVISION:** 9
FILE: 3000-300
SUBJECT: Adding Costs to Tax Roll – 06718020

¹ ADMINISTRATION RECOMMENDATION:

THAT Administration is directed to add \$11,148.35 to Tax Roll 06718020 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:

- a) The order of the Court of Queen's Bench, File 1701-09353 granting Rocky View County costs for contravention of the Land Use Bylaw; and
- b) Further to a Bill of Costs personally served on the landowner on October 3, 2017 wherein payment remains outstanding and is now in arrears.

EXECUTIVE SUMMARY:

Section 553 of the *Municipal Government Act* (the "Act") states that a Council may add amounts to the tax roll of a parcel of land where the unpaid expenses and costs of an action or measure taken to remedy a contravention and the parcel owner contravened the bylaw and the contravention occurred on all or part of the parcel.

In this case, the Court found the property owner to be in contravention of the *Land Use Bylaw* by placing fill material, specifically hydro-vac slurry, on the lands, as well as performing excavation work on the property without obtaining the necessary permits. As a result of this contravention, the Court granted costs to the County that were incurred as a result of this enforcement action. Further, Brownlee LLP, on behalf of the County, sent the Bill of Costs to the property owners on October 3, 2017 and that bill is now in arrears.

As a result, Administration is seeking a Council resolution under section 553(1)(h.1) of the *Act* to add these unpaid amounts to the tax roll. If the property owner fails to pay any or all of the cumulative property taxes for this property, then Administration can rely on the remedies in the *Act* for recovery of unpaid taxes, up to and including sale of the property.

Administration recommends **Option 1**.

BACKGROUND:

Brownlee LLP sent a Bill of Costs for \$11,148.35 to the property owners on October 3, 2017 via process server.

The Bill of Costs related to an enforcement matter in which the Court of Queen's Bench found that the property owner had placed hydro-vac slurry fill material on the lands as well as performing excavation work on the property without obtaining the necessary permits.

Rocky View County took the following steps to remedy the contravention:

- Enforcement Services received a complaint on November 10, 2016.

¹ **Administration Resources**

Lorraine Wesley-Riley, Manager – Enforcement Services



- A Compliance Notice regarding the placement of unapproved fill material was issued on November 15, 2016.
- A Stop Order requiring the removal of unapproved fill material, as well as a second Compliance Notice regarding unapproved excavation was issued on December 14, 2016.
- A Stop Order requiring that the property be returned to its predevelopment state was issued on February 2, 2017.
- None of the Stop Orders were appealed.
- The matter was scheduled to be heard in the Court of Queen's Bench on July 28, 2017 however the property owner requested, and was granted, an adjournment to September 5, 2017.
- An Order from the Court of Queen's Bench was issued requiring that the property owner comply with the Stop Orders and the Land Use Bylaw on September 5, 2017.
- The County was awarded solicitor-client costs on October 2, 2017.

CONCLUSION:

If the contravention continues, then the County will engage a contractor to complete the work required to bring the property into compliance. Those costs would also become due to the County. If the costs remain unpaid, Administration may need to seek another Council resolution to add those costs to the tax roll.

BUDGET IMPLICATIONS:

None

OPTIONS:

- Option #1: THAT Administration is directed to add \$11,148.35 to Tax Roll 06718020 as per section 553(1)(h.1) of the *Municipal Government Act*, in accordance with:
- a) The order of the Court of Queen's Bench, File 1701-09353 granting Rocky View County costs for contravention of the Land Use Bylaw; and
 - b) Further to a Bill of Costs personally served on the landowner on October 3, 2017 wherein payment remains outstanding and is now in arrears.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

"Kent Robinson"

Acting County Manager

PLANNING SERVICES

TO: Council

DATE: March 13, 2018 **DIVISION:** 7

FILE: 06635004 **APPLICATION:** PRDP20172186

SUBJECT: Development Permit: Direct Control District 100 (DC-100) Cell B – Permitting of two existing accessory buildings (tents)

¹ADMINISTRATION RECOMMENDATION:

THAT Development Permit PRDP20172186 be approved with the conditions noted in Appendix 'A'.

EXECUTIVE SUMMARY:

Development Permits are required to be approved by Council, as per the DC Bylaw. A Development Permit application was submitted to the Development Authority in December 2017 to permit two existing accessory buildings (tents) that are used as storage sheds by the existing business. The principle use on the site is fabrication and refurbishing of metal products, which is a listed use consistent with Section 2.3 of Direct Control District 100 (DC-100).

The purpose of this Development Permit application is to formally permit the existing accessory buildings (tents), thereby completing the multi-faceted permitting process of bringing the parcel and all of its various uses into compliance with County regulations; the approval of which would result in a compliant site.

The current iteration of DC-100 was most recently amended on December 12, 2017 (Bylaw C-7736-2017), specifically to allow two existing accessory buildings (tents) to remain on the subject lands without the requirement to enter into a Development Agreement to upgrade Range Road 22.

Administration reviewed the application and determined that:

- The proposal meets the amended development regulations for DC100; and
- The proposal meets the development regulations within the Land Use Bylaw.

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

PROPOSAL: Legalize two existing accessory buildings (tents) at an existing fabrication and metal refurbishing business	GENERAL LOCATION: 1.3 km (3/4 mile) south of Secondary Highway 567, on the east side of Range Road 22
LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0512505, SW-35-26-02-W05M	GROSS AREA OF CELL: ± 1.78 hectares (± 4.40 acres) GROSS AREA OF DIRECT CONTROL DISTRICT: ± 8.07 hectares (± 19.94 acres) DEVELOPMENT AREA: ±0.04 hectares (± 0.1 acres); 1,615.25 sq. ft. (150.06 sq. m)

¹ **Administration Resources**

Oksana Newmen, Planning Services
Narmeen Haq, Engineering Services

APPLICANT: Konschuk Consulting	OWNER: Leslie & Marilyn Poffenroth
LAND USE DESIGNATION: Direct Control District 100 (DC 100)	LEVIES INFORMATION: Off-site levies not required for this application
DATE DEVELOPMENT PERMIT APPLICATION DEEMED COMPLETE: December 18, 2017 (Received June 14, 2017)	APPEAL BOARD: No appeal available
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None required 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan (Bylaw C-7280-2013) • Direct Control District 100 (Bylaw C-5962-2004)

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to adjacent residents and no responses were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'. The conditions of approval reflect the received comments.

HISTORY:

- December 17, 2017** Planning application PL20170148 was approved by Council, amending Direct Control District 100, Cell B, to accommodate two existing accessory buildings (tents). DC 100 amended the size requirements to accommodate the buildings and to remove the requirement to upgrade Range Road 22 as a condition of the future Development Permit. This made it possible for the current application to be consistent with the Direct Control District Bylaw, and therefore approvable by Council.
- September 26, 2017** Council approved subdivision application PL20170061 on the adjacent lands within the quarter section to create a ± 13.35 hectare (33.0 acre) parcel (Lot 1) with a ± 43.32 hectare (107.06 acre) remainder (Lot 2). As a condition of subdivision, the Applicants were required to upgrade Range Road 22 from Big Hill Springs road to the subject lands.
- June 14, 2017** Development Permit application PRDP20172186 was submitted, for existing accessory buildings (tents). The Applicant was advised that an amendment to the Direct Control bylaw was required to allow the submission of the Development Permit application. Application was held until PL20170148 decision by Council.
- April 11, 2017** Council approved redesignation application PL20160124 to redesignate the remainder of the quarter section to Ranch and Farm Three District (RF-3) and Ranch and Farm District (RF), in order to facilitate the creation of a ± 13.35 hectare (33.0 acre) parcel (Lot 1) with a ± 43.32 hectare (107.06 acre) parcel (Lot 2).
- July 12, 2016** Council approved Subdivision application PL20150151, to create the ± 2.83 hectare (± 7 acre) Residential Two parcel (Lot 1) with a ± 5.23 hectare (± 12.94 acre) remainder (Lot 2).

acre) remainder (Lot 2), and removed the condition to upgrade Range Road 22 from Highway 567 to the proposed mutual approach to a Regional Low Volume (gravel) standard.

- December 8, 2015** Council approved development permit PRDP20152743 within DC100 to accommodate a new mobile office for the business. One of the requirements of the permit was to upgrade Range Road 22, in accordance with DC100. The Applicant did not fulfil the conditions and the permit expired.
- May 12, 2015** Redesignation application PL20140146, to redesignate a portion of the subject land from Direct Control District (DC 100) to Residential Two District in order to facilitate the creation of a ± 2.83 hectare (± 7 acre) parcel (Lot 1) with a ± 5.23 hectare (± 12.94 acre) remainder (Lot 2), was approved by Council.
- April 28, 2015** Redesignation application PL20140146, to redesignate a portion of the subject land from Direct Control District (DC 100) to Residential Two District in order to facilitate the creation of a ± 2.83 hectare (± 7 acre) parcel (Lot 1) with a ± 5.23 hectare (± 12.94 acre) remainder (Lot 2), was presented to Council.
- April 12, 2005** Council approved a development permit (2005-DP-11338) for the fabrication and refurbishment of metal products.
- February 15, 2005** Council approved application 2004-RV-182, to redesignate a portion of the land from Ranch and Farm District to Direct Control District to facilitate the creation of a 17 acre Direct Control parcel. Cell A of DC100 allowed for the farmstead use and Cell B allowed for a steel products manufacturing business. The application was approved with an amended road upgrade policy to allow the existing development to remain without requiring an upgrade to Range Road 22 until new buildings are constructed. DC100 required all Development Permits to be approved by Council.

