

# Council Meeting Agenda

April 10, 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. March 27, 2018 Council Meeting Page 3

**B FINANCIAL REPORTS**

1. All Divisions – File: 2020-250 – 2018 Tax Recovery Sale Properties – Reserve Bids

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**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 March 13, 2018 and March 20, 2018.

**MORNING APPOINTMENTS  
10:00 A.M.**

1. All Divisions – File: 1014-825  
Bylaw C-7762-2018 and Bylaw C-7763-2018 – County Plan and Land Use  
Bylaw Amendments - First Parcel Out Process Change

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**AFTERNOON APPOINTMENTS  
1:30 P.M.**

2. Division 8 – File: PL20150134 (05632020)  
Bylaw C-7668-2017 – Redesignation Item – Residential One District to Public  
Services District  
Note: This item should be considered in conjunction with item D-2.

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# Council Meeting Agenda

April 10, 2018

9:00 a.m.



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

## D GENERAL BUSINESS

1. All Divisions – File: 6000-300 – 2017 Agricultural Service Board Annual Report

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2. Division 8 – File: PL20150086 (05632020) – Master Site Development Plan – Centre for religious assembly and community services

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

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## E BYLAWS

1. Division 9 – File: PL20160018 – Bylaw C-7745-2017 – Joint Road Closure Application for 2 Portions of Road Allowance known as Range Road 45

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2. All Divisions – File: 0160 – Bylaw C-7778-2018 – Assessment Review Boards Bylaw and Appointment of Chair

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## F UNFINISHED BUSINESS

- None

## G COUNCIL REPORTS

## H MANAGEMENT REPORTS

- None

## I NOTICES OF MOTION

- None

## J SUBDIVISION APPLICATIONS

1. Division 7 – File: PL20170188 (07723008) – Subdivision Item – Ranch and Farm Three District and Residential Three District

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## K COMMITTEE OF THE WHOLE/IN CAMERA

- None

ADJOURN THE MEETING



ROCKY VIEW COUNTY  
COUNCIL MEETING MINUTES  
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A regular meeting of the Council of Rocky View County was held in Council Chambers of the Municipal Administration Building, 911 – 32<sup>nd</sup> Avenue NE, Calgary, Alberta on March 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
- B. Riemann, General Manager
- C. O'Hara, General Manager
- B. Woods, Manager, Financial Services
- S. Jewison, Manager, Utility Services
- S. Baers, Manager, Planning Services
- R. Smith, Fire Chief, Fire Services
- V. Diot, Engineering Supervisor, Engineering Services
- P. Simon, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- C. Satink, Deputy Municipal Clerk, Legislative and Legal Services
- T. Andreasen, Legislative Clerk, Legislative and Legal Services

**Call to Order**

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

**1-18-03-27-01**

**Updates/Acceptance of Agenda**

MOVED by Deputy Reeve Gautreau that the March 27, 2018 Council Meeting agenda be accepted as presented.

Carried

**1-18-03-27-02**

**Confirmation of Minutes**

MOVED by Councillor Hanson that the March 13, 2018 Council Meeting minutes be accepted as presented.

Carried

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

**All Divisions – 2018 Budget Adjustment – Special Initiatives**

**File: 2025-100**

MOVED by Councillor Schule that the Livestock Emergency Response Trailer budget adjustment for \$24,000 be approved as presented in Attachment "A".

Carried

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MOVED by Councillor Schule that the Fire Services Sprinkler Trailer budget adjustment for \$74,000 be approved as presented in Attachment "A";

AND that the Records and Information Management Upgrade budget adjustment for \$89,500 be approved as presented in Attachment "A";

AND that the Service Van budget adjustment for \$76,000 be approved as presented in Attachment "A";

AND that the Two Steamer Units budget adjustment for \$60,000 be approved as presented in Attachment "A";

AND that the Calcium Chloride Storage Tank budget adjustment for \$97,500 be approved as presented in Attachment "A";

AND that the Play Space Repairs budget adjustment for \$18,500 be approved as presented in Attachment "A";

AND that the Full Time Staff Positions adjustment for \$157,600 be approved as presented in Attachment "A".  
Carried

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

MOVED by Councillor Hanson that the Township Road 260 Bridge Replacement budget adjustment for \$600,000 be approved as presented in Attachment "A".  
Carried

MOVED by Councillor Henn that Bylaw C-7771-2018 be given first reading.  
Carried

MOVED by Deputy Reeve Gautreau that the Township Road 262 Bridge Replacement budget adjustment for \$600,000 be approved as presented in Attachment "A".  
Carried

MOVED by Councillor Hanson that Bylaw C-7772-2018 be given first reading.  
Carried

MOVED by Councillor Kamachi that the Range Road 20 Bridge Replacement budget adjustment for \$500,000 be approved as presented in Attachment "A".  
Carried

MOVED by Councillor Henn that Bylaw C-7773-2018 be given first reading.  
Carried

MOVED by Councillor McKylor that the Langdon Fourth Street Pedestrian Walkway budget adjustment for \$325,000 be approved as presented in Attachment "A".  
Carried

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MOVED by Councillor Henn that Bylaw C-7774-2018 be given first reading.

Carried

MOVED by Deputy Reeve Gautreau that the Salt and Sand Storage Building budget adjustment for \$750,000 be approved as presented in Attachment "A".

Carried

MOVED by Councillor Hanson that Bylaw C-7775-2018 be given first reading.

Carried

MOVED by Deputy Reeve Gautreau that the Range Road 284 Conrich Paving budget adjustment for \$925,000 be approved as presented in Attachment "A".

Carried

MOVED by Councillor Kamachi that Bylaw C-7776-2018 be given first reading.

Carried

MOVED by Councillor Henn that the Township Road 270 Paving budget adjustment for \$965,000 be approved as presented in Attachment "A".

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7777-2018 be given first reading.

Carried

MOVED by Councillor Schule that the Langdon Fire Station Replacement budget adjustment for \$3,900,000 be approved as presented in Attachment "A".

Carried

MOVED by Councillor Schule that Council direct Administration to apply to the Municipal Sustainability Initiative Program for \$3,900,000 in grant funding.

Carried

**1-18-03-27-04 (D-1)**

**All Divisions – Appointment of Fire Guardians for the 2018 Fire Season**

**File: N/A**

MOVED by Councillor Kamachi that the individuals listed in Attachment 'A' be appointed for a one year term as Rocky View County's Local Fire Guardians for the 2018 fire season as per the *Forest & Prairie Protection Act*.

Carried

**1-18-03-27-05 (D-2)**

**All Divisions – Establishment of the Greater Bragg Creek FireSmart Committee**

**File: N/A**

MOVED by Councillor Kamachi that the Terms of Reference for the Bragg Creek FireSmart Committee be approved as per Attachment 'A';

AND that Councillor Kamachi be appointed to the Bragg Creek FireSmart Committee until the 2018 Organizational Meeting.

Carried

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**1-18-03-27-06 (D-3)**

**All Divisions – Emergency Management Agency Update**

**File: N/A**

MOVED by Deputy Reeve Gautreau that the Regional Emergency Management Plan be approved as per Attachment 'A'.

Carried

**1-18-03-27-07 (D-4)**

**Division 7 – Proposed Highway 566 Speed Limit Reduction**

**File: 5011-406**

The Chair called for a recess at 9:50 a.m. and called the meeting back to order at 10:05 a.m. with all previously mentioned members present.

MOVED by Councillor Henn that Administration be directed to provide a letter of support to Alberta Transportation to reduce the speed limit on Highway 566 from west of Balzac to 400 meters west of the intersection of Highway 566 and Range Road 11 from 100 km/h to 80 km/h.

Carried

**1-18-03-27-08 (E-1)**

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

**File: 0170**

MOVED by Councillor Kamachi that Schedule 'A' of Master Rates Bylaw C-7751-2018 be amended as follows:

1. Amend the Bragg Creek residential and non-residential water rate from the proposed 2018 rate of \$25.00 + \$2.064/m<sup>3</sup> back to the 2017 rate of \$25.00 + \$1.876/m<sup>3</sup>.  
(Branch 3, Division 2, Section 9 of Schedule 'A')
2. Amend the Bragg Creek residential and non-residential sewer rate from the proposed 2018 rate of \$25.00 + \$5.177/m<sup>3</sup> back to the 2017 rate of \$25.00 + \$4.706/m<sup>3</sup>.  
(Branch 3, Division 2, Section 14 of Schedule 'A')

Lost

**In Favour:**

Councillor Kamachi  
Councillor McKylor  
Councillor Schule  
Councillor Henn

**Opposed:**

Councillor Hanson  
Deputy Reeve Gautreau  
Reeve Boehlke  
Councillor Wright  
Councillor Kissel

MOVED by Councillor Schule that Bylaw C-7751-2018 be given first reading.

Carried

**In Favour:**

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

**Opposed:**

Councillor Kamachi

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MOVED by Deputy Reeve Gautreau that Bylaw C-7751-2018 be given second reading.

Carried

In Favour:

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

Opposed:

Councillor Kamachi

MOVED by Councillor Hanson that Bylaw C-7751-2018 be considered for third reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7751-2018 be given third and final reading.

Carried

**1-18-03-27-09 (J-1)**

**Division 9 – Subdivision Item – Agricultural Holdings District and Ranch and Farm District**

**File: PL20170080 (08917009)**

MOVED by Councillor Kissel that the applicant be allowed to address Council on item J-1.

Carried

In Favour:

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

Opposed:

Reeve Boehlke

The Chair called for a recess at 10:55 a.m. and called the meeting back to order at 11:04 a.m. with all previously mentioned members present.

The applicant, Asad Niazi, proceeded to address Council on behalf of the landowners regarding the proposed conditions of approval for the subdivision application.

MOVED by Councillor Henn that condition 9, Transportation Offsite Levy, be deleted from Appendix 'A'.

Carried

In Favour:

Councillor Kamachi  
Reeve Boehlke  
Deputy Reeve Gautreau  
Councillor Schule  
Councillor Henn

Opposed:

Councillor McKylor  
Councillor Hanson  
Councillor Wright  
Councillor Kissel

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MOVED by Councillor Kissel that Subdivision Application PL20170080 be approved with the conditions as noted in Appendix 'A' as amended:

- A. The application to create a  $\pm 8.01$  hectare ( $\pm 19.79$  acre) parcel with a  $\pm 8.01$  hectare ( $\pm 19.79$  acre) remainder within NW-17-28-05-W05M, having 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, is approved as per the Tentative Plan for the reasons listed below:
  - 1) The application is consistent with the Statutory Policy;
  - 2) The subject lands hold the appropriate land use designation;
  - 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 conditions 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 Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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

*Transportation and Access*

- 2) The Owner shall construct a new gravel approach on Township Road 282A in order to provide access to Lot 2.
- 3) The Owner is to enter into a Road Acquisition Agreement with the County, to be registered by Caveat on the title of Lot 1, to serve as notice that those lands are intended for future development as a County road, as per the approved Tentative Plan. The Agreement shall include:
  - a) The provision of 12.5 m road acquisition along the panhandle portion of Lot 1;
  - b) The purchase of land by the County for \$1.00.
- 4) The Owner is to enter into a Restrictive Covenant, to be registered by Caveat prepared by the County, on the title of Lot 2 that restricts the erection of any structure within 15.0 metres of a future road right-of-way, as shown on the approved Tentative Plan.

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*Site Servicing*

- 5) Water is to be supplied by an individual well on Lot 1. The subdivision shall not be endorsed until:
  - a) An Aquifer Testing (Phase II) Report is provided, which is to include aquifer testing and the locations of the wells on each lot; and
  - b) The results of the aquifer testing meet the requirements of the Water Act; if they do not, the subdivision shall not be endorsed or registered.
- 6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County, which shall:
  - a) Be in accordance with the recommendations of the Level 2 PSTS Assessment, completed by Watertech Engineering Research & Health, dated November 7, 2017;
  - b) Include the construction of the private sewage treatment system.

*Developability*

- 7) The Owner is to provide a Slope Stability Assessment, addressing the suitability of the land for the development proposal:
  - a) A Slope Stability Analysis may be required pending the recommendations of the Slope Stability Assessment;
  - b) The Owner is to provide for the recommendations of the Assessment;
  - c) Any required easements and/or Restrictive Covenants shall be registered.

*Payments and Levies*

- 8) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new Lot.

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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

Carried

In Favour:

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

Opposed:

Councillor McKylor  
Councillor Wright

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**1-18-03-27-10 (J-2)**

**Division 5 – Subdivision Item – New or Distinct Agricultural Use**

**File: PL20170142 (05331007)**

Councillor Schule declared a conflict of interest on item J-2 and abstained from the discussion and voting due to being the applicant of the subdivision application. Councillor Schule proceeded to leave the meeting at 11:13 a.m.

MOVED by Deputy Reeve Gautreau that Subdivision Application PL20170142 be approved with the conditions noted in Appendix 'A':

- A. That the application to create an  $\pm 8.09$  hectare ( $\pm 20.00$  acre) parcel (Lot 1) with a  $\pm 54.63$  hectare ( $\pm 135.00$  acre) remainder (Lot 2) from a portion of SE-31-25-28-W04M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the *Subdivision and Development Regulations* and, having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
- 1) The application is consistent with statutory policy;
  - 2) The subject lands hold the appropriate land use designation:
    - a) The variance to the minimum parcel size will not unduly interfere with the amenities of the neighbourhood, or materially interfere with or affect the use, enjoyment or value of neighbouring parcels of land;
  - 3) The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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

*Payments and Levies*

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



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*Municipal Reserves*

- 4) The provision of Reserve in the amount of 10% of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Wernick Omura Real Estate Appraisal Services File 10117190 on August 29, 2017 pursuant to Section 666(3) of the *Municipal Government Act*;
  - a) Reserves for Lot 2 are to be deferred by caveat, pursuant to Section 669(2) of the *Municipal Government Act*;

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION**

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

Carried  
Abstained: Councillor Schule

In Favour:

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

Opposed:

Reeve Boehlke

**1-18-03-27-11 (K-1)**

**All Divisions – In Camera Item – Personnel Matter**

**File: RVC2018-10**

MOVED by Councillor Hanson that Council move in camera at 11:19 a.m. to consider a personnel matter pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

Carried  
Absent: Councillor Schule

Councillor Schule returned to the meeting during the in camera session for item K-1.

Council held in the in camera session for item K-1 with no members of Administration or the public in attendance.

MOVED by Councillor McKylor that Council move out of in camera at 12:05 p.m.

Carried

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MOVED by Councillor Wright that the report and in camera discussion on RVC2018-10 be held in confidence pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

AND that the appointment and employment of the Chief Administrative Officer, Kevin Greig, with Rocky View County be terminated effective May 6, 2018, without cause, for a change in leadership;

AND that the Chief Administrative Officer, Kevin Greig, be paid severance pay according to his Employment Agreement with Rocky View County and in accordance with legal advice.

Carried

**Adjournment**

MOVED by Councillor Hanson that the March 27, 2018 Council Meeting be adjourned at 12:06 p.m.

Carried

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REEVE

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CAO or Designate



## **FINANCIAL SERVICES**

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**TO:** Council  
**DATE:** April 10, 2018 **DIVISION:** All  
**FILE:** 2020-250  
**SUBJECT:** 2018 Tax Recovery Sale Properties – Reserve Bids

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### **<sup>1</sup>ADMINISTRATION RECOMMENDATION:**

THAT the reserve bids for the 2018 tax recovery sale be approved as per Attachment 'A'.

### **EXECUTIVE SUMMARY:**

Under the *Municipal Government Act* Section 419, Council must set for each parcel of land to be offered for sale at a public auction, a reserve bid that is as close as reasonably possible to the market value of the parcel of land. Assessment Services established the market values that created the reserve bid. It is in this regard that the attached reserve bids be approved as per Attachment 'A'.

Administration recommends **Option #1**.

### **BACKGROUND:**

Rocky View County's 2018 tax sale date is scheduled for 2:00 p.m. on April 20, 2018, for properties with taxes that are three years in arrears. Attached are the reserve bids (market values) established by Rocky View County Assessment Services. Supplementary information for each of the properties currently subject to the tax recovery proceedings will be disclosed at the time of sale.