DISCUSSION:

The purpose of this application is permit two existing accessory buildings (tents) that were constructed without Development Permits. Each accessory building (tent) is approximately 150.06 sq. m (1,615.25 sq. ft.) in size and used for storage purposes for the existing metal manufacturing business. Council approved the amendment of the size requirements in the DC Bylaw to accommodate the buildings and to remove the requirement to upgrade Range Road 22 as a condition of the future Development Permit. Currently, Range Road 22 is a gravel standard road, approximately 5.0 m wide, with a 20.0 m right-of-way. The road does not meet the County Servicing Standards, which require a minimum gravel surface width of 7.0 m.

The subject property is located approximately 1.3 km (0.75 miles) south of Secondary Highway 567, on the east side of Range Road 22. The subject lands fall within an agricultural area of the County. The parcel contains split zoning of Direct Control District 100 and Residential Two District. The purpose of the Direct Control District is to provide for the continuing operation of a metal products manufacturing business with an associated dwelling that will remain under one title, and for agricultural activities on the balance of the lands. Access is provided via a gravel approach from Range Road 22. The property is currently developed with one dwelling, single detached, and multiple accessory buildings to facilitate the metal manufacturing business.

It appears that the two non-conforming accessory buildings (tents) were placed on the subject lands sometime between 2012 and 2014 without the required permits. The Applicant attempted to permit these



accessory buildings (tents) by submitting of a development permit application in June, 2017; however, in order to allow the submission of the development permit application, in accordance with regulations of the Direct Control Bylaw, amendments were required to the regulations pertaining to the minimum and maximum requirements for accessory buildings. Council approved the amendments on December 17, 2017, subsequently allowing the Applicant/Owner to apply for the required development permit.

POLICY CONSIDERATIONS:

The application was evaluated in accordance with the policies contained within the County Plan as well as Direct Control Bylaw 100.

County Plan (Bylaw C-7280-2013)

The application meets applicable policies in the County Plan.

Direct Control Bylaw C-5962-2004 (DC 100)

Direct Control Bylaw 100 was specifically amended in order to allow the two existing accessory buildings (tents) to remain without requiring the Owner to enter into a Development Agreement to upgrade Range Road 22. Based on a review of the pertinent sections, the proposed legalization of the two existing buildings is consistent with the recently updated DC 100 revisions. In short, the existing buildings are consistent with:

- a) Section 2.1 - Purpose and Intent - to provide for the continuing operation of a metal products manufacturing business.
- b) Section 2.3 - List of Uses for Cell B - specifically section 2.3.8, which states 'storage area associated with the principle use' is allowed.
- c) Section 3.2.1 – allows two accessory buildings (tents), each measuring a maximum of 151.00 sq. m (1,625.35 sq. ft.) in size, to remain on the subject lands without entering into a Development Agreement.
- d) Section 3.3.3.3(ii)(b)(3) - Building Size and Number of Buildings (Cell B) - allows two accessory buildings (tents) each measuring a maximum of 151.00 sq. m (1,625.35 sq. ft.) in size.

CONCLUSION:

This application meets the intent of the newly amended DC 100, and is in alignment with statutory policy contained within the County Plan. The application is in compliance with the required Development Regulations in DC100. As such, Administration recommends approval in accordance with **Option #1**.

OPTIONS:

- Option #1 THAT Development Permit PRDP20172186 be approved with the conditions noted in Appendix 'A'.
- Option #2 THAT Development Permit PRDP20172186 be refused for the reasons noted.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

General Manager

Acting County Manager



ON/rp

APPENDICES:

APPENDIX 'A': Development Permit Conditions

APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set

APPENDIX A: DEVELOPMENT PERMIT CONDITIONS

Description:

- 1) That the two existing accessory buildings (tents), each 1,615.25 square feet (150.06 sq. m), shall be permitted to remain on the subject property in general accordance with the submitted site plan and application.

Prior to Issuance:

- 2) That prior to the issuance of this permit, the Applicant/Owner shall prepare and submit a Site Development Plan, to the satisfaction of the Development Authority. The Site Development plan shall describe how the subject land has now been developed.
- 3) That prior to issuance of this permit, the Applicant/Owner shall provide payment of the \$200.00 development application engineering review fee in accordance with the Master Rates Bylaw.

Permanent:

- 4) That all conditions of Development Permit 2005-DP-11338 shall remain in effect.
- 5) That any plan, technical submission, or agreement submitted and approved as part of the application, in response to a Prior to Issuance or Occupancy condition, shall be implemented and adhered to in perpetuity.
- 6) That this approval shall be for the accessory buildings (tents) in place on the property at the time of approval.
- 7) That the entire site shall be maintained in a neat and orderly manner at all times, to the satisfaction of the Development Officer.

Advisory:

- 8) That a Building Permit shall be obtained through Building Services.
- 9) That any other government permits, approvals, or compliances are the sole responsibility of the Applicant.
- 10) That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.
- 11) That if this Development Permit is not issued by **May 31, 2018**, then this approval is null and void and the Development Permit shall not be issued.

Note: That the Applicant/Owner shall be responsible for all Alberta Environment approvals/ compensation as there may be wetlands on site that could be impacted by the proposed facility.

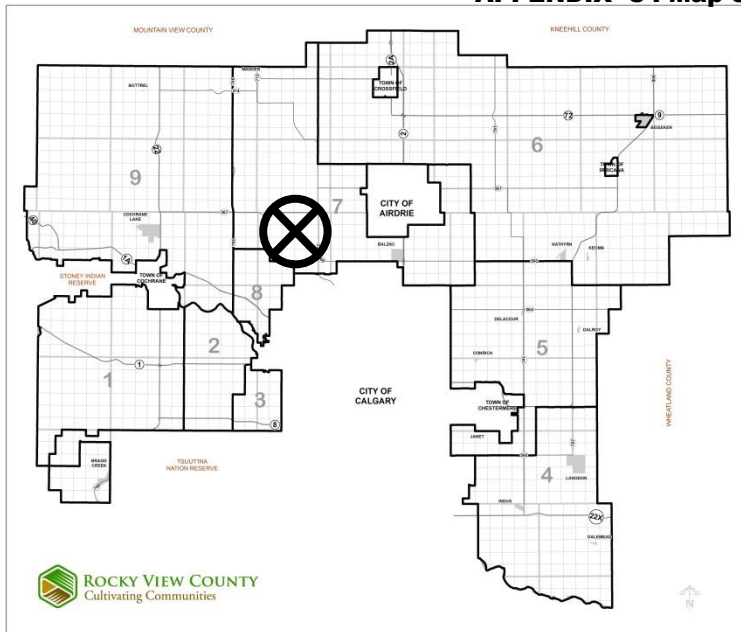
APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>Province of Alberta</i>	
Alberta Transportation	Referral not required
<i>Internal Departments</i>	
Building Services	All tents will require a BP as the shop and business is an ongoing commercial business.
Infrastructure and Operations - Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures. <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> Prior to the issuance of Development Permit (DP), the Applicant is to submit a Level I Variation for the existing system for the subject parcel. This is to be completed by a certified PSTS Installer or owner; ES requires a permanent condition stating that the owner is responsible for implementing the recommendations and operating site per the requirements of the assessment. <p><u>Water Supply And Waterworks</u> - Section 600.0 & 800.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time. <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> ES has no requirements at this time.
Infrastructure and Operations: Road Operations	No concerns

AGENCY	COMMENTS
Infrastructure and Operations: Capital Delivery	No concerns
Infrastructure and Operations: Maintenance	No concerns
Infrastructure and Operations: Utility Services	No concerns

Agency Circulation Period: December 19, 2017 to January 9, 2018

Adjacent Landowner Circulation Period: February 5, 2018 to February 26, 2018



SW-35-26-02-W05M
Lot:1 Block:1 Plan:0512505

Date: Sep 01, 2017

Division # 7

File: 06635004

AGENDA

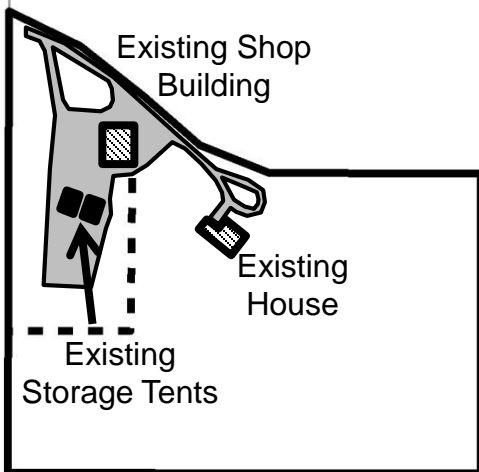
Page 112 of 138

35

Development Proposal:

To bring two existing accessory buildings (tents) into conformance.

RGE RD 22

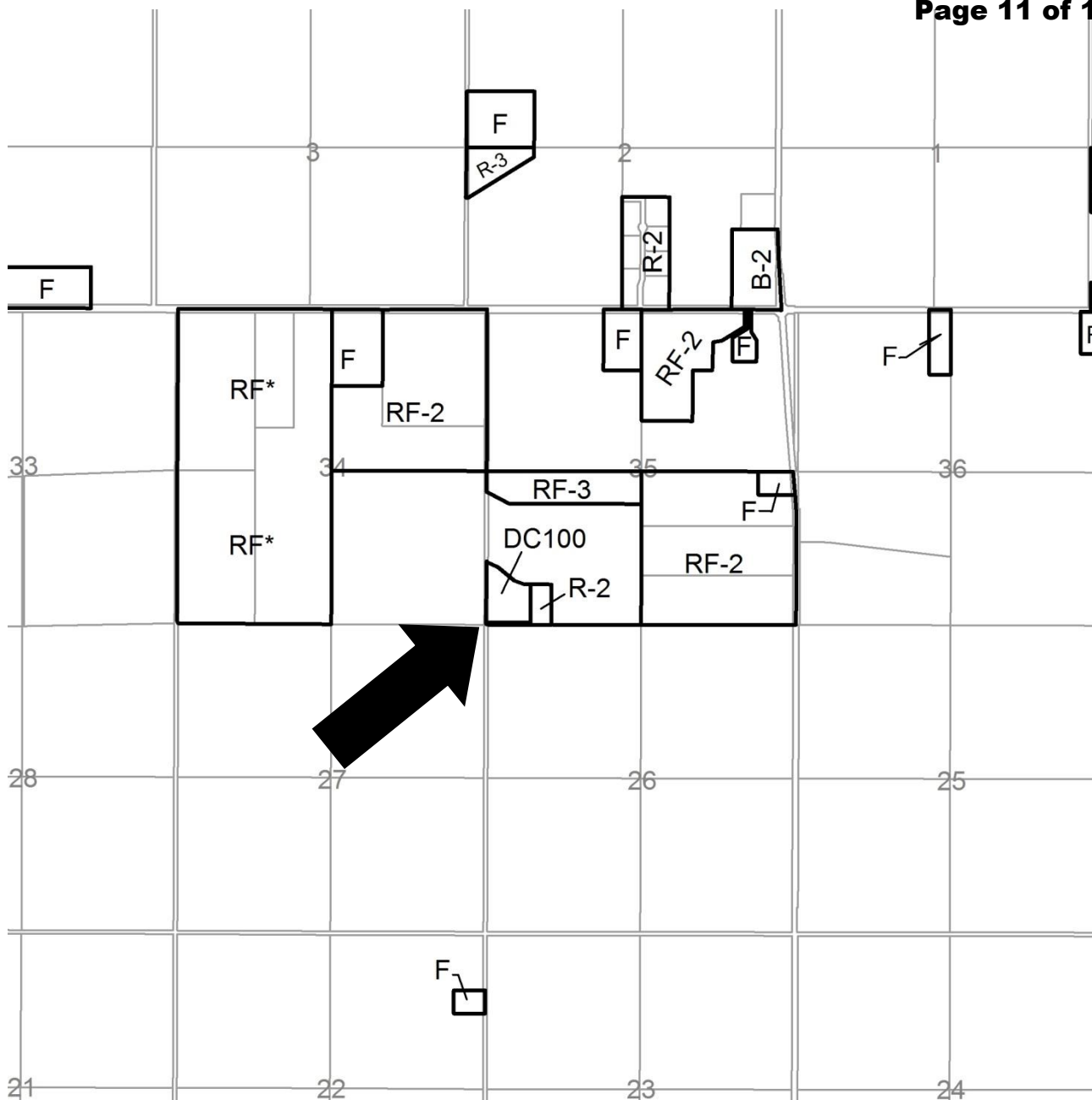
**DEVELOPMENT PROPOSAL**

SW-35-26-02-W05M
Lot:1 Block:1 Plan:0512505

Date: Sep 01, 2017

Division # 7

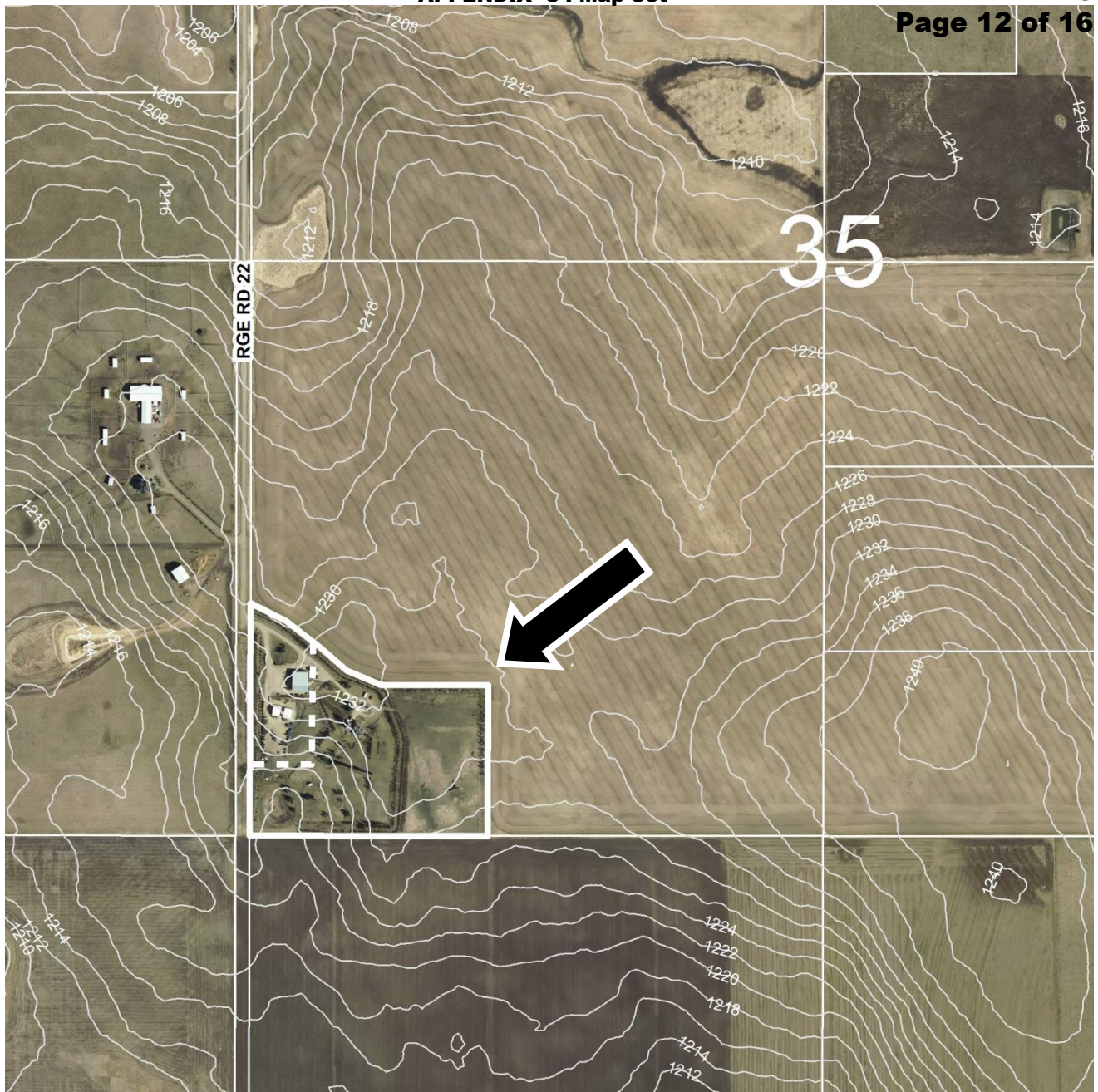
File: 06635004**AGENDA****Page 113 of 138**



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-35-26-02-W05M
Lot:1 Block:1 Plan:0512505



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-35-26-02-W05M
Lot:1 Block:1 Plan:0512505