In accordance with Sections 420 and 425 of the *Municipal Government Act*, the County is entitled to the right of possession and the right to dispose of a parcel of land if it is not sold at the public auction. In conjunction with these requirements, Section 419 of the *Municipal Government Act* states that Council must for each parcel of land to be offered for sale at public auction set a reserve bid that is as close as reasonably possible to the market value of the parcel.

The Manager Financial Services will serve as the auctioneer and one of the department's tax representatives will serve as the recording secretary for this tax sale. The Manager of Assessment Services or his designate will also be in attendance at the sale.

This tax sale will only proceed if the outstanding tax arrears as of December 31, 2017 remain unpaid as of 2:00 p.m. on April 20, 2018.

### **BUDGET IMPLICATION(S):**

No Budget Implications

### **OPTIONS:**

- Option #1: THAT the reserve bids for the 2018 tax recovery sale be approved as per Attachment 'A'.
- Option #2: THAT alternative direction be provided.

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<sup>1</sup> **Administration Resources**  
Barry Woods, Financial Services



Respectfully submitted,

"Kent Robinson"

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Acting County Manager

BW/ls

**ATTACHMENTS:**

ATTACHMENT 'A' – Reserve Bids

**2018 Tax Recovery Reserve Bids - Attachment 'A'**

<b>Legal</b>	<b>Acres</b>	<b>Reserve Bids</b>	<b>Division</b>
		<b>as of March 15, 2018</b>	
Plan 0010219 Unit 1 SE 25-23-05-05	.76	\$300,000	1
Plan 9212495 Blk 7 Lot 2 SW 26-24-03-05	4.00	\$1,700,000	2
Plan 9311492 Blk 2 Lot 29 NE 16-25-03-05	2.00	\$925,000	2
Plan 9210875 Blk 3 Lot 5 NE 24-25-03-05	4.84	\$1,775,000	8
Plan 9710590 Blk 1 Lot 29 NE 22-26-04-05	3.98	\$1,350,000	9



## PLANNING SERVICES

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**TO:** Council  
**DATE:** April 10, 2018 **DIVISION:** All  
**TIME:** Morning Appointment  
**FILE:** 1014-825  
**SUBJECT:** County Plan and Land Use Bylaw Amendments - First Parcel Out Process Change

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### **<sup>1</sup>ADMINISTRATION RECOMMENDATION:**

Amendments to County Plan (Bylaw C-7280-2013)

- Motion #1 THAT Bylaw C-7762-2018 be given first reading.
- Motion #2 THAT Bylaw C-7762-2018 be given second reading.
- Motion #3 THAT Bylaw C-7762-2018 be considered for third reading.
- Motion #4 THAT Bylaw C-7762-2018 be given third and final reading.

Amendments to Land Use Bylaw (Bylaw C-4841-97)

- Motion #5 THAT Bylaw C-7763-2018 be given first reading.
- Motion #6 THAT Bylaw C-7763-2018 be given second reading.
- Motion #7 THAT Bylaw C-7763-2018 be considered for third reading.
- Motion #8 THAT Bylaw C-7763-2018 be given third and final reading.

### **EXECUTIVE SUMMARY:**

Administration was directed by Council at the September 13, 2016 Council meeting to, “*proceed with the necessary revisions to all appropriate planning documents to revise the First Parcel Out process, including Farmstead Isolations.*” Amendments were brought to Council for consideration and a public hearing on October 10, 2017. The proposed amendments did not receive permission for third and final reading, and due to the change in Council, a quorum does not exist. As such, a new public hearing is required. Administration presented the amendments to Council at a workshop in February, 2018 to provide a summary of the intent of the proposed changes to the First Parcel Out policies.

The revisions are proposed to contribute to Planning Services’ efforts to continually improve service delivery for residents, and to increase customer satisfaction by simplifying the process for First Parcel Out subdivision applications by removing the requirement for prior redesignation. First Parcel Out subdivision applications would be decided by Administration acting as Subdivision Authority in accordance with the Subdivision Authority Bylaw. Subdivisions that qualify for an administrative decision are processed approximately 1.5 months faster than comparable subdivision applications going before Council.

In support of the amended First Parcel Out process, Administration proposes the necessary revisions to Section 8 of the County Plan and Section 43 (Ranch and Farm District) of the Land Use Bylaw. With the proposed revisions in place, there would be one set of policy evaluation criteria in the County Plan for all First Parcel Out subdivision applications. The additional development criteria proposed in

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**<sup>1</sup> Administration Resources**

Matthew Wilson, Planning Services  
Paul Simon, Planning Services



the Land Use Bylaw would guide future development of the smaller First Parcel Out subdivisions that would retain the Ranch and Farm district designation.

- The proposed amendments would improve internal processes by streamlining the First Parcel Out process for applicants and landowners;
- The proposed amendments would increase organizational efficiency by reducing internal resources dedicated to managing First Parcel Out applications.

Therefore, Administration recommends adoption of the proposed amendments in accordance with **Option #1**.

## **BACKGROUND:**

Administration was directed by Council on September 13, 2016 to, “*proceed with the necessary revisions to all appropriate planning documents to revise the First Parcel Out process, including Farmstead Isolations.*” This direction was the result of a memo that was provided to Council on March 31, 2016, that summarized the results of a preliminary review of the County’s current policies and procedures for First Parcel Out applications compared to Kneehill County’s First Parcel Out process.

Overall, Administration found that Kneehill County established a shorter processing timeline than that of Rocky View County due to the:

- exemption for land use redesignation for First and Second Parcel Out applications;
- requirement for all technical studies to be submitted at the time of application; and
- mandatory pre-application meeting for any First Parcel Out subdivision applications.

When considering the proposed amendments to eliminate the redesignation requirement for First Parcel Out applications, Administration reviewed previous decisions of Council for First Parcel Out redesignation applications. Between January of 2015, and December of 2016, 16 First Parcel Out redesignation applications were brought before Council for consideration. This represents 14.55% of all redesignation applications brought before Council in this timeframe. Of the 16 applications, 14 were recommended for approval. The reasons for refusal on the two remaining applications included lack of access to a public roadway, and a Farmstead parcel that was oversized. Under the proposed revisions that seek to remove this redesignation requirement, any First Parcel Out subdivision application that does not meet Section 654 of the *Municipal Government Act* (and hence, warrants a refusal recommendation by Administration), would be brought before Council for consideration in accordance with the Subdivision Authority Bylaw.

Under the proposed revisions, affected landowners would still have the opportunity to submit letters in support or opposition of a First Parcel Out subdivision in accordance with Administration’s standard circulation practice. However, the ability to speak in support or opposition at a public hearing in accordance with the legislative requirements of the *Municipal Government Act* would no longer be applicable. Of the 16 First Parcel Out redesignation applications brought before Council in 2015/16, only two applications had letters in opposition submitted by affected residents, and only one application had individuals speak in opposition at the public hearing. It should be noted that all 16 applications were approved by Council.

## Public Engagement:

A webpage was created to inform residents of the proposed revisions, and to provide relevant background information to the project. The webpage included an online comment form with which to gather feedback from affected residents, and included the ability to sign up for notifications regarding the status of the project. No feedback was received, and two residents signed up for notifications. Feedback was requested throughout July and August of 2017.



## POLICY ANALYSIS:

The proposed revisions to the County's First Parcel Out process, which would be made in an effort to eliminate the requirement for redesignation before subdivision of first parcels out, requires amendments to the County Plan as well as the Land Use Bylaw.

### County Plan (Bylaw C-7280-2013):

To facilitate the revisions to the First Parcel Out process, amendments to Section 8 of the County Plan are required. Given that the revisions propose to eliminate the requirement to redesignate lands prior to subdivision, a parcel created through a First Parcel Out subdivision would retain the Ranch and Farm land use designation. Therefore, it is no longer a requirement to differentiate between a residential first parcel out, an agricultural first parcel out, or a farmstead isolation, as they would all abide by the amended Ranch and Farm district development regulations. Given that these subdivisions would have the same land use designation, only one set of criteria would be required with which to evaluate these applications. The proposed amendments seek to remove the policy evaluation criteria for farmstead isolations (Section 8.17), agricultural first parcel out (Section 8.18), isolated land (Section 8.19), and residential first parcel out (Section 8.20), and replace them with one set of policies against which all first parcel out subdivisions would be evaluated.

### Land Use Bylaw (Bylaw C-4841-97):

In order to implement the changes contemplated in the County Plan, amendments to Section 43 (Ranch and Farm district) of the Land Use Bylaw would be required, as all First Parcel Out subdivisions would retain the Ranch and Farm district designation. The current regulations in the Ranch and Farm district are intended for large agricultural parcels (typically unsubdivided quarter sections), and in order to apply some restrictions to small First Parcel Out subdivisions, additional development regulations would be required. The proposed regulations specify different requirements for parcels greater than 8.10 hectares (20.01 acres), and those less than 8.10 hectares (20.01 acres). For parcels less than 8.10 hectares (20.01 acres) in size, the proposed regulations are comparable to the Farmstead and Residential Two districts. For parcels greater than 8.10 hectares (20.01 acres), the current provisions in the Ranch and Farm district would be applicable.

## CONCLUSION:

The proposed changes to the County's First Parcel Out process would require statutory and non-statutory plan amendments. The amendments would streamline the review of First Parcel Out applications, and would contribute to Planning Services' efforts to continually improve service delivery for residents and increase customer satisfaction. Administration recommends adoption of the proposed amendments in accordance with **Option #1**.

## OPTIONS:

### Option #1:

#### Amendments to County Plan (Bylaw C-7280-2013):

- Motion #1 THAT Bylaw C-7762-2018 be given first reading.
- Motion #2 THAT Bylaw C-7762-2018 be given second reading.
- Motion #3 THAT Bylaw C-7762-2018 be considered for third reading.
- Motion #4 THAT Bylaw C-7762-2018 be given third and final reading.

#### Amendments to Land Use Bylaw (Bylaw C-4841-97):

- Motion #5 THAT Bylaw C-7763-2018 be given first reading.
- Motion #6 THAT Bylaw C-7763-2018 be given second reading.





**ROCKY VIEW COUNTY**  
Cultivating Communities

Motion #7 THAT Bylaw C-7763-2018 be considered for third reading.

Motion #8 THAT Bylaw C-7763-2018 be given third and final reading.

Option #2: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

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Acting County Manager

PS/rp

**APPENDICES:**

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7762-2018 and Schedule A

APPENDIX ‘C’: Redline Version – Excerpt - County Plan

APPENDIX ‘D’: Bylaw C-7763-2018 and Schedule A

APPENDIX ‘E’: Redline Version – Excerpt - Land Use Bylaw

**APPENDIX A: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<b><i>School Authority</i></b>	
Rocky View Schools	No comments received.
Calgary Catholic School District	No comments received.
<b><i>Province of Alberta</i></b>	
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Health Services	No comments received.
<b><i>Public Utility</i></b>	
ATCO Gas	No comments received.
ATCO Pipelines	No comments received.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No objections to the above noted circulation.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op	Rockyview Gas Co-op have no comments or objections.
<b><i>Other External Agencies</i></b>	
EnCana Corporation	No comments received.
City of Calgary	<p>The City of Calgary has reviewed the above noted bylaw amendment proposal in reference to the <i>Rocky View County / City of Calgary intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary Administration has no objection regarding this amendment. Nevertheless, we request assurances that this amendment will not compromise the objectives or intention of the Growth Areas in the IDP.</p> <p>Thank you for the opportunity to review and comment on this bylaw amendment proposal.</p>

AGENCY	COMMENTS
Town of Cochrane	No comments received.
City of Chestermere	No comments received.
City of Airdrie	<p>Thank you for the opportunity to review the proposed amendments to the Rocky View County Plan as outlined in Bylaw C-7706-2017, and corresponding amendments to the Land Use Bylaw as outlined in Bylaw C-7707-2017.</p> <p>After reviewing the information provided, the City of Airdrie does not ultimately object to the overall intention of the amendments, with one exception; that the land use redesignation process still be required for First Parcel Out subdivisions for all lands within a 2 km radius of an urban municipal boundary.</p> <p>The City of Airdrie is particularly concerned with the premature fragmentation of land and potential proliferation of these subdivisions near our boundary and would appreciate retaining the opportunity to comment at a public hearing if necessary.</p> <p>The City appreciates the opportunity to comment on the proposed bylaws and looks forward to working with the County regarding land use planning adjacent to our boundaries. If you have questions or concerns regarding the content of this letter please contact the undersigned.</p>
Town of Crossfield	No concerns with this application.
Mountain View County	<p><b>Manager of Planning Services</b></p> <p>At the time of an annual review of the proposed amendments, should they be approved, Mountain View County would appreciate receiving statistics on staff time and financial implications as a result of the changes. Also, any conflicts or challenges experienced as part of existing first parcel out residential parcels and public knowledge of small agricultural versus residential lot land use intent as it is assumed that small agricultural parcels will primarily be used for residential acreages.</p> <p><b>Director of Planning &amp; Development Services:</b></p> <p>Mountain View County continues to deal with small agricultural zoned parcels created in the past when redesignation was not required as the parcels are intended for residential as the primary use and from time to time create land use issues with adjoining parcels. Relaxing LUB regulations with a subdivision process is much easier than contravening county statutory plan policies through a redesignation process.</p>



AGENCY	COMMENTS
Wheatland County	No comments received.
Kneehill County	No comments received.
Municipal district of Bighorn	No comments received.
Foothills County	No comments received.
Kananaskis Improvement District	No comments received.
Beiseker	No comments received.
Irricana	No comments received.
<b><i>Rocky View County Boards and Committees</i></b>	
ASB Farm Members and Agricultural Fieldmen	No comments received.
Rocky View Recreation Board (All)	No comments from the Recreation District Boards.
<b><i>Internal Departments</i></b>	
Municipal Lands	The Municipal Lands office has no concerns with the proposed amendment.
Agricultural Services	No concerns with the proposed changes.
Development Authority	No comments received.
GeoGraphics	No comments received.
Building Services	No comments received.
Emergency Services	Fire Services: No comments to the proposed changes.
Infrastructure and Operations - Engineering Services	No comments received.
Infrastructure and Operations – Road Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations – Road Operations	No concerns.



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AGENCY	COMMENTS
Infrastructure and Operations – Utility Services	No concerns.

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Circulation Period: August 30, 2017 – September 21, 2017 / October 2, 2017



## **BYLAW C-7762-2018**

### **A Bylaw of Rocky View County to amend Bylaw C-7280-2013, otherwise known as the County Plan**

The Council of Rocky View County enacts as follows:

#### **PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7762-2018.

#### **PART 2 – DEFINITIONS**

In this Bylaw, the definitions and terms shall have the meanings given to them in Bylaw C-7280-2013 and the *Municipal Government Act*.

#### **PART 3 – EFFECT OF BYLAW**

**THAT** Bylaw C-7280-2013 Section 8 is hereby amended to revise the first parcel out policies as shown on the attached Schedule 'A'.

#### **PART 4 – TRANSITIONAL**

Bylaw C-7762-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

**Division: All**  
**File: 1014-825**

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

\_\_\_\_\_  
Reeve

\_\_\_\_\_  
CAO or Designate

\_\_\_\_\_  
Date Bylaw Signed

**SCHEDULE 'A'****FORMING PART OF BYLAW C-7762-2018**

Schedule of textual amendments to the County Plan (Bylaw C-7280-2013):

**Amendment #1:**

*Delete Section 8.17, which reads:*

- 8.17 Redesignation and subdivision to create a farmstead should be supported if the following criteria are met:
- a. the proposed site meets the definition of a farmstead;
  - b. the proposed site is a minimum of 1.6 hectares (3.95 acres) and a maximum of 7.99 hectares (19.7 acres);
  - c. access to the proposed site is acceptable to the County;
  - d. there are no physical constraints to subdivision; and
  - e. the balance of the quarter section is maintained as an agricultural land use.

**Amendment #2:**

*Delete Section 8.18, which reads:*

- 8.18 First parcel out subdivision of a minimum of 20.23 hectares (50.00 acres) of land designated for agricultural use should be supported without redesignation if:
- a. The proposed site meets the definition of a first parcel out; and
  - b. access to the proposed site is acceptable to the County.