Date: Sep 01, 2017

Division # 7

File: 06635004

AGENDA

Page 115 of 138

35

RGE RD 22



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

AIR PHOTO

Spring 2016

SW-35-26-02-W05M
Lot:1 Block:1 Plan:0512505

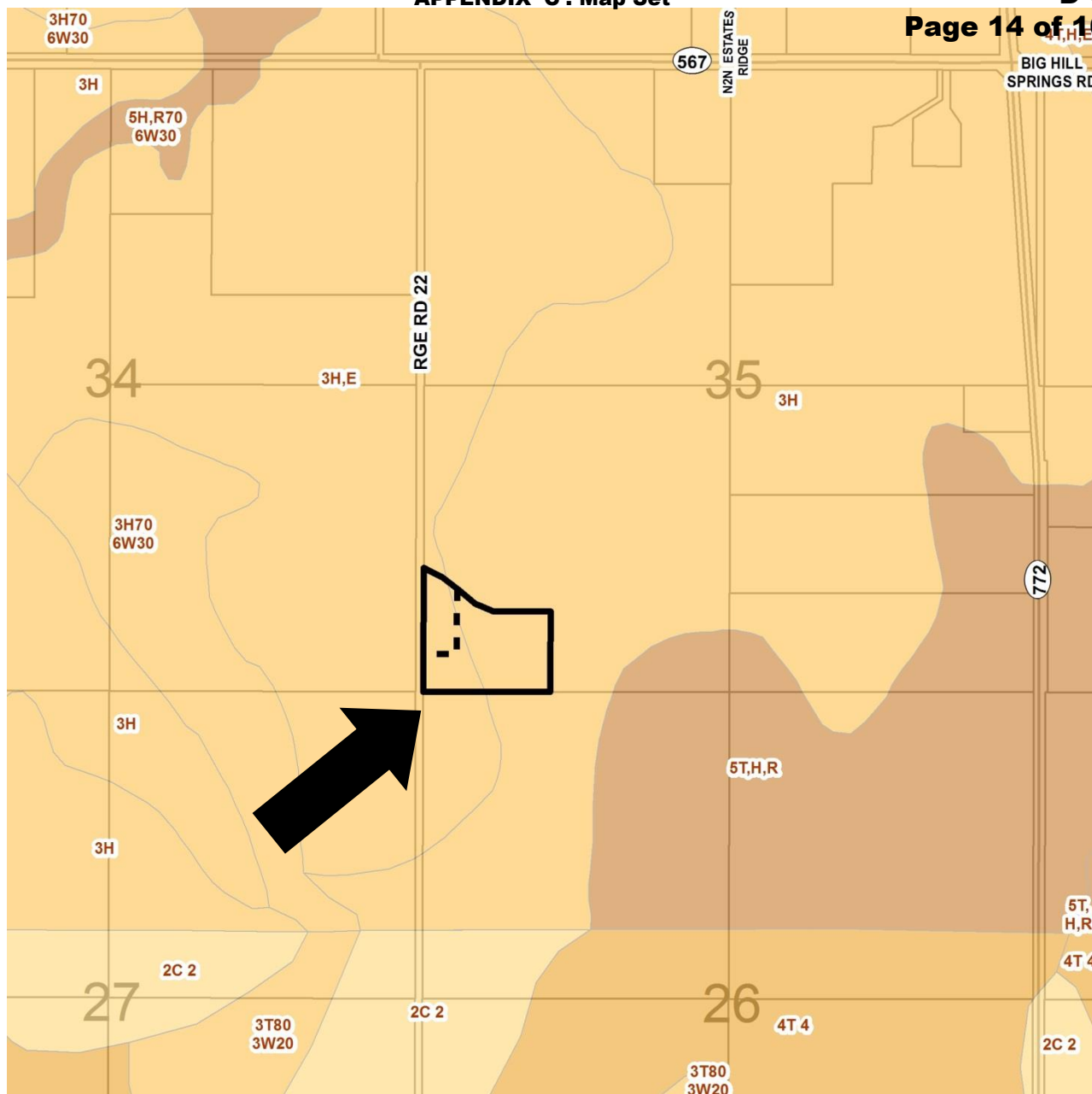
Date: Sep 01, 2017

Division # 7

File: 06635004

AGENDA

Page 116 of 138



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-35-26-02-W05M
Lot:1 Block:1 Plan:0512505

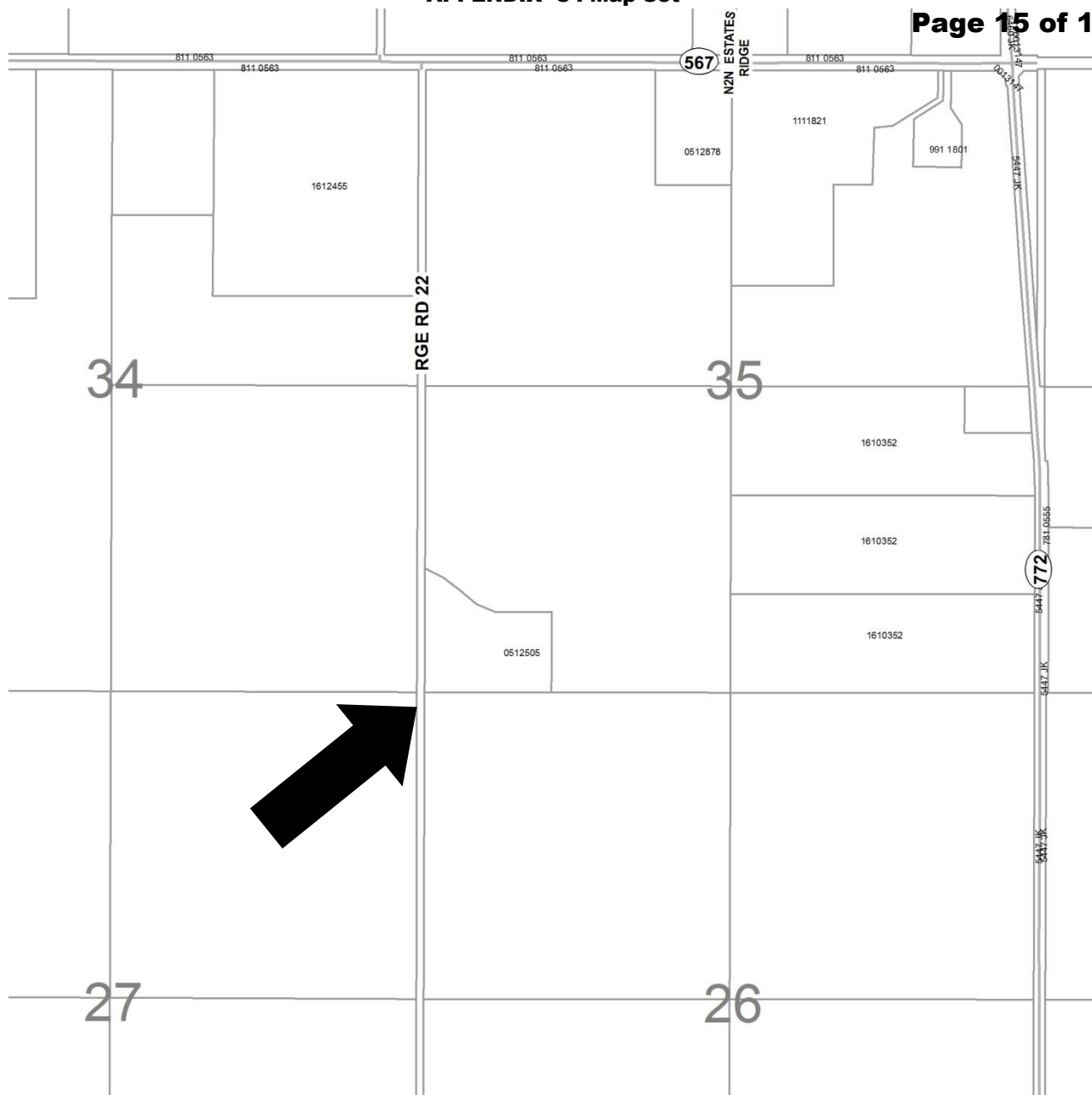
Date: Sep 01, 2017

Division # 7

File: 06635004

AGENDA

Page 117 of 138

**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

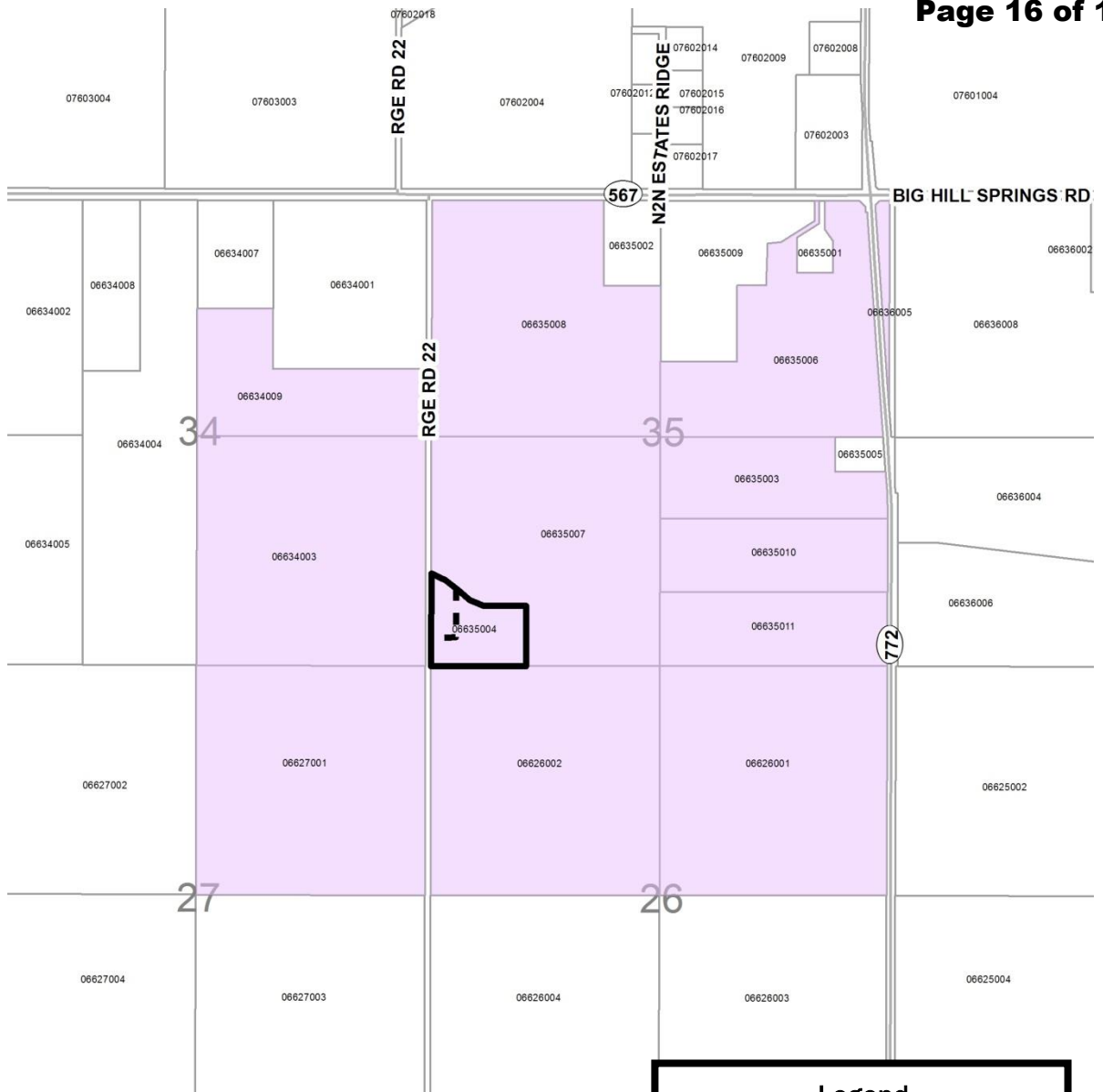
HISTORIC SUBDIVISION MAP



SW-35-26-02-W05M
Lot:1 Block:1 Plan:0512505



Date: Sep 01, 2017

Division # 7

File: 06635004**AGENDA****Page 118 of 138**



 Letters in Opposition
 Letters in Support

Legend	
	Circulation Area
	Subject Lands

LANDOWNER CIRCULATION AREA

SW-35-26-02-W05M
Lot:1 Block:1 Plan:0512505

Date: Sep 01, 2017

Division # 7

File: 06635004

AGENDA

Page 119 of 138

PLANNING SERVICES

TO:	Subdivision Authority		
DATE:	March 13, 2018	DIVISION:	5
FILE:	04213004	APPLICATION:	PL20180002
SUBJECT:	Subdivision Item – Agricultural Holdings District		

1 ADMINISTRATION RECOMMENDATION:

THAT Subdivision Application PL20180002 be approved with the conditions noted in Appendix A.

EXECUTIVE SUMMARY:

The purpose of this application is to create an ± 8.10 hectare (± 20.01 acre) parcel (Lot 1) with a ± 31.27 hectare (± 77.27 acre) remainder (Lot 2).

Lot 1 is currently developed with a dwelling and a number of accessory buildings, and servicing is provided by means of a water well and a Private Sewage Treatment System. Lot 2 is undeveloped, and servicing is not required to be determined at this time as it is an agricultural parcel over 30 acres in size. Lot 1 is proposed to be a contiguous parcel; however, Lot 2 is separated by the Western Irrigation District canal. A ± 1.97 hectare (± 4.88 acre) portion of Lot 2 is located west of the canal and to the west of Lot 1. The remaining ± 29.30 hectares (± 72.39 acres) of Lot 2 are located to the east of the canal, and immediately south of Lot 1. Access is available via Boundary Road to the east, and Township Road 243 to the north. As Boundary Road is not located within Rocky View County, confirmation regarding suitability of approaches accessing that roadway would need to be confirmed by Wheatland County.

The subject lands hold the Agricultural Holdings District land use designation. As the lands are not located within the boundaries of an area structure plan or conceptual scheme, the County Plan, Land Use Bylaw, and County Servicing Standards were used in the assessment of this application, and Administration determined that:

- The application is generally consistent with County policy; and
- All technical considerations are addressed through the conditions of approval.

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

PROPOSAL: To create an ± 8.10 hectare (± 20.01 acre) parcel with a ± 31.27 hectare (± 77.27 acre) remainder.	GENERAL LOCATION: Located immediately west of Wheatland County, approximately 0.8 kilometers (1/2 mile) north of Highway 1, and on the west side of Boundary Road (Range Road 270).
LEGAL DESCRIPTION: A portion of NE-13-24-27-W4M	GROSS AREA: ± 39.37 hectares (± 97.28 acres)
APPLICANT: Korschuk Consulting	RESERVE STATUS: Municipal Reserves are outstanding and comprise 10% of the parent

¹ **Administration Resources**
Stefan Kunz, Planning Services
Gurbir Nijjar, Engineering Services



OWNER: Wayne & Terry E. Hillestad	parcel.
LAND USE DESIGNATION: Agricultural Holdings District (AH) and Ranch and Farm District (RF)	LEVIES INFORMATION: Transportation Off-Site Levy is applicable in this case
DATE SUBDIVISION APPLICATION DEEMED COMPLETE: January 3, 2018	APPEAL BOARD: Municipal Government Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> None 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> County Plan (C-7280-2013) Land Use Bylaw (C-4841-97)

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 19 adjacent landowners. At the time of report preparation, no responses had been received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

- 2017 December 12** – Application PL20170110 was approved, resulting in a portion of the lands being redesignated to Agricultural Holdings District.
- 1910** The quarter section was subdivided (Plan 4221 AF), which created the ± 7.50 hectare (± 18.53 acre) property to the west of the Canal, with a ± 39.37 hectare (± 97.28 acre) remainder lot. The remainder lot is the subject of the current application.

TECHNICAL CONSIDERATIONS:

This application was evaluated in accordance with the matters listed in Sections 7 and 14 of the Subdivision and Development Regulation, which are as follows:

a) The site's topography

The topography of the land does not pose significant concerns with regard to developability, and the lands do not feature any significant slopes. There are a handful of ephemeral wetlands on-site. The lands generally drain to the south, towards a number of larger wetlands located on the adjacent parcel. At this time, development on-site is existing and no new construction is proposed.

No further concerns.

Conditions: None

b) The site's soil characteristics

The soils on-site are Class 2 and 3, with slight to moderate limitations to cereal, oilseed, and tame hay crop production due to low moisture holding, adverse texture, low permeability, and temperature.

Conditions: None



c) Stormwater collection and disposal

The creation of a ± 20.01 acre lot does not warrant a Stormwater Management Plan at this time. Lot 1 is developed, and the remainder lands are of sufficient size to support the development of a dwelling without raising concern regarding potential impact to drainage patterns.

No further concerns.

Conditions: None

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

The lands are not located in the vicinity of a water body or significant drainage course, and the site has not been identified on Alberta Environment's Flood Hazard Map. While there are a number of wetlands on-site, there is no concern with regard to flooding, subsidence or erosion of the land.

No further concerns.

Conditions: None

e) Accessibility to a road

Access is available via Boundary Road to the east and Township Road 243 to the north. Four approaches are currently in place on the subject lands. Two of these service Lot 1, a farm approach via Township Road 243, and a gravel approach via Boundary Road. The 4.88 acre portion of Lot 2 contains an existing farm approach accessing Township Road 243. The 72.39 acre portion of Lot 2 contains an existing mutual farm approach that is shared with the parcel immediately to the south, and accesses Boundary Road.

Administration has no concerns with the condition of the approaches accessing Township Road 243, but notes that Boundary Road is located within Wheatland County. As a condition of subdivision, the Applicant/Owner would be directed to contact Wheatland County in order to confirm that the approaches accessing Boundary Road have been constructed in accordance with that municipality's servicing standards.