**Amendment #3:**

*Delete Section 8.19, which reads:*

- 8.19 First parcel out subdivision of isolated land designated for agricultural use should be supported without redesignation if:
- a. it meets the definition of a first parcel out;
  - b. the parcel size is greater than or equal to 8.10 hectares (20.01 acres);
  - c. a minimum of 2 acres of developable land exists; and
  - d. access to the proposed site is acceptable to the County.

**Amendment #4:**

*Delete Section 8.20, which reads:*

**Residential First Parcel Out**

- 8.20 A first parcel out residential redesignation and subdivision of a parcel of land between 1.60 hectares (3.95 acres) and a maximum of 2.50 hectares (6.18 acres) in size should be supported if the proposed site:
- a. meets the definition of a first parcel out;
  - b. is redesignated to a residential land use whose minimum parcel size allows only one lot to be created at subdivision;
  - c. is located at least 300 metres from the right-of-way of a highway, or as otherwise allowed by the Province;
  - d. has direct access to a developed public roadway;
  - e. has no physical constraints to subdivision;
  - f. minimizes the need for new public infrastructure;
  - g. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and

- h. the balance of the un-subdivided quarter section is maintained as an agricultural land use.

and replace with:

#### **First Parcel Out**

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

#### **Amendment #5:**

*Delete Section 8.21, which reads:*

- 8.2.1 A residential First parcel out redesignation and subdivision greater than 2.50 hectares (6.18 acres) in size to a maximum of 7.99 hectares (19.7 acres) may be supported if:
- a. a proposed agricultural use required additional area;
  - b. meets the criteria of policy 8.20;
  - c. setbacks, topography, or natural features require a larger parcel size; or
  - d. it is isolated land

#### **Amendment #6:**

*Delete the following definition from Appendix B and related sidebar definition:*

*Isolated land*

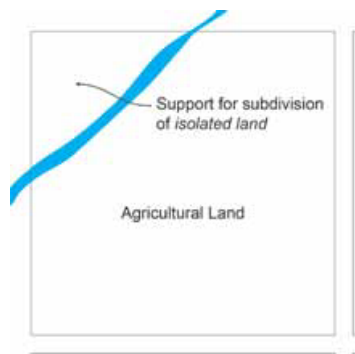
#### **Amendment # 7:**

*Delete the following definition from Appendix B and related sidebar definition:*

*Farmstead*

#### **Amendment #8:**

*Delete the following graphic, entitled Isolated land Example:*





**Amendment #9:**

*Delete the following graphic, entitled Agriculture first parcel out:*

**Amendment #10:**

*Amend the following graphic, entitled Residential first parcel out, to read:*

First parcel out

**Amendment #11:**

*Minor administrative amendments for formatting and numbering.*

**FORMING PART OF BYLAW C-7706-2017**

Schedule of textual amendments to the County Plan (C-7280-2013)

**8.0 Agriculture**

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

The County Plan envisions Rocky View as a community where:

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

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

**GOALS**

- Foster an agriculture sector that is diverse, sustainable, and viable.
- Promote partnerships and education initiatives that support the agriculture sector and contribute to increased operator knowledge and opportunities.
- Support individual agriculture producers and related business to help them be successful.
- Support agriculture operators in going about their day-to-day business with minimum adverse impacts from non-agricultural land uses.
- Encourage and support new forms of agriculture innovation and diversification through land use policy.

**POLICY****Partnering, Education, and Food Production**

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

8.1 Partner and co-operate with other municipalities, levels of government, industry, and non-governmental organizations to:

- a. develop a regional approach to food production, marketing, and distribution;
- b. build linkages from producer to consumer that increase local food consumption and crop diversification;
- c. educate agricultural operators and the public; and
- d. support initiatives identified in the Agriculture Service Board Strategic Plan.

8.2 Support and encourage operators involved in regional and local food production, marketing, distribution, diversification, and food security as per the Agriculture Master Plan.

8.3 Facilitate education and provide advice in such areas as:

- a. beneficial land management practices to address high risk environmental issues and to reduce the impact of farm operations on the environment;
- b. new agricultural opportunities, technology, and diversification;
- c. trends and research on crops, livestock, and range and pasture management;
- d. agricultural business management and farm succession; and
- e. environmental stewardship.

8.4 Facilitate education and provide advice to all county residents and developers regarding:

- a. weed control and pest management;
- b. planting and landscaping recommendations and requirements;
- c. basic agricultural principles, practices, and neighbour relations;
- d. environmental stewardship on small parcels;
- e. land management and stewardship; and
- f. challenges and threats to agriculture.

8.5 Increase public awareness and understanding of agriculture by promoting the importance of the agriculture industry for food, jobs, trade, economics, and the environment.

8.6 Raise public awareness about the rewards and challenges of living in a rural area.

### **Business**

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

8.7 Support and encourage agriculture operations and agricultural related economic activity.

8.8 Support and encourage *small scale, value-added agriculture* and *agriculture services* to locate in proximity to complementary agricultural producers.

8.9 Direct large scale value-added agriculture and agriculture services to develop in identified and comprehensively planned business centres.

8.10 Provide a road network that allows for the safe and timely movement of agricultural equipment and goods.

8.11 Provide for increased home based business opportunities.

8.12 Support the province in recognizing, preserving, and accounting for the *natural capital* of land.

8.13 Support and encourage the use of agricultural land for small scale production of renewable sources of energy.

### **Land Use**

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

8.14 Support traditional agriculture and new, innovative agricultural ventures.

8.15 Support and encourage the viability and flexibility of the agriculture sector by allowing a range of parcel sizes, where appropriate.

8.16 All redesignation and subdivision approvals shall address the development requirements of section 29.

### **Farmstead**

~~8.17 Redesignation and subdivision to create a farmstead should be supported if the following criteria are met:~~

- ~~a. the proposed site meets the definition of a farmstead;~~
- ~~b. the proposed site is a minimum of 1.6 hectares (3.95 acres) and a maximum of 7.99 hectares (19.7 acres);~~
- ~~c. access to the proposed site is acceptable to the County;~~
- ~~d. there are no physical constraints to subdivision; and~~
- ~~e. the balance of the quarter section is maintained as an agricultural land use.~~

### **Agriculture First Parcel Out**

~~8.18 First parcel out subdivision of a minimum of 20.23 hectares (50.00 acres) of land designated for agricultural use should be supported without redesignation if:~~

- ~~a. the proposed site meets the definition of a first parcel out; and~~
- ~~b. access to the proposed site is acceptable to the County.~~

~~8.19 First parcel out subdivision of isolated land designated for agricultural use should be supported without redesignation if:~~

- ~~a. it meets the definition of a first parcel out;~~
- ~~b. the parcel size is greater than or equal to 8.10 hectares (20.01 acres);~~
- ~~c. a minimum of 2 acres of developable land exists; and~~
- ~~d. access to the proposed site is acceptable to the County;~~

### **Residential First Parcel Out**

~~8.1720 A subdivision to create a first parcel out residential redesignation and subdivision of a parcel of land between that is a minimum of 1.60 hectares (3.95 acres) and a maximum of 2.50 hectares (6.18 acres) in size area should be supported if the proposed site:~~

- ~~a. meets the definition of a first parcel out;~~
- ~~b. is redesignated to a residential land use whose minimum parcel size allows only one lot to be created at subdivision;~~
- ~~c. is located at least 300 metres from the right-of-way of a highway, or as otherwise allowed by the Province;~~
- ~~bd. has direct access to a developed public roadway;~~
- ~~ce. has no physical constraints to subdivision;~~
- ~~f. minimizes the need for new public infrastructure;~~
- ~~dg. minimizes adverse impacts on agricultural operations by meeting agriculture location and agriculture boundary design guidelines; and~~
- ~~eh. the balance of the un-subdivided quarter section is maintained as an agricultural land use.~~

~~8.21 A residential first parcel out redesignation and subdivision greater than 2.50 hectares (6.18 acres) in size to a maximum of 7.99 hectares (19.7 acres) may be supported if:~~

- ~~a. a proposed agricultural use requires additional area;~~
- ~~b. meets the criteria of policy 8.20;~~
- ~~c. setbacks, topography, or natural features require a larger parcel size; or~~
- ~~d. it is isolated land.~~

~~**Isolated Land** means the smaller portion of an un-subdivided quarter section that, in the opinion of the County, is isolated from the rest of the quarter section by a physical barrier that prohibits the movement of livestock or equipment. The barrier may have been created by natural features such as a river, ravine, wetland, or human made features such as roads, railway lines, and irrigation canals.~~

~~**Farmstead** means a single parcel of land on which a habitable residence is situated for a minimum of 10 years, is used in connection with the ranching or farming operation, and is located on a previously unsubdivided quarter section. The farmstead may include associated buildings and landscape improvements.~~

#### ~~**Isolated land Example**~~



~~(delete graphic)~~

#### ~~**Agriculture first parcel out**~~



~~(delete graphic)~~

#### ~~**Residential Ffirst parcel out**~~



(remove residential and farmstead text from graphic to read, "first parcel out")

## Appendix B

### Definitions

~~*Farmstead* : means a single parcel of land on which a habitable residence is situated for a minimum of 10 years, is used in connection with the ranching or farming operation, and is located on a previously un-subdivided quarter section. The Farmstead may include associated buildings and landscape improvements.~~

~~*Isolated Land* : means the smaller portion of an un-subdivided quarter section that, in the opinion of the County, is isolated from the rest of the quarter section by a physical barrier and prohibits the movement of livestock or equipment. The barrier may have been created by natural features such as a river, ravine, wetland, or human made features such as roads, railway lines, and irrigation canals.~~



## BYLAW C-7763-2018

### 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-7763-2018.

#### 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** Bylaw C-4841-97 Section 43 is hereby amended to add additional development regulations to the Ranch and Farm District to implement the revised First Parcel Out process, as shown on the attached Schedule 'A'.

#### PART 4 – TRANSITIONAL

Bylaw C-7763-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

**Division: All**  
**File: 1014-825**

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

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Reeve

---

CAO or Designate

---

Date Bylaw Signed

**SCHEDULE 'A'**  
**FORMING PART OF BYLAW C-7763-2018**

Schedule of textual amendments to the Land Use Bylaw (Bylaw C-4841-97):

**Amendment #1:**

*Delete the following definition from Section 8:*

*Agricultural First Parcel Out*

**Amendment #2:**

*Delete the following definition from Section 8:*

*Farmstead*

**Amendment #3:**

*Delete Section 43.1, which reads:*

The purpose and intent of this District is to provide for agricultural activities as the primary land use on a quarter section of land or on large balance lands from a previous subdivision.

*and replace with:*

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

**Amendment #4:**

*Delete Section 43.2(d), which reads:*

the portion created and the portion remaining after registration of an Agriculture First Parcel out subdivision; or

*and replace with:*

the portion created and the portion remaining after registration of a First Parcel Out subdivision.

**Amendment #5:**

*Delete Section 43.2(e), which reads:*

the portion created and the portion remaining after registration of a subdivision of Isolated Land consisting of a minimum of 8.10 hectares (20.01 acres).

**Amendment #6:**

*Amend Heading of Section 43.3 to read:*

Uses, Permitted (for parcels greater than 8.10 hectares (20.01 acres) in area)

**Amendment #7:**

*Amend Heading of Section 43.4 to read:*

Uses, Discretionary (for parcels greater than 8.10 hectares (20.01 acres) in area)

**Amendment #8:**

*Amend Heading of Section 43.6 to read:*

Minimum Requirements (for parcels greater than 8.10 hectares (20.01 acres) in area)



**Amendment #9:**

*Amend Heading of Section 43.7 to read:*

Minimum Habitable floor area, excluding basement (for parcels greater than 8.10 hectares (20.01 acres) in area)

**Amendment #10:**

*Add Section 43.8, which reads:*

43.8 Uses, Permitted (for parcels less than 8.10 hectares (20.01 acres) in area)  
*Accessory buildings less than 150.00 sq. m (1,614.59 sq. ft.) building area*  
*Agriculture, General*  
*Dwelling, Single detached*  
*Home-Based Business, Type I*  
*Keeping of livestock (See Section 24 for regulations)*  
*Private Swimming Pool*

**Amendment #11:**

*Add Section 43.9, which reads:*

43.9 Uses, Discretionary (for parcels less than 8.10 hectares (20.01 acres) in area)  
*Accessory buildings greater than 150.00 sq. m (1,614.59 sq. ft.) but no more than 225.0 sq. m (2,421.87 sq. ft.)*  
*Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)*  
*Animal Health Care Services*  
*Bed and Breakfast Home*  
*Child Care facilities*  
*Commercial Communication Facilities – Type “A”, Type “B”, Type “C”*  
*Farm Dwelling, mobile home*  
*Farm Dwelling, moved-in*  
*Farm Gate Sales*  
*Farmers Market*  
*Health Care Practice*  
*Home-Based Business, Type II*  
*Horticulture Development*  
*Keeping of livestock (See Section 24 for regulations)*  
*Kennels on parcels greater than 5.00 hectares (12.36 acres)*  
*Kennels, Hobby*  
*Private Riding Arena*  
*Signs*  
*Special Events Parking*

**Amendment #12:**

*Add Section 43.10, which reads:*

43.10 Minimum & Maximum Requirements (for parcels less than 8.10 hectares (20.01 acres) in area)  
 (a) *Yard, Front:*  
     (i) 45.00 m (147.64 ft.) from any road, *County*;  
     (ii) 60.00 m (196.85 ft.) from any road, highway;  
     (iii) 15.00 m (49.21 ft.) from any road, *internal subdivision* or road, service.

- (b) *Yard, Side:*
  - (i) 45.00 m (147.64 ft.) from any road, *County*;
  - (ii) 60.00 m (196.85 ft.) from any road, highway;
  - (iii) 15.00 m (49.21 ft.) from any *road, internal subdivision* or road, service;
  - (iv) 3.00 m (9.84 ft.) all other.
- (c) *Yard, Rear:*
  - (i) 30.0 m (98.4 ft.) from any road;
  - (ii) 7.0 m (22.96 ft.) all other.

**Amendment #13:**

*Add Section 43.11, which reads:*

- 43.11 Minimum Habitable *floor area*, excluding basement (for parcels less than 8.10 hectares (20.01 acres) in area)
  - (a) 92.00 sq. m (990.28 sq. ft.) single *storey dwelling*;
  - (b) 92.00 sq. m (990.28 sq. ft.) split level *dwelling*, the total area of two finished levels;
  - (c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level on the main floor;
  - (d) 18.00 sq. m (193.75 sq. ft.) finished lower level;
  - (e) 92.00 sq. m (990.28 sq. ft.) combined *floor area*, two *storey dwelling*;
  - (f) 92.00 sq. m (990.28 sq. ft.) main floor for *dwelling, moved-in*.

**Amendment #14:**

*Add Section 43.12, which reads:*

- 43.12 Maximum height of buildings (for parcels less than 8.10 hectares (20.01 acres) in area)
  - (a) principal building – 10.00 m (32.81 ft.);
  - (b) accessory buildings – 7.0 m (22.96 ft.).

**Amendment #15:**

*Minor administrative amendments for formatting and numbering.*

**FORMING PART OF BYLAW C-7707-2017**

Schedule of textual amendments to the Land Use Bylaw (Bylaw C-4841-97)

**SECTION 8 DEFINITIONS**

~~AGRICULTURE FIRST PARCEL OUT means the subdivision of a single parcel consisting of a minimum of 20.23 hectares (50.00 acres) in area from an unsubdivided quarter section;~~

~~FARMSTEAD means the habitable residence and may include either improvements used in connection with the raising or production of crops, or livestock, and situated on the same land for a minimum of 10 years and used in connection with the farming operations;~~

**SECTION 43 RANCH AND FARM DISTRICT (RF)****43.1 Purpose and Intent**

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

**43.2 Minimum Parcel Size**

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

- (a) an *unsubdivided quarter section*;
- (b) the area in title at the time of passage of this *Bylaw*;
- (c) that portion of a *parcel* remaining after approval of a redesignation which facilitates a subdivision and after the subsequent registration of said subdivision reduces the area of the parent *parcel* providing the remainder is a minimum of 20.23 hectares (50.00 acres); or
- (d) the portion created and the portion remaining after registration of an ~~*Agriculture-First Parcel Out*~~ subdivision; ~~or~~
- (e) the portion created and the portion remaining after registration of a subdivision of *Isolated land* consisting of a minimum of 8.10 hectares (20.01 acres).