The Transportation Off-Site Levy (TOL) is owing, and is applicable to 1.2 hectares (3.0 acres) of Lot 1. The TOL is deferred on the remainder portion of the lands.

Conditions: 2, 3 (see Appendix 'A').

f) Water supply, sewage and solid waste disposal

The lands contain a dwelling, which is located within proposed Lot 1. Servicing is provided by means of a water well and a Private Sewage Treatment System. A Level 1 Variation Assessment was provided, confirming that this infrastructure is located within the proposed lot and is operational. Lot 2 is undeveloped, and servicing is not required to be determined at this time as it is an agricultural parcel over 30 acres in size.

Conditions: None

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

The subject lands are located immediately west of Wheatland County, approximately 0.8 kilometers (1/2 mile) north of Highway 1, and on the west side of Boundary Road (Range Road 270), in an area of the County that is predominantly agricultural in nature. The majority of the other parcels in the vicinity of the lands are unsubdivided quarter sections; however, scattered residential uses and small agricultural uses can be found. The lands to the east, located within Wheatland County, are predominantly unsubdivided quarter sections.

Conditions: None

h) Other matters

Municipal Reserves

Municipal Reserves are outstanding in the amount of 10% of the lands. As this location has not been identified for future Municipal Reserve acquisition to support public parks, open space, or pathway and trail development, dedication of lands is not required. Additionally, as the County Plan does not support further fragmentation of the lands, future subdivision of the parcels is unlikely. As such, dedication would be required to be provided by a cash-in-lieu payment for all reserves owing on Lot 1, and to be deferred on the remainder Lot 2.

The Applicant provided a land value appraisal, conducted by Weleschuk Associates Ltd. (File No. 18-2171, dated January 4, 2018). The appraisal placed the value of the lands at \$535,040, or \$5,500 per acre. 10% of the area of Lot 1 equates to 2.00 acres, or \$11,000.

Conditions: 5 (see Appendix 'A')

POLICY CONSIDERATIONS:

As the subject lands are not located within the boundaries of an area structure plan or conceptual scheme, the application was evaluated in accordance with the County Plan. This assessment was undertaken during consideration of the previous redesignation application, PL20170110. At that time, it was determined that the application satisfied the requirements of Policy 8.22 of the County Plan, which establishes criteria for the subdivision of lands for the creation of a new or distinct agricultural operation.

The size of the proposed parcel is the same as the minimum parcel size required in Section 46.5(a) of the Land Use Bylaw, which states that the minimum parcel size for the AH district shall be 8.10 hectares (20.01 acres).

CONCLUSION:

The application proposes to create an ± 8.10 hectare (± 20.01 acre) parcel with a ± 31.27 hectare (± 77.27 acre) remainder, on a parcel that was redesignated to Agricultural Holdings District in 2017. The proposed parcel satisfies the statutory requirements provided within the County Plan, Land Use Bylaw, and the County Servicing Standards. There are no outstanding concerns in regards to technical considerations.

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

OPTIONS:

- Option #1: THAT Subdivision Application PL20180002 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20180002 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

General Manager

Acting County Manager

SK/rp

APPENDICES:

APPENDIX 'A': Approval Conditions

APPENDIX 'B': Application Referrals

APPENDIX 'C': Map Set

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ± 8.10 hectare (± 20.01 acre) parcel with a ± 31.27 hectare (± 77.27 acre) remainder from a portion of NE-13-24-27-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;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Applicant/Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application 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 Applicant/Owner shall provide confirmation indicating that Wheatland County is satisfied with the standards and conditions of the approaches accessing Boundary Road. Any modifications to the approaches required by Wheatland County shall be constructed to their satisfaction.

Fees and Levies

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

Municipal Reserves

- 5) 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, pursuant to Section 666(3) of the Municipal Government Act:

- i. The provision of Reserve in the amount of 10 percent of the area of Lot 2 is to be deferred by caveat.

Taxes

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

C. SUBDIVISION AUTHORITY DIRECTION

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

APPENDIX 'B': APPLICATION REFERRALS

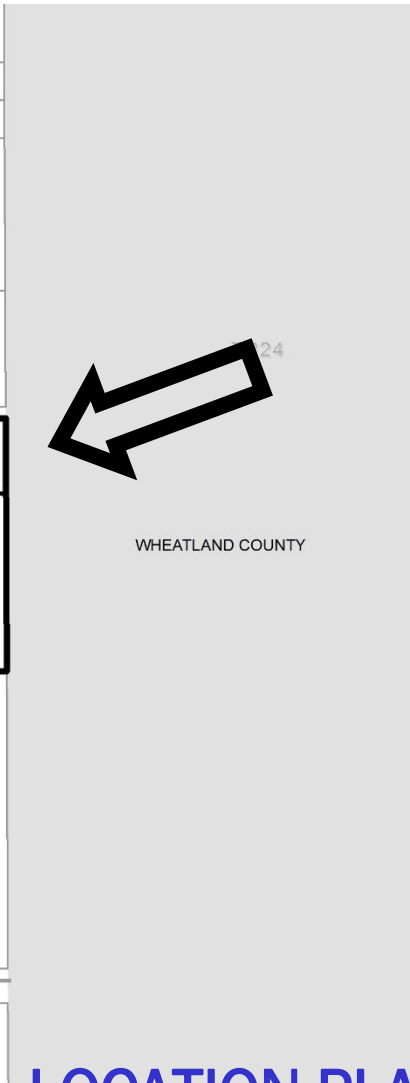
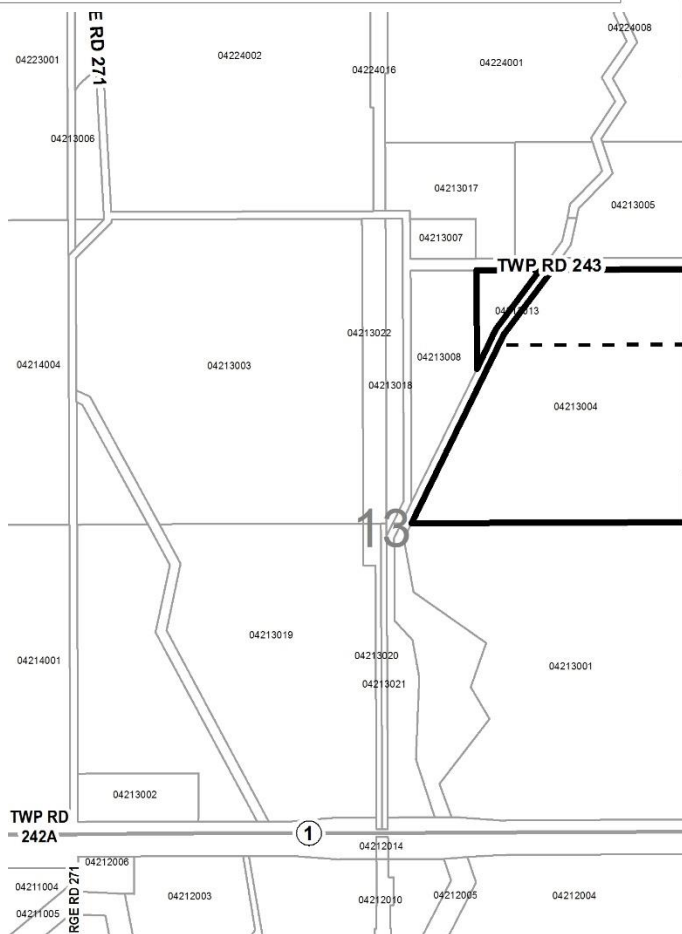
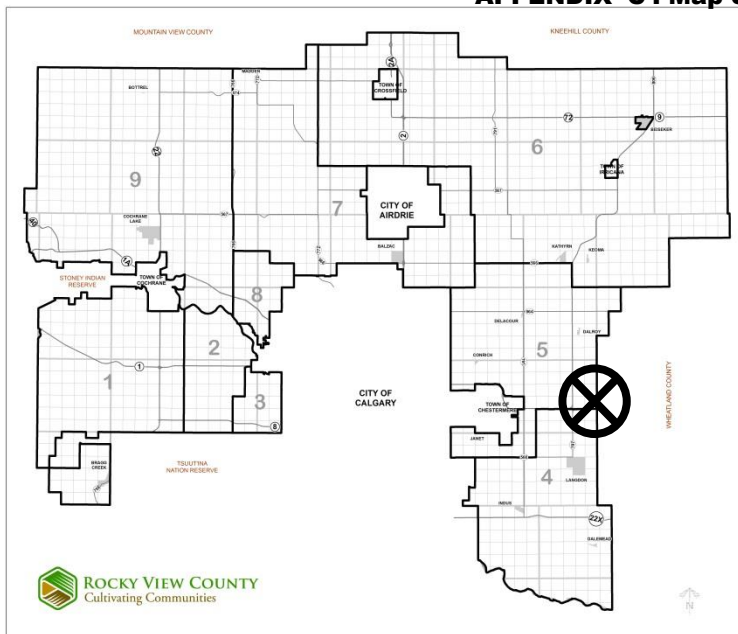
AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No comment.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2018-0002) located just west of Wheatland County. As per the circulation, Municipal Reserves are still outstanding.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	No comment.
Alberta Transportation	<p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the additional lot being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal. The department grants an unconditional variance of Section 14 and/or Section 15 of the Subdivision and Development Regulation. From the department's perspective any appeals to be heard regarding this subdivision application must be heard by the Municipal Government Board.</p>
Alberta Sustainable Development (Public Lands)	Not required.
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	No comment.
ATCO Pipelines	No objection.
AltaLink Management	No comment.

AGENCY	COMMENTS
Enmax	Not required.
FortisAlberta	No easement required, Applicant/Owner to contact to arrange installation of services if required.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comment.
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
Wheatland County	<p>Planning specifically does not have a concern with the subdivision, however we noticed there is an approach for the proposed subdivision connecting to our Municipal road RGE RD 270. I passed this on to transportation and infrastructure and they commented:</p> <p>That is correct, we have jurisdiction up to the right of way.</p> <p>Yes we would ask that the approaches be inspected to meet County standards.</p> <p>This also relates to the remnant parcel created, if an approach is required by Rocky View for the remnant parcel, we ask that if it comes off RGE RD 270 it also be inspected and meet Wheatland County standards. When the time comes for subdivision endorsement, you may direct the landowner to us and we can provide them with the paperwork and appropriate steps for having their approaches inspected.</p>
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No comment.
Chestermere-Conrich Recreation Board	No comment.
<i>Internal Departments</i>	
Municipal Lands	As this location has not been identified for future Municipal Reserve acquisition to support public park, open space, pathway or trail development; the Municipal Lands office recommends taking cash in lieu for reserves owing affecting Lot 1 and deferring reserves affecting Lot 2.
Development Authority	No comment.

AGENCY	COMMENTS
GeoGraphics	No comment.
Building Services	No comment.
Emergency Services	No comments.
Enforcement Services	No concern.
Infrastructure and Operations – Engineering Services	<p data-bbox="618 543 740 575">General:</p> <ul data-bbox="618 592 1435 758" style="list-style-type: none"> <li data-bbox="618 592 1435 688">• 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="618 695 1390 758">• As the remainder parcel is greater than 30 acres in size, there are no further servicing requirements. <p data-bbox="618 779 813 810">Geotechnical:</p> <ul data-bbox="618 827 1138 858" style="list-style-type: none"> <li data-bbox="618 827 1138 858">• ES has no requirements at this time. <p data-bbox="618 879 837 911">Transportation:</p> <ul data-bbox="618 928 1461 1598" style="list-style-type: none"> <li data-bbox="618 928 1461 1094">• There are existing approaches from Boundary Road to the proposed parcel (graveled) and the remainder parcel (farm approach). There is also an existing farm approach from TWP Road 243 to the balance of the remainder section (west of the WID canal); <li data-bbox="618 1100 1435 1331">• As per comments received from Wheatland County, the existing approaches to the subject lands from Boundary Road are to be inspected by the County. As a condition of subdivision, the applicant will be required to provide confirmation from Wheatland County of their acceptance of the existing approaches from Boundary Road to the subject lands; <li data-bbox="618 1337 1461 1598">• As condition of subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C7356-2014 for three (3) Acres of the proposed parcel as it is designated as Agricultural Holdings (AH) District. Payment of the Transportation Offsite Levy shall be deferred on the remainder parcel at this time as the parcel is greater than 9.88 acres in size. The estimated levy owed at time of subdivision endorsement is \$13,785. <p data-bbox="618 1619 927 1650">Sanitary/Waste Water:</p> <ul data-bbox="618 1667 1458 1803" style="list-style-type: none"> <li data-bbox="618 1667 1458 1803">• The applicant provided a Level I assessment variation for the existing septic field which indicates that the existing septic system is in good working condition. ES has no further concerns. <p data-bbox="618 1824 1053 1856">Water Supply And Waterworks:</p> <ul data-bbox="618 1873 1451 1904" style="list-style-type: none"> <li data-bbox="618 1873 1451 1904">• The proposed parcel is serviced by existing water well with a

AGENCY	COMMENTS
	<p>pump rate of 15 iGPM. ES has no further concerns.</p> <p>Storm Water Management:</p> <ul style="list-style-type: none"> • ES have no requirements at this time. <p>Environmental</p> <ul style="list-style-type: none"> • ES have no requirements at this time.
Infrastructure and Operations – Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	<p>Applicant to confirm how he intends to access the two parts of Lot 2 remainder. If new approach required, Applicant to contact County Road Operations for Approach Application.</p> <p>Recommend application be circulated to Wheatland County because Boundary Road falls under the roadway jurisdiction of Wheatland County.</p>
Infrastructure and Operations – Utility Services	No concerns.

Circulation Period: January 12, 2018 to February 2, 2018



LOCATION PLAN

NE-13-24-27-W04M

Subdivision Proposal: To create a ± 8.10 hectare (± 20.01 acre) parcel with ± 1.97 hectare (± 4.88 acre) remainder (in two parts).

TWP RD 243

± 1.97 ha
(± 4.88 ac)
Lot 2

± 8.10 ha
(± 20.01 ac)
Lot 1

± 29.30 ha
(± 72.39 ac)
Lot 2

Boundary Road (Wheatland County)