**43.3 Uses, Permitted (for parcels greater than 8.10 hectares (20.01 acres) in area)**

*Accessory buildings (not exceeding 500.00 sq. m (5,381.95 sq. ft.)*  
*Accessory Dwelling Unit (may be a Secondary Suite, a Suite within a Building, or a Garden Suite)*  
*Agriculture, General*  
*Farm dwelling, single detached*  
*Government Services*  
*Home-Based Business, Type I*  
*Keeping of livestock (See Section 24 for regulations)*  
*Private Swimming Pools*

**43.4 Uses, Discretionary (for parcels greater than 8.10 hectares (20.01 acres) in area)**

*A second Accessory Dwelling Unit, not including a Garden Suite (for the purposes of family care or farm help, and when associated with a second Farm Dwelling, single detached).*  
*Accessory building greater than 500.00 sq. m. (5,381.95 sq. ft.)*  
*Additional Farm Dwellings*  
*Agricultural Processing, Minor*  
*Animal Health Care Services*  
*Bed and Breakfast Home*  
*Bee Keeping*

*Commercial Communications Facilities - Type "A", Type "B", Type "C"*  
*Equestrian Centre I and Equestrian Centre II*  
*Farm dwelling, mobile home*  
*Farm dwelling, moved-in*  
*Farm Gate Sales*  
*Farmers Market*  
*Fish Farms*  
*Home-Based Business, Type II*  
*Horticulture Development*  
*Keeping of livestock (See Section 24 for regulations)*  
*Kennels*  
*Kennels, Hobby*  
*Museums*  
*Private Riding Arena*  
*Public Buildings and utilities*  
*Signs*  
*Special Care Facility*  
*Special Events Parking*  
*Working Dogs*

#### 43.5 General Regulations

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

#### 43.6 Minimum Requirements (for parcels greater than 8.10 hectares (20.01 acres) in area)

##### (a) Yard, Front:

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service.

##### (b) Yard, Side:

- (i) 45.00 m (147.64 ft.) from any road, County;
- (ii) 60.00 m (196.85 ft.) from any road, highway;
- (iii) 15.00 m (49.21 ft.) from any road, internal subdivision, or road service;
- (iv) 6.00 m (19.69 ft.) all other.

##### (c) Yard, Rear:

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

#### 43.7 Minimum Habitable floor area, excluding basement (for parcels greater than 8.10 hectares (20.01 acres) in area)

- (a) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;
- (b) 92.00 sq. m (990.28 sq. ft.) split level dwelling, the total area of two finished levels;
- (c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level and the main floor;
- (d) 18.00 sq. m (193.75 sq. ft.) finished lower level;
- (e) 92.00 sq. m (990.28 sq. ft.) combined floor area, two storey dwelling;
- (f) 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in.

#### 43.8 Uses, Permitted (for parcels less than 8.10 hectares (20.01 acres) in area)

Accessory buildings less than 150.00 sq. m (1,614.59 sq. ft.) building area  
Agriculture, General  
Dwelling, Single detached  
Home-Based Business, Type I

Keeping of livestock (See Section 24 for regulations)

Private Swimming Pool

43.9 Uses, Discretionary (for parcels less than 8.10 hectares (20.01 acres) in area)

Accessory buildings greater than 150.00 sq. m (1,614.59 sq. ft.) but no more than 225.0 sq. m (2,421.87 sq. ft.)

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

Animal Health Care Services

Bed and Breakfast Home

Child Care facilities

Commercial Communication Facilities – Type “A”, Type “B”, Type “C”

Farm Dwelling, mobile home

Farm Dwelling, moved-in

Farm Gate Sales

Farmers Market

Health Care Practice

Home-Based Business, Type II

Horticulture Development

Keeping of livestock (See Section 24 for regulations)

Kennels on parcels greater than 5.00 hectares (12.36 acres)

Kennels, Hobby

Private Riding Arena

Signs

Special Events Parking

43.10 Minimum & Maximum Requirements (for parcels less than 8.10 hectares (20.01 acres) in area)

(a) Yard, Front:

(i) 45.00 m (147.64 ft.) from any road, County;

(ii) 60.00 m (196.85 ft.) from any road, highway;

(iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service.

(b) Yard, Side:

(i) 45.00 m (147.64 ft.) from any road, County;

(ii) 60.00 m (196.85 ft.) from any road, highway;

(iii) 15.00 m (49.21 ft.) from any road, internal subdivision or road, service;

(iv) 3.00 m (9.84 ft.) all other.

(c) Yard, Rear:

(i) 30.0 m (98.4 ft.) from any road;

(ii) 7.0 m (22.96 ft.) all other.

43.11 Minimum Habitable floor area, excluding basement (for parcels less than 8.10 hectares (20.01 acres) in area)

(a) 92.00 sq. m (990.28 sq. ft.) single storey dwelling;

(b) 92.00 sq. m (990.28 sq. ft.) split level dwelling, the total area of two finished levels;

(c) 74.00 sq. m (796.53 sq. ft.) split entry or bi-level on the main floor;

(d) 18.00 sq. m (193.75 sq. ft.) finished lower level;

(e) 92.00 sq. m (990.28 sq. ft.) combined floor area, two storey dwelling;

(f) 92.00 sq. m (990.28 sq. ft.) main floor for dwelling, moved-in.

43.12 Maximum height of buildings (for parcels less than 8.10 hectares (20.01 acres) in area)

(a) principal building - 10.00 m (32.81 ft.);

(b) accessory buildings – 7.0 m (22.96 ft.).

## 43.13 Exceptions to Ranch and Farm District (RF)

The following described properties held a designation of Agriculture (2) District or Agricultural (4) under the former Land Use *Bylaw* C-1725-84 and pursuant to that *Bylaw* the subdivision of one (1) *parcel* from the parent *parcel* was provided for, subject to conformity with all other County *Bylaws* and policies.

Notwithstanding Section 43.5(a) this *Bylaw* therefore, continues to provide for the subdivision of one (1) *parcel* or lot from the following described properties:

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## PLANNING SERVICES

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**TO:** Council

**DATE:** April 10, 2018

**DIVISION:** 8

**TIME:** Afternoon Appointment

**FILE:** 05632020

**APPLICATION:** PL20150134

**SUBJECT:** Redesignation Item – Residential One District to Public Services District

**Note:** This application should be considered in conjunction with application PL20150086, for a Master Site Development Plan for a centre for religious assembly and community services

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### **<sup>1</sup>ADMINISTRATION RECOMMENDATION:**

THAT application PL20150134 be refused.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to redesignate a ±4.86 hectare (±12.00 acre) portion of the subject land from Residential One District to Public Services District to facilitate the proposed development of a centre for religious assembly and community uses.

The Applicant submitted a Master Site Development Plan (MSDP) in support of this redesignation application, which is presented concurrently for Council's consideration (PL20150086). The MSDP proposes the construction of a ±2,052 square metre (±22,098 square foot) facility with an associated 431 space parking lot.

This report addresses the proposal's compliance with the relevant statutory plans, while the report relating to the associated MSDP considers the technical and operational aspects of the proposed religious assembly and community uses.

Transportation and servicing were considered in the review of this application and were found to be acceptable; the details can be found in the background section of this report.

The application was reviewed against the relevant policies set out within the County Plan, Rocky View County/City of Calgary Intermunicipal Development Plan, and the Bearspaw Area Structure Plan:

- The technical aspects of the development were addressed through the submission of the Master Site Development Plan; however
- The application does not demonstrate compliance with Policy 11.2 of the County Plan. Specifically, it does not demonstrate that it would provide a benefit to the local community, and that it would be compatible with existing land uses.

Therefore, Administration recommends refusal of the application in accordance with **Option #2**.

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### **<sup>1</sup> Administration Resources**

Dominic Kazmierczak, Planning Services  
Gurbir Nijjar, Engineering Services

**DATE APPLICATION DEEMED COMPLETE:** February 28, 2016 (Received: November 13, 2015)

<b>PROPOSAL:</b>	To redesignate a $\pm 4.86$ hectare ( $\pm 12$ acre) portion of the subject land from Residential One District to Public Services District to facilitate the proposed development of a centre for religious assembly and community uses.
<b>LEGAL DESCRIPTION:</b>	A portion of NE-32-25-02-W5M (255251 Rocky Ridge Rd.)
<b>GENERAL LOCATION:</b>	Located in Bearspaw, at the southwest junction of Burma Road and Rocky Ridge Road.
<b>APPLICANT:</b>	BRZ Partnership Architecture Inc.
<b>OWNERS:</b>	Muslim Association of Calgary
<b>EXISTING LAND USE DESIGNATION:</b>	Residential One and Residential Two Districts
<b>PROPOSED LAND USE DESIGNATION:</b>	Public Services and Residential Two Districts
<b>GROSS AREA:</b>	$\pm 8.94$ hectares (20.00 acres)
<b>SOILS (C.L.I. from A.R.C.):</b>	<b>Class 3C80 3W20</b> – Moderate limitations due to climate and poor drainage.

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was originally circulated to 14 landowners within the County and two (2) landowners located within Calgary. Circulation was extended to a two kilometre radius from the site for the Public Hearing, notifying 299 landowners within the County. Administration received 50 letters opposing the proposal and two (2) letters raising concern (see Appendix 'D'). Fourteen (14) letters of support were provided by the Applicant within their submitted MSDP (PL20150086).

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

#### **HISTORY:**

- 2003** Council refused a subdivision application to create a 3.24 hectare (8.00 acre) parcel with a  $\pm 4.86$  hectare (12.00 acre) remainder (Application: 2003-RV-371).
- 1994** Council approved the redesignation of a portion of the subject lands from Small Holdings District to Country Residential District in order to facilitate the future creation of six  $\pm 0.81$  hectare ( $\pm 2.00$  acre) parcels with a  $\pm 3.24$  hectare ( $\pm 8.00$  acre) remainder (Application: 93232). Council redesignated this portion of the subject lands to Residential One District with the passing of the Land Use Bylaw in 1997.

#### **BACKGROUND:**

The purpose of this application is to redesignate a  $\pm 4.86$  hectare ( $\pm 12.00$  acre) portion of the subject land from Residential One District to Public Services District to facilitate the proposed development of a centre for religious assembly and community uses.

The subject land is located within the policy area of the Bearspaw ASP, at the southwest junction of Burma Road and Rocky Ridge Road. The eastern boundary of the site adjoins the city of Calgary, while country residential properties are situated to the west and south. Agricultural land and a gravel pit lie to the north and northeast of the site respectively.





The subject site has a split land use; the southern  $\pm 4.86$  hectare ( $\pm 12.00$  acre) portion is designated Residential One District, and the remaining  $\pm 3.24$  hectare ( $\pm 8.00$  acre) portion is designated Residential Two District. A dwelling and an accessory building (garage) are located on the northern Residential Two portion, and are served by a single driveway and approach accessed from Rocky Ridge Road to the east. A wetland area lies to the south of the dwelling. The southern Residential One portion is currently vacant land and is served by another approach that is also accessed from Rocky Ridge Road.

The corresponding Master Site Development Plan (MSDP) (PL20150086) proposes the construction of a  $\pm 2,052$  square metre ( $\pm 22,098$  square foot) centre for religious assembly and community uses, with an associated 431 space parking lot.

With respect to transportation matters, all access to the site would be via a new approach onto Rocky Ridge Road, which is maintained by the City of Calgary.

The Applicant proposes the use of holding tanks for waste water servicing and has confirmed that Rocky View Water Co-op has sufficient capacity to provide potable piped water to the development.

Further assessment of the proposal in relation to servicing, transportation, and general operations is set out within the staff report addressing the MSDP submission (PL20150086).

### **POLICY ANALYSIS:**

The application was reviewed with the relevant policies of the County Plan, the Rocky View County/City of Calgary Intermunicipal Development Plan, and the Bears paw ASP.

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

The subject lands are located within the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) area, as identified on Map 1 within the IDP, and as such the application was assessed in accordance with the policies of that plan. The lands are not, however, identified as a Key Focus Area or as a County or City growth corridor/area.

Comments were received from City of Calgary Administration, which are found within Appendix 'A' of this report. The comments cover transportation items, which are discussed in further detail within the staff report addressing the MSDP submission (PL20150086), and the planning status of adjoining lands within Calgary.

#### *County Plan (Bylaw C-7280-2013):*

Section 11 of the County Plan relates to the provision of institutional and community land uses within the County, and Policy 11.1 indicates that such uses shall be encouraged to locate in hamlets, country residential communities, and business centres. As the submitted proposal is located within the limits of the Bears paw ASP, the proposal meets the intentions of this policy.

Policy 11.2 of the Plan states that proposed institutional or community land uses for country residential communities shall demonstrate:

- a. a benefit to the local area or community; and
- b. compatibility with existing land uses.

Within their MSDP, the Applicant states that the proposed centre would be open to all residents of the Bears paw community subject to availability and certain conditions of use. The centre would be operated principally as an Islamic place of worship, but would provide ancillary social and sporting uses. The centre would generally be open daily from dawn to 11:00 p.m. for meetings, social gatherings, and prayer services. Additional use of the centre would occur during the month of Ramadan, when the centre would have additional prayer services from dusk until midnight.

In seeking to demonstrate compliance with Policy 11.2 of the County Plan, the Applicant asserts that the proposed facility would be available to all County residents at a lesser cost on a first-come, first-serve



basis. The application also notes that the centre would fill a void in the area by allowing the hosting of private events, such as weddings. However, the information submitted within the MSDP suggests that the development principally serves as a centre for religious assembly with some ancillary community uses that again are focused on the needs of those following the Islamic faith. Therefore, the proposed development has the characteristics of a private institutional use rather than one which benefits the wider Bearspaw community.

It is noted that no information was provided within the application on why the existing and planned facilities in Bearspaw and Calgary cannot accommodate the proposed uses. Furthermore, no demographic information was submitted within the application to indicate a need for the proposed worship and recreational services amongst the local Bearspaw or northwest Calgary population. With respect to community uses, the Bearspaw community has several existing facilities, including the Bearspaw Lifestyle Centre and the Bearspaw Lions Club, which currently provide residents with a variety of social and recreational services.

Taking into account the existing inclusive community spaces in Bearspaw that are easily accessible to Bearspaw residents and other surrounding communities, the submitted application neither establishes a need for the proposed centre, nor demonstrates a benefit to the local community beyond that which is already provided by the abovementioned facilities.

With respect to the proposal's compatibility with existing land uses, the submitted application acknowledges the presence of country residential properties to the west and south of the site and suggests that the proposal would complement these residential uses by providing services to the eastern limits of the community. However, the proposed development is on the periphery of the community and is not considered to be ideally located to serve local Bearspaw residents.

The submitted MSDP also states that the lands within Calgary to the east of the proposal will be developed as a Research and Development Park, thereby creating a more urban environment. For this reason, the Applicant considers that the community centre is compatible with the existing and emerging land uses within the area. However, the City of Calgary's comments highlight that, although the adjoining landowners may have the intention to develop their lands for a Research and Development Park, no Area Structure Plan is in place for the area. Therefore, any assertion over the future land use to be developed on these adjoining lands is speculative.

Having assessed the anticipated benefits of the proposal to the local community and its compatibility with existing land uses, this redesignation application is not considered to accord with Policy 11.2 of the County Plan.

Further commentary on the proposal's compatibility with existing land uses with respect to technical considerations is set out within the report covering the MSDP submission (PL20150086).

Policy 11.5 requires that redesignation and subdivision applications for institutional and community land uses should provide an operational plan and an MSDP to support the proposal. The MSDP submitted under application PL20150086 addresses the relevant development review criteria identified in Section 29 and Appendix C of the County Plan, and includes an overview of the development proposal, operation details, community consultation, and mitigation measures, with the support of technical reports to address specific items such as traffic, stormwater, and environmental impacts.