Legend

Structure



Well



Septic Field



RVC Approach

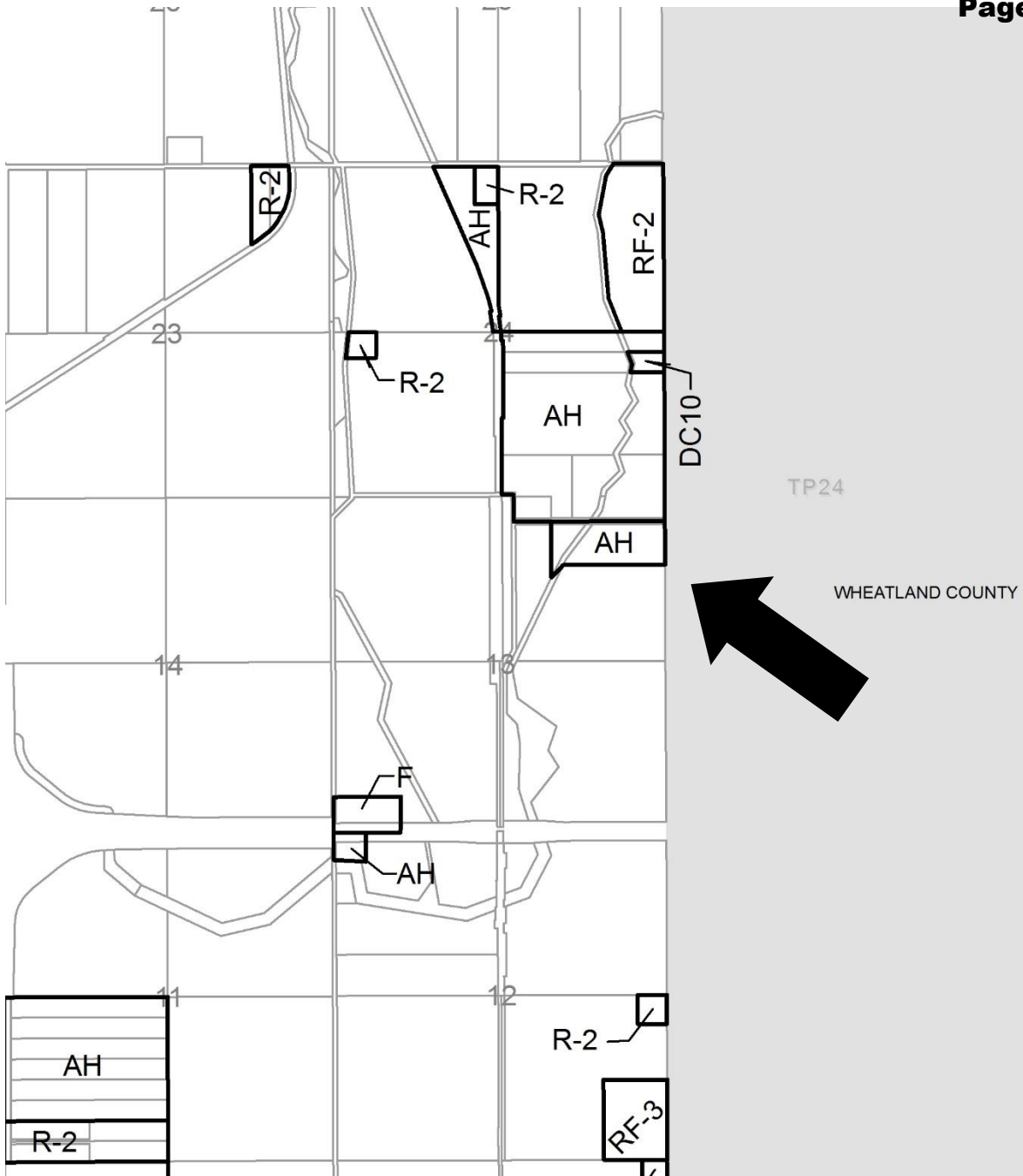


Wheatland Approach

**Surveyor's Notes:**

1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

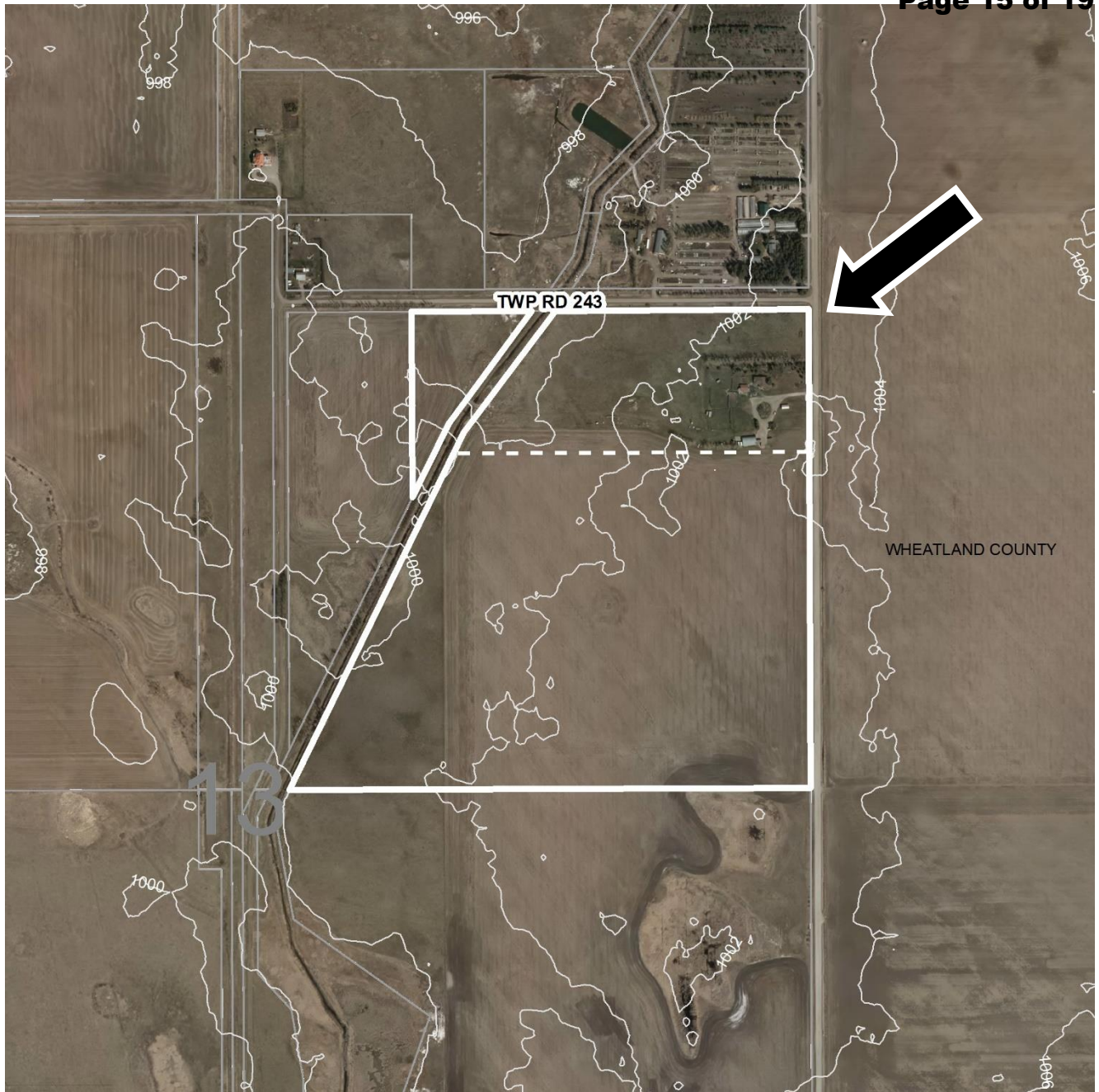
TENTATIVE PLAN**NE-13-24-27-W04M**



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-13-24-27-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

NE-13-24-27-W04M

Date: Jan 9, 2018

Division # 5

File: 04213004

AGENDA

Page 134 of 138



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

AIR PHOTO

Spring 2016

NE-13-24-27-W04M

Date: Jan 9, 2018

Division # 5

File: 04213004

AGENDA

Page 135 of 138





- 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

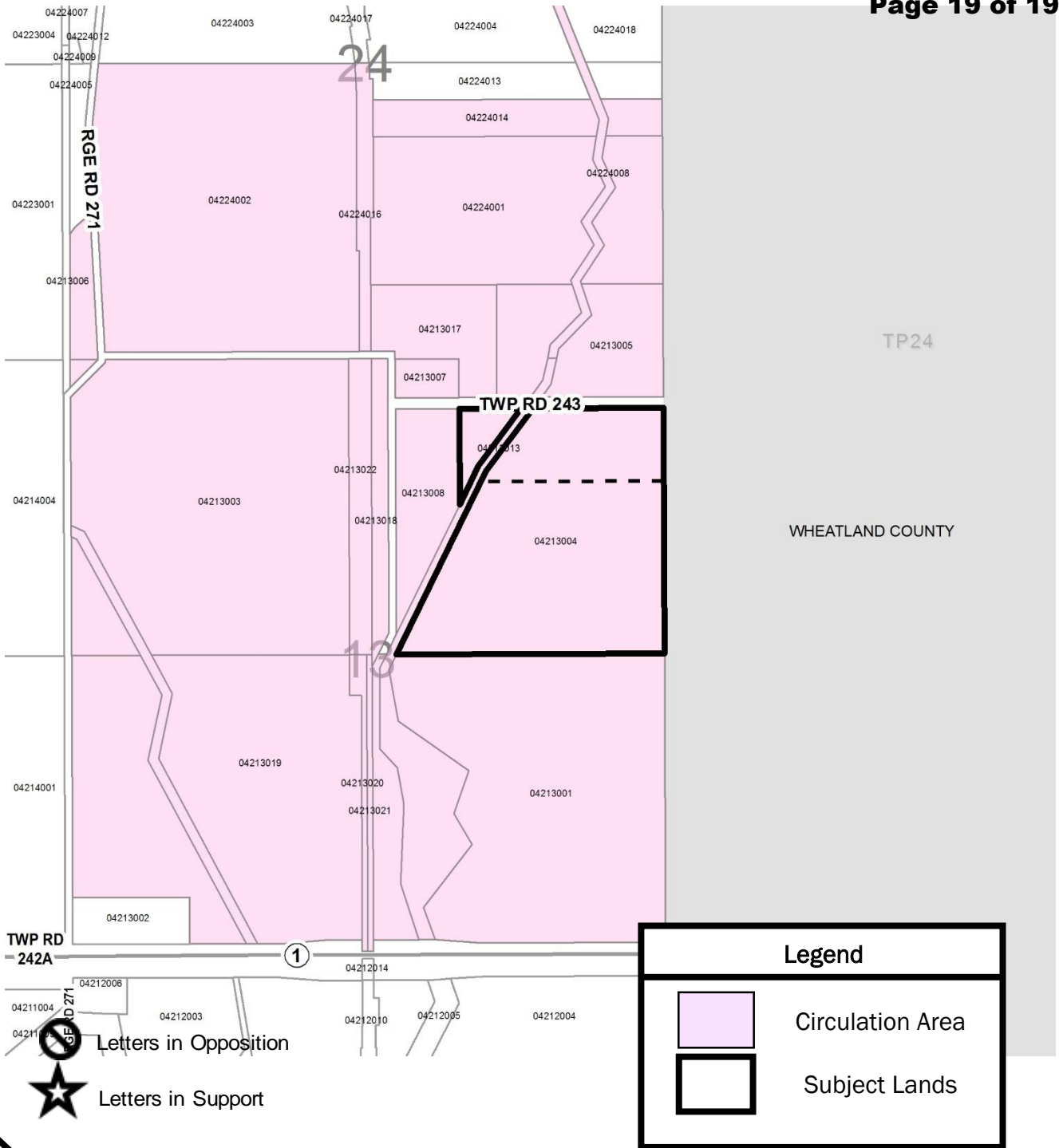
Page 136 of 138



HISTORIC SUBDIVISION MAP

NE-13-24-27-W04M





LANDOWNER CIRCULATION AREA

NE-13-24-27-W04M