*Bearspaw Area Structure Plan (Bylaw C-4129-93):*

The subject lands are designated as Country Residential land use within Figure 7 (Future Land Use Scenario) of the Bearspaw ASP. However, Section 8.7 of the Bearspaw ASP provides further guidance on institutional land uses, and indicates that such uses may be considered acceptable within the Plan Area subject to meeting the other provisions within the Plan. An objective of the Bearspaw ASP is to facilitate the provision of essential community services in accordance with the needs for current and future development within the Plan area.



Assessed against the uses listed under Policy 8.7.8 of the Bearspaw ASP, the proposed community centre is considered to be a non-public institutional land use.

Policy 8.7.9 of the Bearspaw ASP requires a comprehensive Development Plan, and the consideration of a number of items that overlap those requirements outlined within Section 29 and Appendix C of the County Plan:

*When considering the appropriateness of a non-public institutional uses within the Plan Area, the following should be considered:*

- a) *a comprehensive Development Plan;*
- b) *any potential impact on adjacent land uses including, but not limited to, traffic noise, safety and visual impact;*
- c) *a Traffic Impact Analysis;*
- d) *the availability and adequacy of on-site and off-site private and public utilities necessary to support the non-public institutional use;*
- e) *the proposed Operational Plan (i.e. proposed days and hours of operation);*
- f) *a Landscaping and Buffering Plan;*
- g) *any other matter the Municipality deems necessary.*

The Applicant addressed these items through the submission of the MSDP under application PL20150086.

#### **CONCLUSION:**

This application was evaluated with the relevant policies of the County Plan, Rocky View County/City of Calgary Intermunicipal Development Plan, and the Bearspaw Area Structure Plan. The application, as submitted, does not demonstrate compliance with Policy 11.2 of the County Plan. Specifically, it does not demonstrate that the proposal would provide a benefit to the local community and that it would be compatible with existing land uses. There are also concerns in relation to the site's peripheral location within the Bearspaw community. Therefore, Administration recommends refusal in accordance with **Option #2.**

#### **OPTIONS:**

- Option # 1:
- Motion #1      THAT Bylaw C-7668-2017 be given first reading.
  - Motion #2      THAT Bylaw C-7668-2017 be given second reading.
  - Motion #3      THAT Bylaw C-7668-2017 be considered for third reading.
  - Motion #4      THAT Bylaw C-7668-2017 be given third and final reading.
- Option # 2:      THAT application PL20150134 be refused.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

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General Manager

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Acting County Manager

DK/rp



**APPENDICES:**

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7668-2017 and Schedule A

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner Comments

## APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No response received.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i>Province of Alberta</i>	
Alberta Environment	No response received.
Alberta Transportation	Circulation not required.
Alberta Sustainable Development (Public Lands)	Circulation not required.
Alberta Culture and Community Spirit (Historical Resources)	Circulation not required.
Energy Resources Conservation Board	Circulation not required.
Alberta Health Services	AHS has the following comments regarding this proposal.
	<p><b>Water</b></p> <p>AHS understands that the water supply to the proposed community centre will be from the existing Rocky View Water Co-op and we support this. Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment standards and regulations.</p> <p><b>Sewage Disposal</b></p> <p>AHS understands that the proposed community centre is planning to have either an on-site sewage disposal system or a holding tank to be pumped out and the effluent hauled away.</p> <p>In general, AHS does not recommend or support holding tanks whenever possible. The mismanagement or irresponsible use of holding tanks can contribute to nuisance issues and contamination of groundwater including drinking water aquifers. AHS would support the concept of communal, regional, or municipal collection and treatment of wastewater if this is made available to the subject area in the future.</p> <p>Any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, must be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Sewage Systems Standard of Practice. Prior to</p>

AGENCY	COMMENTS
	<p>installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p><b>Health Approval</b></p> <p>If the proposed community centre will contain a kitchen, or provide child care services, then building plans for these facilities should be forwarded to our department plan checker for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.</p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
<i>Adjoining Municipalities</i>	
The City of Calgary	<p>The City of Calgary Administration has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies.</p> <p>Regarding Section 4.0 Concept Plans, there is a reference to a Research &amp; Development Park in adjacent land in the City. Please note that although this may in fact be the intention for the owner, there is currently no Area Structure Plan in place for this area so what is ultimately developed may be different.</p> <p>Regarding Section 5.0 Transportation and in conjunction with subsequent applications, Calgary Transportation may require improvements including intersection improvements at Burma Road (144 Ave NW) &amp; Range Road 23(85th St NW) and at Country Hills Boulevard &amp; Rocky Ridge Road, and other local road/intersection improvements identified through the TIA(s).</p> <p>The City of Calgary requests continued circulation of applications, including TIA(s) and other technical documents at subsequent application stages for this site.</p> <p><b><u>Additional Comments on Transportation (received on 11 January, 2018)</u></b></p> <p>The TIA refers to the benefits of a charter bus service and Transportation Demand Management (TDM) program for the site; TDM measures would be an asset for this site due to the event like nature of the prayer services and special services during Ramadan and the City recommends their inclusion in the plan [at Development Permit stage].</p>

AGENCY	COMMENTS
	<p>The City of Calgary requests the opportunity for scope input and review of additional TIA work for this site at Subdivision and DP stages of development. Issues to address with this subsequent work include:</p> <ul style="list-style-type: none"> <li>a. Update background traffic volumes to reflect opening of the Rocky Ridge Recreation Facility scheduled for January 15, 2018 plus the City's updated transportation forecast model.</li> <li>b. Align transportation forecasts with specific uses proposed at actual times of impact (for example, evaluate how prayer services will impact background traffic during the times that travel to/from services will actually occur; and include trip generation estimate for gymnasium use.</li> <li>c. Update review of the operation of the intersection of Rocky Ridge Road &amp; Country Hills Boulevard (note that time of day lane configuration change is not an acceptable solution);</li> <li>d. Confirm the proposed storage length for the northbound left turn lane at the site access</li> </ul> <p>Design for the left turn lane and any other improvements to Rocky Ridge Road must be approved by City of Calgary.</p>
<i><b>Public Utility</b></i>	
ATCO Gas	No response received.
ATCO Pipelines	No response received.
AltaLink Management	No response received.
FortisAlberta	No objection.
Telus Communications	No objections. It is the land owner's responsibility to ensure they contact Alberta One-Call to ensure no facilities will be disrupted. If at any time TELUS facilities are disrupted, it will be at the sole cost of the land owner.
TransAlta Utilities Ltd.	No response received.
Rockyview Gas Co-op Ltd.	No response received.
<i><b>Other External Agencies</b></i>	
EnCana Corporation	No response received.
<i>Rocky View County</i>	
<i><b>Boards and Committees</b></i>	



AGENCY	COMMENTS
ASB Farm Members and Agricultural Fieldmen	No response received.
Bears paw-Glendale Recreation Board	No response received.
<i>Internal Departments</i>	
Municipal Lands	No concerns at this time. However, comments will be provided at any future subdivision stage.
Development Authority	Circulation not required.
GeoGraphics	Circulation not required.
Building Services	Circulation not required.
Emergency Services	No concerns.
Infrastructure and Operations-Engineering Services	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>The review of this file is based upon the submitted application. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> </ul> <p><b><u>Geotechnical</u></b></p> <ul style="list-style-type: none"> <li>ES has reviewed the Geotechnical Site Investigation prepared by Almor Testing Services Ltd dated October 2016.               <ul style="list-style-type: none"> <li>Based on the investigation the proposed overland stormwater storage area, north of the property had two test pits drilled. Groundwater was present during the groundwater monitoring in one of the test pits drilled.</li> </ul> </li> <li>At the future Development Permit application stage, ES recommends that the developer shall engage the services of a qualified Geotechnical Engineering Consultant to prepare a Geotechnical Investigation in accordance with the Servicing Standards. The investigation should include measurements of the groundwater table and analysis of its influence with respect to the design of stormwater facilities, foundations, recommendation on suitability for of the site for the proposed development in accordance with the County Servicing Standards.</li> </ul> <p><b><u>Transportation</u></b></p> <ul style="list-style-type: none"> <li>The applicant provided a Transportation Impact Assessment, prepared by Watt Consulting Group dated October, 2015, which assessed the impacts of the proposed development onto the local road network. The TIA recommends that a dual left turn be allowed onto Country Hills Boulevard from Rocky Ridge Road as well as</li> </ul>



AGENCY	COMMENTS
	<p>adjustments to the signal timing at the intersection. The TIA also recommended the addition of a dedicated left turning lane from Rocky Ridge Road to the subject lands at the site access location to allow northbound vehicles to bypass turning vehicles during peak hours;</p> <ul style="list-style-type: none"> <li>• The City has reviewed the findings of the TIA and recommends that further updates and analysis be undertaken at time of DP taking into consideration traffic from the new Rocky Ridge Recreation Facility as well as traffic forecast data from the City's Transportation Model. Additionally, the City requested that a Transportation Demand Management (TDM) Plan be prepared at time of DP to provide strategies to mitigate the impacts of the development onto the City road network. The future TDM Plan shall include but not be limited to a potential charter bus service from central locations such as a nearby LRT Stations to transport patrons to and from the site;</li> <li>• At a future Development Permit stage, the applicant shall submit a Transportation Impact Assessment update, prepared by a qualified Engineer, to verify whether the assumptions and post-development traffic conditions provided in the November 2015 TIA submission remain valid and, to confirm that the improvements are as anticipated. The TIA is to be completed to the satisfaction and requirements of the County and the City of Calgary. The applicant will be required to implement the recommendations of the approved TIA for any offsite improvements;</li> <li>• At the future Subdivision and/or Development Permit stages, the applicant will be required to provide the payment of the Transportation Offsite Levy (TOL) in accordance with the applicable TOL Bylaw at the time of Subdivision and/or Development Permit approval, as amended, for the total applicable area of the lands proposed to be developed or subdivided. Should the lands be subdivided, the estimated levy owed at time of subdivision endorsement in accordance with the current levy bylaw is \$55,140.</li> </ul> <p><b><u>Sanitary/Waste Water</u></b></p> <ul style="list-style-type: none"> <li>• In accordance with Policy 449, the use of sewage holding tanks for industrial, commercial, and institutional land uses when it is not feasible to connect to a Regional or Decentralized system are encouraged. ES has reviewed the memo from CIMA+ dated December 8, 2016. The applicant is proposing the use of holding tanks to be hauled to an approved disposal site to manage sanitary/waste water. The proposed northern parcel has an existing dwelling serviced by an existing PSTS. At the future subdivision or development permit stage, the applicant shall submit a Level</li> </ul>

AGENCY	COMMENTS
	<p>1 Variation Assessment.</p> <ul style="list-style-type: none"> <li>At future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created as a condition of approval, requiring the owner to tie into municipal services (wastewater) when they become available.</li> </ul> <p><b><u>Water Supply And Waterworks</u></b></p> <ul style="list-style-type: none"> <li>The proposed development will be serviced by a piped water supply;</li> <li>Engineering Services has reviewed the memo from Rocky View Water Co-Op dated December 8, 2016. The Co-Op confirms that adequate capacity is available to service the proposed MSDP. The County Servicing Standards required reservation of capacity at redesignation. Rocky View Water Co-Op can only provide confirmation of reservation with the purchase of capacity units. The Applicant/Developer has not purchased the required capacity units at this time and has requested that this forms part of the future Development Permit process;</li> <li>At the future subdivision or Development Permit stage, the applicant will be required to provide confirmation from Rocky View Water Co-Op that adequate capacity has been purchased and that the infrastructure requirements to the property have been secured between the Developer and the water supplier;</li> <li>At the future subdivision stage, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created as a condition of approval, requiring the owner to tie into municipal services (wastewater) when they become available.</li> </ul> <p><b><u>Storm Water Management</u></b></p> <ul style="list-style-type: none"> <li>ES has reviewed the Conceptual Stormwater Management Plan prepared by CIMA+ dated August 2017. The proposed stormwater management plan proposed a stormwater facility that would include overland drainage and a piped system to convey stormwater runoff to a dry pond with the use of irrigation (including underground storage) to meet the requirements of the Nose Creek Watershed Stormwater Management Plan (2007) and the Bearspaw Master Drainage Plan (2007) for volume and release rates.</li> <li>During the review of the plan, there were concerns with the downstream stormwater conveyance system as the offsite discharge location nearset to the site (culvert below Rocky Ridge Road) has been blocked by a berm erected by the City. The report further indicates that a</li> </ul>

AGENCY	COMMENTS
	<p>discharge location south of the site along Rocky Ridge Road could be utilized via a pumped system should the nearest discharge location not be available. The report concludes that the final discharge location shall be determined at the DP or subdivision after further discussions with the County and the City. ES has no further concerns at this time</p> <ul style="list-style-type: none"> <li>• At the future subdivision and/or development permit stage, the Applicant/Owner will be required to prepare a detailed Site Specific Stormwater Management Plan (SSIP) and enter into a Development Agreement for any stormwater infrastructure required as a result of the development and as outlined in the amended Site Specific Stormwater Management Plan . The plan is to be prepared in accordance with the approved Geotechnical Investigation and Wetland Impact Assessment. The Plan is to assess the downstream stormwater conveyance system shall indicate an appropriate offsite discharge location</li> <li>• If any on lot improvements are recommended in the SSIP, the Applicant/Owner will be required to enter into a Site Improvement/Servicing Agreement for the construction of such improvements;</li> <li>• Registration of any required Easements, Utility Rights-of-Way and/or public utility lots is required as a condition of subdivision/development permit;</li> <li>• As a condition of future DP and/or subdivision, the Applicant/Owner will be required to obtain AEP approval and licensing for the stormwater management infrastructure;</li> </ul> <p><b><u>Environmental</u></b></p> <ul style="list-style-type: none"> <li>• A Phase 1 Environment Site Assessment was submitted with the application prepared by Biophilia Inc (March 2011). The assessment confirmed that a Phase 2 Environmental Site Assessment was not warranted at the time (2011);</li> <li>• Engineering Services reviewed the Biophysical Impact Assessment prepared by HAB-TECH Environmental Ltd dated June 2015. The Biophysical Impact indicated that there are temporal to seasonal Class II-III wetlands located within the developed area. Two temporal wetlands, Class II and two seasonal wetlands, Class III is proposed to be impacted based on the proposed development:</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>○ In accordance with Alberta wetland regulatory requirements, an approval by Alberta Environment and Parks is required under the Water Act. At the future subdivision and/or Development Permit stage, a Wetland Impact Assessment is required;</li> <li>○ Future Development Permits will require minimization and/or compensation under the provision of the Alberta Water Act and the Alberta Wetland Policy consistent with County Policy 420 (Wetland Conservation &amp; Management). Approvals to construct within this wetland</li> </ul>
Infrastructure and Operations-Maintenance	Need to be cognizant of drainage issues in this area and how much impact the amount of hardscaping included in this plan will have on the overland stormwater plans.
Infrastructure and Operations-Capital Delivery	No concerns.
Infrastructure and Operations-Operations	No concerns.
Agriculture and Environmental Services - Solid Waste and Recycling	No concerns.

Circulation Period: March 14, 2016 – April 6, 2016



# BYLAW C-7668-2017

## A Bylaw of Rocky View County to amend Land Use Bylaw (C-4841-97)

**being the Land Use Bylaw**

The Council of Rocky View County enacts as follows:

## PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7668-2017.

## PART 2 – DEFINITIONS

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

### PART 3 – EFFECT OF BYLAW

**THAT** Part 5, Land Use Map No. 56 of Bylaw C-4841-97 be amended by redesignating a portion of NE-32-25-02-W05M from Residential One District to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** A portion of NE-32-25-02-W05M is hereby redesignated to Public Services District as shown on the attached Schedule 'A' forming part of this Bylaw.

## PART 4 – TRANSITIONAL

Bylaw C-7668-2017 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

Division: 8  
File: 05632020 / PL20150134

*PUBLIC HEARING WAS HELD IN COUNCIL* this                      day of                      , 2018

READ A FIRST TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2018

READ A SECOND TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2018

UNANIMOUS PERMISSION FOR THIRD READING                      day of                      , 2018

READ A THIRD TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2018

Reeve

---

CAO or Designate

Date Bylaw Signed

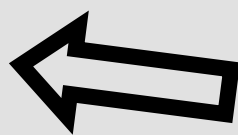
The map shows a site plan with the following features:

- Burma Rd**: A horizontal road at the top of the map.
- RGE RD 24**: A vertical road on the right side of the map.
- Rocky Ridge Rd**: A vertical road on the right side of the map, below RGE RD 24.
- Proposed Development Site**: A shaded rectangular area located south of Burma Rd and west of Rocky Ridge Rd. The site is labeled with dimensions:  $\pm 4.86 \text{ ha}$  ( $\pm 12 \text{ ac}$ ) and a length of  $\pm 362 \text{ m}$  ( $\pm 1,188 \text{ ft.}$ ).
- City of Calgary**: Labeled to the east of the proposed development site.

**FROM** Residential One District **TO** Public Services District  
Subject Land \_\_\_\_\_

**FILE: 05632020-PL20150134**

  
ROCKY VIEW COUNTY  
Cultivating Communities  
**AGENDA**  
**Page 56 of 334**



## LOCATION PLAN

N

**Proposal:** To provide a Master Site Development Plan (MSDP) and to redesignate a ±12 acre portion from Residential One (R-1) District to Public Services (PS) District, guiding the future development of a centre for religious assembly and community services.

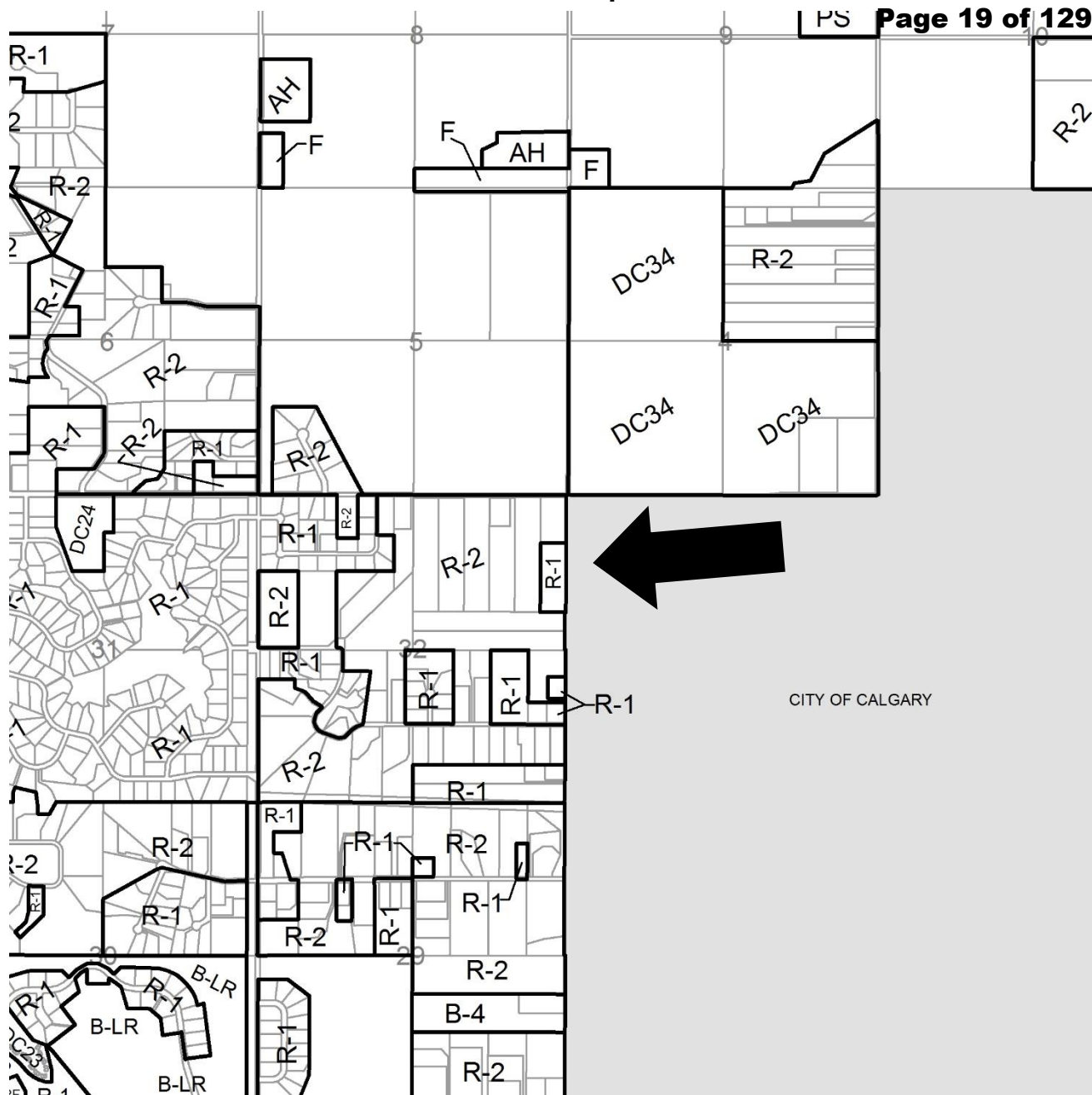


## DEVELOPMENT PROPOSAL

NE-32-25-02-W05M







CITY OF CALGARY

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-32-25-02-W05M







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

**AIR PHOTO**

*Spring 2014*

**NE-32-25-02-W05M**

Date: March 8, 2018

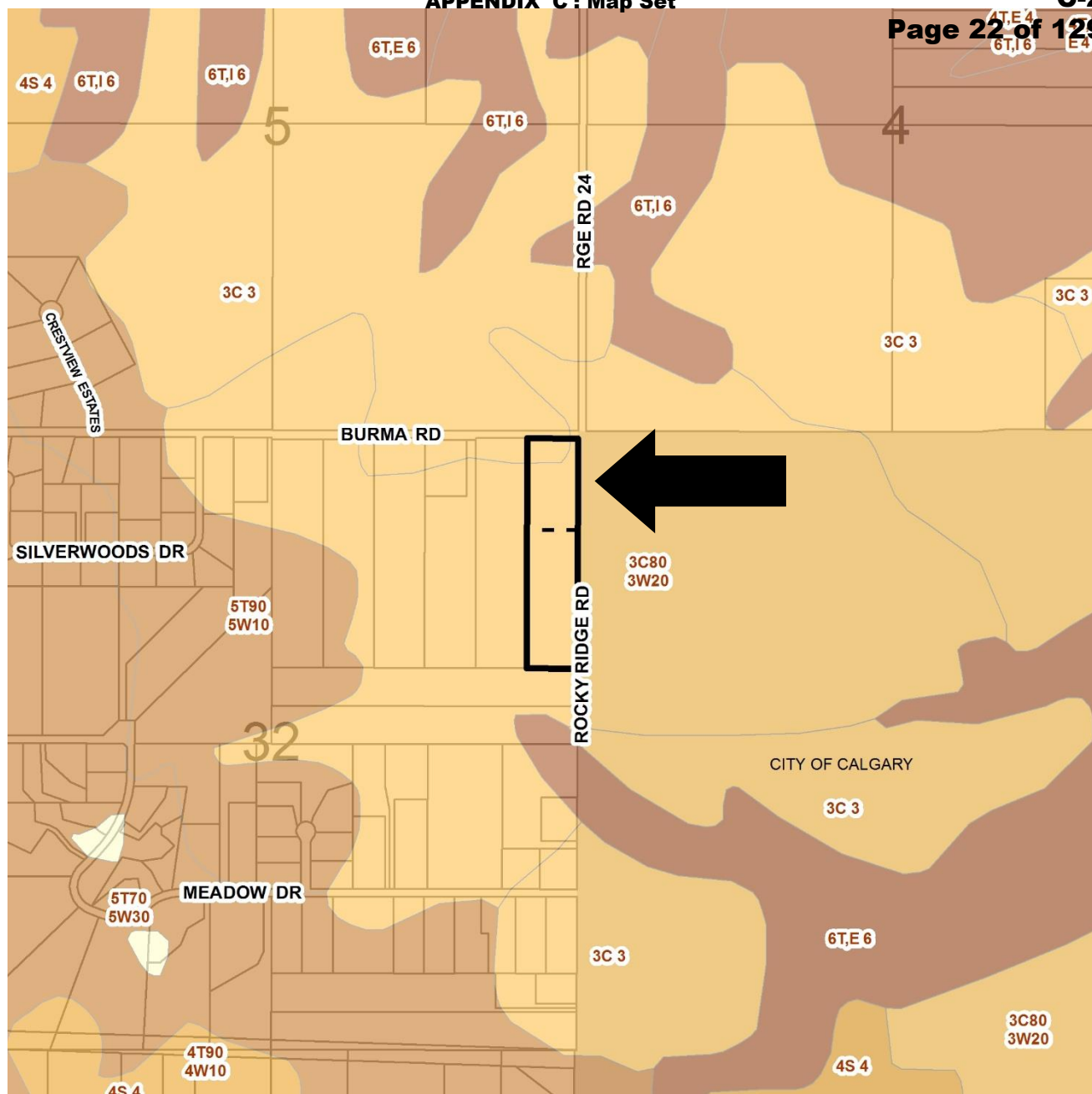
Division # 8

File: 05632020

**AGENDA**

**Page 61 of 334**





### 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-32-25-02-W05M

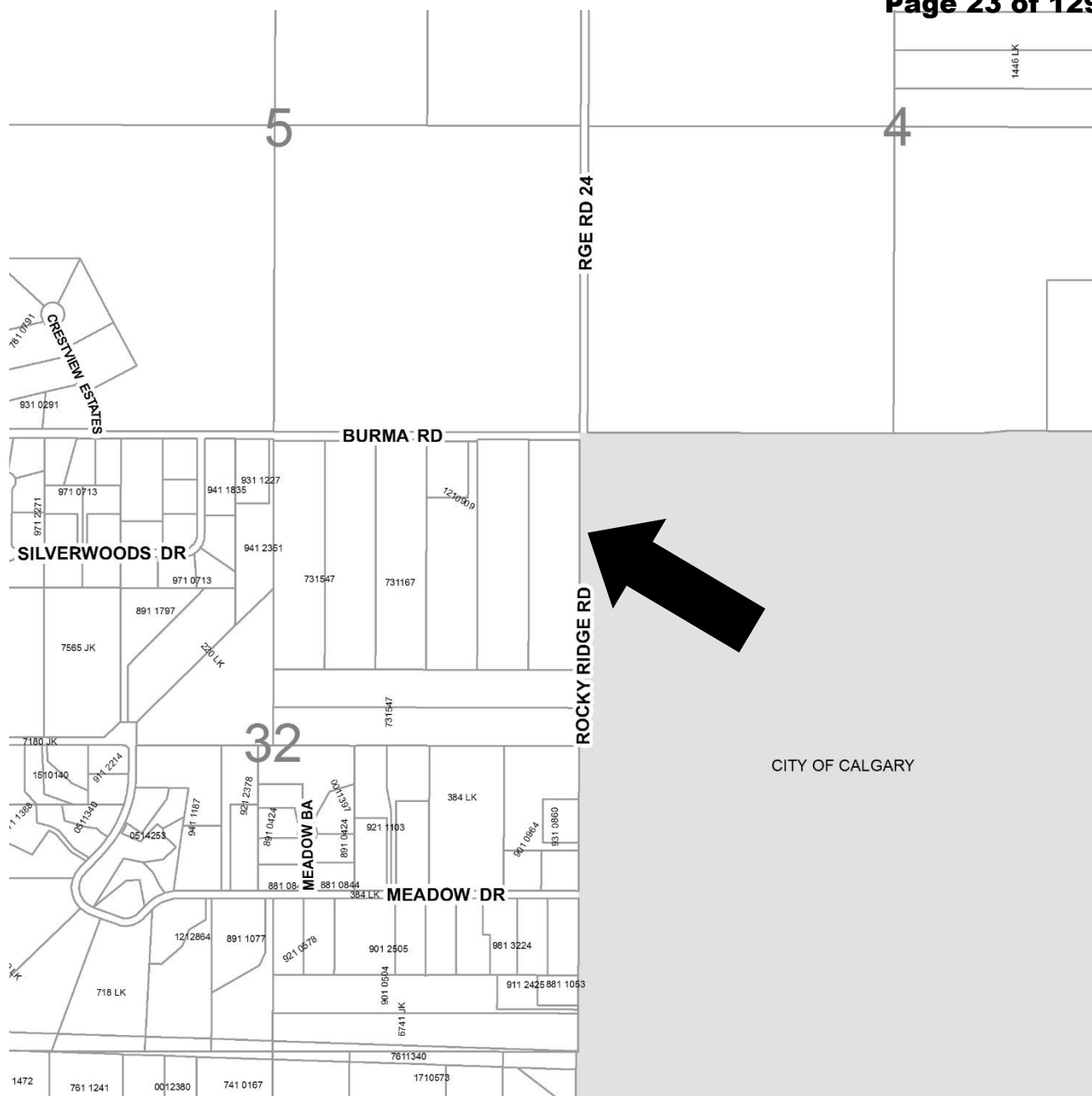
Date: March 8, 2018

Division # 8

File: 05632020

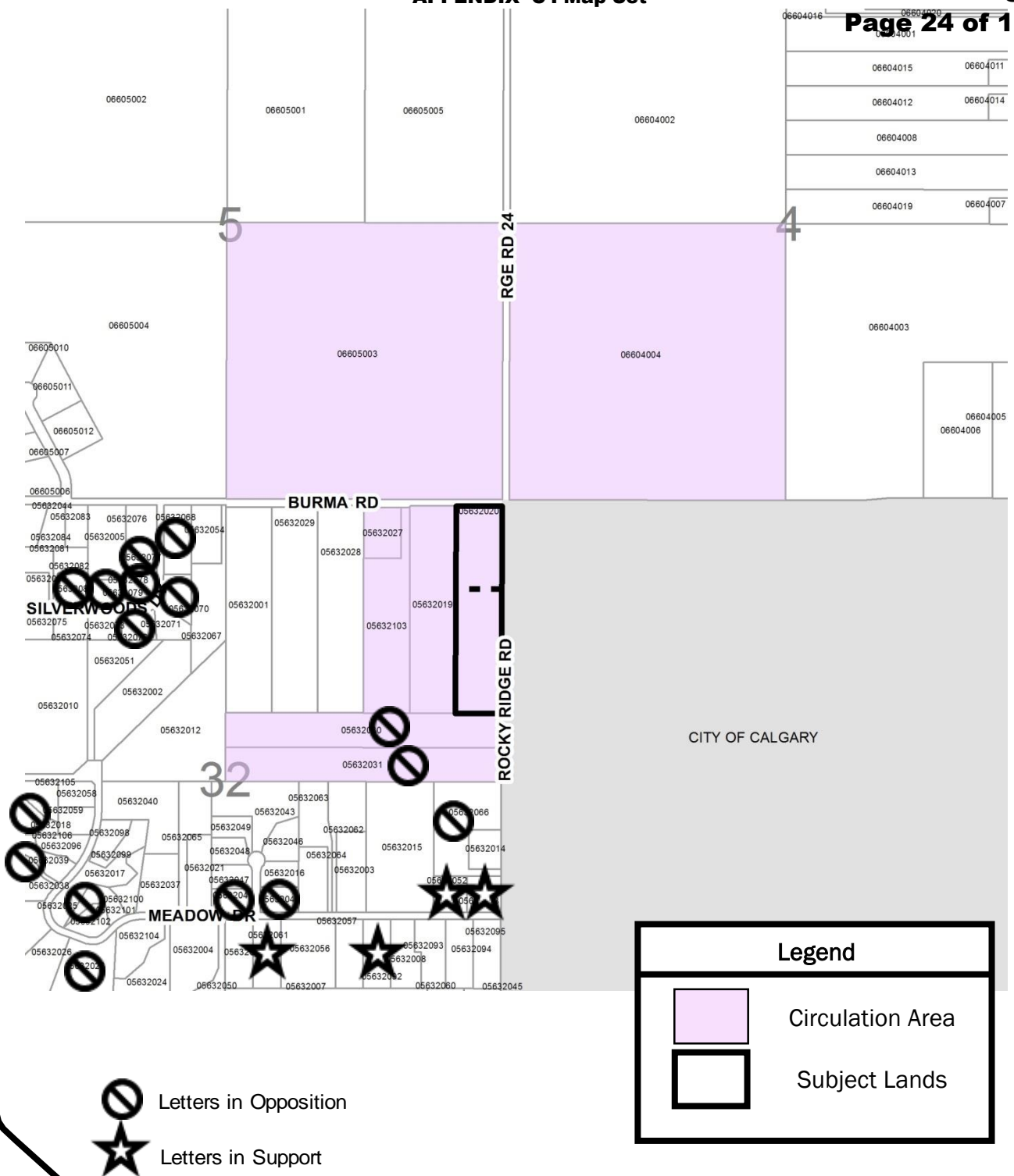
**AGENDA**

Page 62 of 334

**Legend – Plan numbers**

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

**HISTORIC SUBDIVISION MAP****NE-32-25-02-W05M**



## LANDOWNER CIRCULATION AREA

**NE-32-25-02-W05M**





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**From:** Joan schubert  
**Sent:** Saturday, April 02, 2016 6:27 PM  
**To:** Dominic Kazmierczak  
**Subject:** Fwd: Proposed Islamic Rec Centre

Sent from my iPad

Begin forwarded message:

**From:** Joan schubert  
**Date:** April 2, 2016 at 4:16:25 PM MDT  
**To:** "[esolberg@rockyview.ca](mailto:esolberg@rockyview.ca)" <[esolberg@rockyview.ca](mailto:esolberg@rockyview.ca)>  
**Subject:** Fwd: Proposed Islamic Rec Centre

Sent from my iPad

Begin forwarded message:

**From:** Joan schubert  
**Date:** April 2, 2016 at 4:00:09 PM MDT  
**To:** "[elowther@rockyview.ca](mailto:elowther@rockyview.ca)" <[elowther@rockyview.ca](mailto:elowther@rockyview.ca)>  
**Subject:** Proposed Islamic Rec Centre

Mr. Lowther,

I have heard, not through any official channel, but through the "grapevine" that the Islamic Society of Calgary would like to build a social and recreation centre near the corner of Rocky Ridge Road and Burma Road. I understand that only four adjacent landowners were contacted about a meeting to discuss this building. Why were we not notified as we have been of other proposals? Yes, the matter is not before council yet but you were aware of it and surely it is of interest to the people of Division 8 and some would certainly have attended the meeting.

I am opposed to the concept for a number of reasons. Firstly, this concept does not comply with the Bearspaw Area Structure Plan nor do I think that the BASP should be changed to allow this use. This area is designated country residential and should remain that way. There are already many homes along the east side of Rocky Ridge Road.

Houses situated on parcels of 4 acres or more do not impact water drainage like a 22,000 square foot building with a huge paved lot for parking of up to 500 cars. We have serious water drainage problems in Bearspaw and this type of development would only exacerbate these problems.



How does this use benefit the rate-payers in Division 8?

Joan Schubert

Sent from my iPad

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**From:** Winifred Serfontein  
**Sent:** Sunday, April 03, 2016 6:21 PM  
**To:** Dominic Kazmierczak  
**Subject:** Community Centre

FILE #05632020

RE: Re-Designation for Lands for the Islamic Community Centre

Dear Mr. Kazmierczak,

I am in opposition of the application to re-designate the

lands for the Islamic Community Centre for the following

reasons:

Increased traffic . Noise .

We moved to this area to get away form traffic , crowds and noise. Please keep this area the way it is .

Winifred Serfontein

---

**From:** Shirley Larsen  
**Sent:** Friday, April 01, 2016 2:41 PM  
**To:** Dominic Kazmierczak  
**Subject:** FW: Re-Designation for Lands for the Islamic Community Centre

April 1, 2016

Dominic Kazmierczak  
 Municipal Planner  
 MD of Rockyview  
[dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca).  
**FILE #05632020**

**RE: Re-Designation for Lands for the Islamic Community Centre**

Dear Mr. Kazmierczak

We are long-time residents of the community which may be affected by the subject rezoning.

As such, we would like to bring attention to the following concerns we have to the Islamic Community Centre application.

1. County Property Tax Base:

Our community, comprised of single family homes, on acreages of 2 to 20 acres, contribute significant tax dollars to the County. As per the County website, it appears that "Non-Profit" Organizations can apply for an exemption to the Tax. If this is the case, it is totally unfair to the rest of us.

2. Hours of Operation:

Along with our neighbours, we enjoy the tranquility of our community. The rezoning application proposes hours of operation from dawn to 11 pm. It is offensive to being wakened at 4:30 am in the summer, and kept awake until 11 pm in the evenings due to traffic. It should be noted that the new YMCA, (3 kilometers away) will close at 8 pm on weekends.

3. Traffic:

We, along with our neighbours, invested our life savings on a lifestyle that allows us to enjoy limited, congestion free traffic, and limited noise. This would all dramatically change if the application were to be

approved allowing 400 to 500 vehicles per day. This would be so disruptive to our way our life.

#### 4. Existing Facilities

Bearspaw currently has a Community Centre, and the Lions Hall, and soon to be a 300,000 square foot YMCA which will be available to the neighborhood. We believe these facilities provide all the services the community requires.

It should be noted that the mission statement of the YMCA is to bring people together, and to connect people of all ages and backgrounds to bridge the gaps in community needs. Principles of the YMCA are to ensure everyone, regardless of gender, income, faith, sexual orientation, or cultural background have the opportunity to live life to the fullest.

Thank you for the opportunity to present our views regarding this development application.

Sincerely

Barbara S Larsen

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**From:** Garry and Lynn Benson  
**Sent:** Friday, April 01, 2016 2:29 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Re-Designation for Lands for the Islamic Community Centre

April 1, 2016

Dominic Kazmierczak  
 Municipal Planner  
 MD of Rockyview  
[dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca).  
**FILE #05632020**

**RE: Re-Designation for Lands for the Islamic Community Centre**

Dear Mr. Kazmierczak

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Thank you for the opportunity to present our views regarding this development application.

Sincerely

Garry and Lynn Benson

c.c. [elowther@rockyview.ca](mailto:elowther@rockyview.ca)

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**From:** Kreinhar  
**Sent:** Friday, March 18, 2016 9:38 AM  
**To:** Pauli Kruger  
**Cc:** Darcy Collings;  
Division 8, Eric Lowther  
**Subject:** Re: PL20150086 PL20150134 Redesignation Circulation - Reply by Weds., April 6, 2016

I have concerns with this application as I do not see how it fits into any future development for our community. I do not see how it will serve the majority of Bearspaw residents and again it will be a one off. I do not see any upside for the community what so ever. More traffic, no rural feel, few residents would use the facility, property devaluation. That location across from two gravel pits and U of C land is less then desirable for residential development but those existing residential acerages have been highly effected by the previous gravel pit developnment. I think their land values would be impacted again. I do not think that is right. Development like this should have to fit into the area structure plan and not be plunked down on the cheapest piece of land aquired by any group looking to build non residential structures.

Kind Regards,

Kris Reinhardt

---

**From:** Carol brisbin  
**Sent:** Thursday, March 31, 2016 10:04 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Re-designation for lands for the Islamic Community Centre

March 31, 2016

Dominic Kazmierczak  
Municipal Planner  
MD of Rockyview  
[dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca)  
FILE #05632020

RE: Re-Designation for Lands for the Islamic Community Centre

Dear Mr. Kazmierczak,

I am in opposition of the application to re-designate the lands for the Islamic Community Centre for the following reasons:

It will produce too much traffic on our small rural roads especially Rockyridge Road.

It would produce noise in our quiet community.

The water issues and flooding problems would be accentuated by this building.

There are adequate facilities in our area for gatherings and sports.

I resent this intrusion in our country lifestyle.

Sincerely,

Carol Brisbin

cc. [elowther@rockyview.ca](mailto:elowther@rockyview.ca)



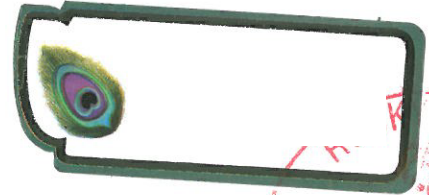
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**From:** Carol brisbin  
**Sent:** Sunday, March 25, 2018 2:38 PM  
**To:** Dominic Kazmierczak  
**Subject:** Re file #PL20150134

Again, I am against this application for many reasons. Traffic being a huge concern....our roads will not tolerate the increase from this Assembly. The new Y has maxed out traffic problems.  
Our community is residential not huge gathering places.  
Keep Bearspaw an amicable family area.  
Carol Brisbin

Sent from my iPad

Rocky View County  
Planning Services  
911-32nd Ave. NE  
Calgary, Ab. T2E 6X6  
March 25, 2016



Dear Sirs.

RE: File No. . . . . 05632020

application no. PL20150086/0134

Division 8.

My concerns with the above application is the provision of water and the disposal of sewage. My well is about 400<sup>feet</sup> from their property line. There are already 9 operating wells on this quarter section, and I hope this Community Centre, which would use a lot of water, would be required to join the "Water Co-op." Also, as to the disposal of sewage, I am not aware of what is available for a large population of users, but trust that you would not allow a "septic field" of the size necessary for such an establishment, to contaminate the ground, but rather some means of hauling it away. If my well was to become contaminated, I could not afford to join the water co-op. and I don't know what I could

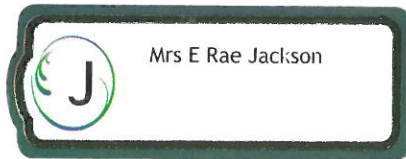
page 2

do, except leave my home of 43 years, this would not be acceptable

They also plan to have a 50 car parking lot which suggests they will have need of it for their various functions. They plan to exit onto Rocky Ridge Road, which I don't think will be able to handle the traffic, let alone those of us who live down the road to get access during these times. Just something to think about and find an acceptable solution.

yours truly

E. Rae Jackson



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**From:** Rae Jackson  
**Sent:** Saturday, March 26, 2016 9:37 AM  
**To:** Dominic Kazmierczak  
**Subject:** File Number: 05632020 / Application Number PI20150086 / 0134 / Division 8

Dear Sir,

I am afraid my letter concerning the above might not reach the County office before the deadline so I am also writing it below.

My concerns with the above application is the provision of water and the disposal of sewage. My well is about 400 feet from their property line. There are already 9 operating wells on this quarter section, and I hope this community centre would be required to join the Water Co-op. Also, as to the disposal of sewage, I am not aware of what is available for a large population of users, but trust that you would not allow a septic field of the size required for such an establishment, to contaminate the ground, but rather some means of hauling it away. If my well was to become contaminated, I could not afford to join the Water Co-op, and I don't know what I could do, except leave my home of 43 years. This would not be acceptable.

They also plan to have a 50 car parking lot which suggests they will have need of it for their various functions. They plan to exit on to Rocky Ridge Road, (a 2 lane road) which I don't think will be able to handle the traffic, let alone allow those of us who live down the road to get access during these times.

Just some things to think about and find acceptable solutions. Thank you.

Yours truly,

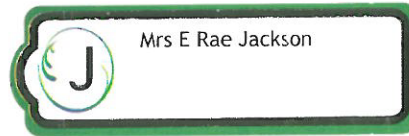
Mrs. Elsie Rae Jackson



This email has been checked for viruses by Avast antivirus software.

[www.avast.com](http://www.avast.com)





Mr. Dominic Kazmierczak

911 32<sup>nd</sup> Ave. N.E.

Calgary, Alberta, T2E 6X6

Oct 5, 2016

Planning Department PL 20150134 & PL 20150086

Roll 05632020

Bearspaw Islamic Community Centre Master Site

Development Plan.

Dear Sir,

In my earlier letter some months ago, I was under the impression that the Islamic community wanted to build a recreation centre that would be available to the residents of Bearspaw, free of charge, for five years. This I was told by one of their members at an open house which they held.

I did not know at the time, that once "redesignation" was approved they could build anything they wanted, which turns out to be a Mosque. This will mean large numbers of people coming at the same time and explains why they plan on the construction of a very large car parking lot, which would cause a lot of traffic problems. This would, no doubt, service the citizens of Calgary more than of Bearspaw.

They certainly were not honest with us in the beginning and I feel their Mosque would be an unwelcome intrusion into our community and lifestyle.

Yours truly,

*E. Rae Jackson*  
E. Rae Jackson

Dominic Kazmierczak  
Municipal Planner  
MD of Rockyview  
dkazmierczak@rockyview.ca  
**FILE #05632020**

March 29, 2016

**RE: Re-Designation of Lands for Islamic Community Centre**

Dear Mr. Kazmierczak,

I am writing to you today to let you know that my family and I are **strongly opposed** to the proposed land re-designation for the Islamic Community Centre. This is an “Ad-Hoc” proposal for the area and residents should have the right to maintain their rural lifestyle without a huge commercial centre in their backyard. The MD of Rockyview promised a rural lifestyle to the residents of Bearspaw many years ago, and we hope that the MD stands by their residents by declining the 22,000 square foot facility. Also, as there is a brand new \$140 million Northwest Recreation Centre **less than 3 klm’s away from the proposed site** (opening next year) this proposal makes absolutely no sense.

In addition to that, there is also an existing Bearspaw Community Centre and the Bearspaw Lions Club that are approximately 7 klm’s from these lands that currently service all residents in Bearspaw for programs and rentals. It appears that this centre would be mainly for the use of Calgary residents and would have little to no benefit to the residents of Bearspaw. However, the down side for residents of this community would be plenty! Such as water saturation, excess traffic and the noise a facility like this would generate.

There are major water concerns in that area. It is my understanding that the Centre will be using approximately 100,000 litres of water a day! This will have an extremely negative impact on the water tables in an already saturated area. Until the County fixes the existing urgent water problems and implements flooding plans there should be no further approval of developments in this area. Adding

more water to this area could be catastrophic for residents and cost the MD millions of dollars to rectify.

As there is no public transportation to the facility the traffic would be horrific for a small, narrow two-lane roadway! It is already a major hazard and our resident's safety would be in jeopardy. All visitors would have to commute by car and this would generate a lot of traffic and congestion in the area. With the new Northwest Recreation Centre opening next year, using the same roadways, the full extent of traffic issues cannot possibly be determined yet. With all this new traffic there will highway safety issues and a huge increase in noise pollution. Both routes (Burma Road and Rocky Ridge Road) are too narrow and, until improvements are made, these routes will not be able to handle the excess traffic in the immediate future. Residents that live in that area will be stuck in traffic jams trying to get home in their "rural" community.

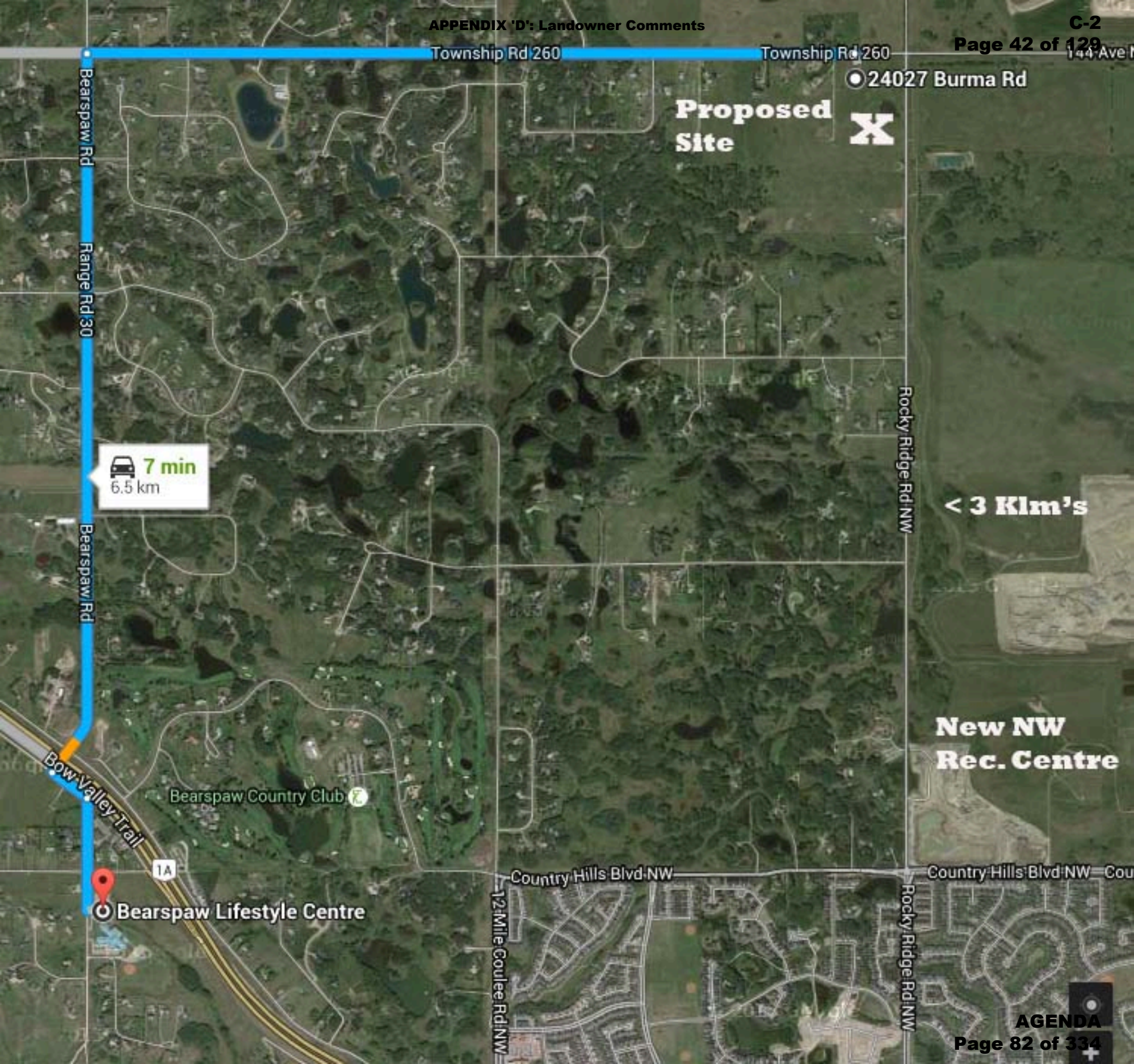
When considering this proposal please remember that the residents of this community were promised they could maintain their rural living and a commercial centre of this size does not fit in that lifestyle.

Thank you for your time.

The Staddon Family  
Bears paw Residents

c.c. Mr. Eric Lowther  
[elowther@rockyview.ca](mailto:elowther@rockyview.ca)





**Proposed  
Site**

● 24027 Burma Rd

 **7 min**  
6.5 km

**< 3 Klm's**

**New NW  
Rec. Centre**



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**From:** Shauna Hansen [  
**Sent:** Monday, April 04, 2016 10:59 AM  
**To:** Division 8, Eric Lowther; Johnson Kwan  
**Subject:** Islamic Community Centre]

I have great concerns for a project this large in our community and want to know how you are ensuring the integrity of the surrounding area and all the issues associated with it.

Water  
Traffic  
Effects on Wild life  
Property values  
etc

Shauna Hansen

March 25, 2018

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

By email: [legislativeservices@rockyview.ca](mailto:legislativeservices@rockyview.ca)

To whom it may concern:

**RE:      Opposition to Bylaw C-7668-2017**  
**Application Number:    PL20150134 (05632020)**

I am writing to express my **opposition** to the proposed redesignation of a +/- 12 acre portion of lands (portion of NE-32-25-02-W5M) from Residential One District to Public Services District in order to facilitate the proposed development of a centre for religious assembly and community services at the south-west junction of Burma Road and Rocky Ridge Road.

My opposition is due in part to the following concerns relative to this proposal:

- Water – My water supply is provided by a well on my property. If additional wells are drilled to supply water, or even if the existing well is accessed, this could have a significantly negative impact on my water supply due to the excessive usage created by the proposed development.
- Sewage – I don't know how sewage will be dealt with for this proposed redesignation/development, however if not handled correctly this could negatively impact surrounding properties.
- Access/traffic – The proposed redesignation/development site is adjacent to my property line and vehicles accessing the proposed development will have a significant impact on access to my property from Rocky Ridge Road as a result of higher volumes.

In addition, as Rocky Ridge Road has single lanes for north and south bound traffic, it is anticipated that the excessive usage to access the proposed development will cause a serious deterioration of the road infrastructure which is not meant to handle traffic of this magnitude. The development of the YMCA at the south end of Rocky Ridge Road has already increased traffic levels significantly.

In addition, my understanding is that the City of Calgary will not allow any additional road access directly onto Rocky Ridge Road.

- Quality of Life – The entire area surrounding my property being designated Residential One District ensures small parcels of land for people who enjoy the luxury of living in a quiet, peaceful country setting within close proximity to the City of Calgary. This proposed redesignation will result in a building and parking area utilization of up to 90% of the subdivided area with at least the main building being built up to 32.81 feet high. This will impact my quality of life substantially due to the resulting increased volume of people, traffic, noise and many other associated issues relating to this proposed redesignation/development.

In summary, I am strongly opposing this proposed redesignation and development.

Yours truly,

Gordon Thompson

April 4, 2016

By email: [DKazmierczak@rockyview.ca](mailto:DKazmierczak@rockyview.ca)

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

**Attention: Dominic Kazmierczak**

Dear Sir:

**RE: File No.: 05632020**  
**Application Number: PL20150086/0134**

I am writing in response to the proposed redesignation of a 12 acre portion of a Portion of NE-32-25-02-W05M from Residential One District to Public Service District.

As the land is immediately adjacent to my property, I have the following concerns relative to this proposal:

- Quality of life – the entire area in this quarter section is mostly comprised of single family dwellings on 20 acre parcels. The area is quiet and peaceful and I feel that the proposed development of a community centre on the neighboring parcel will have a substantially negative impact on the lifestyle I currently have.
- Traffic – the traffic on Rocky Ridge Road has increased substantially in the last few years and with the development of a fitness facility on Country Hills Road it is anticipated that traffic will increase again once this is completed. To add a community centre with parking for 500 vehicles I feel will increase traffic levels far above what the current 2 lane roadway can handle.
- Access – I was advised by the City of Calgary a few years ago that no new access points directly onto Rocky Ridge Road would be allowed moving forward. To suggest that the small gravel buildup over a drainage pipe is a current access point for this proposed development is a bit of a stretch.

- Water – My water supply is provided by a well on my property – if a well is drilled for a development this size, my well water could be substantially decreased, or even become non-existent.
- Sewage – I understand that a septic system will be installed for this development. As this could negatively impact well water, I feel that a development of this size should require some sort of sewage treatment plant to ensure well water and ground water are not contaminated.

Due to the volume of anticipated users for a facility such as this, I don't feel that the utility infrastructure is in place and this could result in unforeseen issues in the future.

- Increased housing development in the area has resulted in a higher water table over the past few years to the point where surface water is having to be re-directed in wetter years. This is evident by the number of dead trees along Rocky Ridge Road. There is a real concern that both the building of the community centre and the paving of the parking lot will result in surface water accumulating on my property rendering some of it unusable.
- Noise pollution – Currently the area is quiet and peaceful all the time. By adding a community centre, the tranquil and peaceful lifestyle I enjoy will no longer be available to me. The anticipated increase in noise levels will be every day, all day and well into the night.
- Loss of Property Value – I feel that this development will negatively affect my property value. People live out here to enjoy a country lifestyle within close proximity to the City of Calgary and I feel that this Community Centre will reduce the number of potential purchasers.

Over all I feel that this proposed development is not conducive to the surrounding area of country living and because my property is immediately adjacent, I will be negatively impacted more than most. Accordingly, I respectfully request that this proposal for re-zoning be denied.

Yours truly,



Gordon Thompson

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**From:** Darrin Durda  
**Sent:** Monday, April 04, 2016 7:38 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Proposed Islamic center/ Mosque in Bearspaw FILE: #05632020  
**Attachments:** Islamic Center objection.docx

Please find attached our letter stating reasons for our OBJECTION to this proposal.

Regards,

Darrin Durda

**Dominic Kazmierczak**

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**From:** Rick Schuster  
**Sent:** Sunday, March 25, 2018 8:35 PM  
**To:** Dominic Kazmierczak; Division 8, Samanntha Wright  
**Subject:** Opposed to Islamic Community Centre

March 25, 2018

Dominic Kazmierczak  
 Municipal Planner  
 MD of Rocky View  
[dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca)

Dear Mr. Kazmierczak and Mrs. Wright

It looks like it is time to revisit yet another contentious issue in Rocky View (the other being the gravel pits that have been defeated several times in the past and somehow keep re-surfacing. Sidebar; Mrs. Wright, the reason you defeated the previous councilor, was simply because the residents were upset at the lack of support we were receiving for issues where the majority of residents were opposed, but not being represented. Here's an opportunity for you to live up to your campaign slogan "Residents First".) Sorry, I digressed, but somehow it seemed relevant and remarkably similar.

I ask you both to please read my original email sent to Mr. Kazmierczak back on April 4, 2016 at the bottom of this email. My views and points haven't changed. Two updates however: the Bearspaw Community Centre was upgraded and the YMCA (the biggest in the world), has now been built, both of which further substantiate my former comments.

Furthermore, the application has two gymnasiums. Really? The existing YMCA with 3 new, full-sized gymnasiums, 5 kilometers down the same exact road isn't adequate, or incredibly redundant? Not to mention, much closer to those who wish to use one, versus in a residentially-zoned area in the country?

Lastly, is this a community centre, athletic facility, "centre of religious assembly" which I understand may be on other documents, or something to be determined or changed after the Land Use Redesignation has been approved?

Still Confused and Opposed,  
 Rick Schuster

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**From:** Rick Schuster [  
**Sent:** April 5, 2016 9:00 PM  
**To:** 'DKazmierczak@rockyview.ca'  
**Subject:** RE: Opposed to Islamic Community Centre

Hello Dominic

I really appreciate you responding, and especially doing it so quickly!  
 Thank you.

Sincerely,

Rick Schuster

**From:** <mailto:DKazmierczak@rockyview.ca>  
**Sent:** Tuesday, April 05, 2016 8:03 AM  
**To:**  
**Subject:** RE: Opposed to Islamic Community Centre

Hi Rick,

Thank you for your comments on the proposed Islamic Community Centre. I will record your comments on the planning application file.

Kind regards,

**DOMINIC KAZMIERCZAK**  
 Municipal Planner | Planning Services

**ROCKY VIEW COUNTY**  
 911 - 32 Avenue NE | Calgary | AB | T2E 6X6  
 Phone: 403-520-6291  
[DKazmierczak@rockyview.ca](mailto:DKazmierczak@rockyview.ca) | [www.rockyview.ca](http://www.rockyview.ca)

This e-mail, including any attachments, may contain information that is privileged and confidential. If you are not the intended recipient, any dissemination, distribution or copying of this information is prohibited and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

**From:** Rick Schuster  
**Sent:** Monday, April 04, 2016 10:10 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Opposed to Islamic Community Centre

April 4, 2016

Dominic Kazmierczak  
 Municipal Planner  
 MD of Rocky View  
[dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca)  
**FILE #05632020**

**RE: Re-Designation for Lands for the Islamic Community Centre**

Dear Mr. Kazmierczak,

I am in opposition of the application to re-designate the lands for the Islamic Community Centre for the following reasons:

1. I thought the principle behind having a "community centre" is for the need and/or the desire of the community to have one. I, nor have I heard of, such a need or desire expressed by the community.



2. If it is a “community centre”, why then do only the 4 adjacent landowners receive notification of this? Should not **ALL of Bearspaw** be “notified” if in fact this is for the “community”?
3. Is not the existing Bearspaw Community Centre, the Lion’s Hall (which is “planning a substantial facelift” and “has been used by the community for many years” and will “be more suitable to functions”- Eric Lowther), the Bearspaw School gymnasium and the new \$140 million Northwest Recreational Centre, adequate? I think so!!! They are all easy to access/use/rent for most events without much lead time and are vacant most of the time after school and work hours. Why do we need yet another place??? I don’t believe we do!
4. There are countless places in Calgary that one could use for whatever events are contemplated beyond what we have ever needed. We do not “need” another “community centre”.
5. How many communities have multiple “community centres”?
6. I did not realise a “community centre” was so catered to a specific group. That kind of defeats the purpose and definition doesn’t it?
7. Why is the Muslim Association of **Calgary** commissioning a **Master Site** in **Rocky View**? Would it not make more sense and convenience in **Calgary**?
8. Changing the land use designation from Country Residential to “Public Service” implies the “public” should have a voice, not just the adjacent landowners. BTW, what does “this change may allow for various new uses of the land” (Eric Lowther) mean?

Sincerely confused,

Rick Schuster

c.c. [elowther@rockyview.ca](mailto:elowther@rockyview.ca)

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**From:** Laurel Nakka  
**Sent:** Tuesday, April 05, 2016 7:33 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** FILE #05632020 Proposed Islamic Community Centre for Bearspaw

Dominic Kazmierczak  
Municipal Planner  
MD of Rockyview  
[dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca)  
**FILE #05632020**

**RE: Re-Designation for Lands for the Islamic Community Centre**

Dear Mr. Kazmierczak,

I am in opposition of the application to re-designate the lands for the Islamic Community Centre for the following reasons:

- The amount of traffic on the small two lane rural road in this area and on Rocky Ridge Ranch Road will increase drastically. Personally our family loves to cycle in Bearspaw and Rocky Ridge Ranch Road has a minimal shoulder to no shoulder for us to cycle safely. There are already too many cars speeding past us over the 80 km. speed limit on Rocky Ridge Ranch Road
- It will be located just too close to the new \$140mm Northwest Recreation Centre and increase the amount of traffic on Rocky Ridge Ranch Road and Burma Road significantly.
- The proposed Islamic Community Centre will for use by Muslim community members living in Rocky View Country and adjoining Calgary neighbourhoods. I have been informed that the percentage of muslims in Bearspaw is very low and the Centre will be used for at least 95% of Calgary residents.
- Why do we need another exclusive Community Centre in Bearspaw when we already have one that welcomes one and all in our community.
- What are the effects this proposed Community Centre will have on our already saturated water tables. I am extremely concerned that the proposal states they will be using approximately 100,000 Litres of water a day. I would like to know what the water consumption will be in the future with their plans to develop the basement.
- Parking for 400-500 cars is of concern in this area. How will the small two lane rural roads of Burma Road and Rocky Ridge Ranch Road cope with events held at this Centre.

Sincerely,

Laurel Nakka

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**From:** Taz Williams  
**Sent:** Tuesday, April 05, 2016 8:31 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Islamic Center

Dear Mr. Kazmierczak,

This email / letter is to voice our strong disapproval of the proposed Islamic Community Centre. We once again, do not understand why Rockyview is allowing 'city living' to encroach upon our rural community.

We have read over the files / documents regarding the center, and the issues that have been brought up and addressed are legitimate concerns. Our biggest concern is traffic. We live in the area along Burma Road, and the growth in traffic already over the years has increased dramatically. The roads are simply NOT structured for that kind of vehicle activity, nor would we want them to be. We already see an increase in noise and yet Rockyview wants to bring in such large facilities that will result in more traffic? Dealing with the noise at the hours that the Islamic Community Center will be running at? What happened to our peace and quiet of rural living? The traffic from the new complex has us greatly concerned, never mind having two such complexes in the area.

We cannot even fathom what traffic will be like with yet another community center in the area. Which brings us to the next issue. Why in the world is it being built when there is already a brand, new complex being built in the same area, along with the existing community center plus the Lions Hall? It makes absolutely no sense at all. It is a community center, open for all, including Muslims. Why can't they appreciate and utilize such a facility like the rest of the community? If certain things are conflicting with their religion, then perhaps they should look at utilizing their existing mosques to cater to their needs, much like other churches of other religions do.

The issues over waste, water, noise, traffic, etc, should be enough to say no to this. The area of Bearspaw does not have a large enough Muslim community to warrant such a facility. This proposed center is catering more for those living in Calgary. Keep it in Calgary, not in Bearspaw!

Kind regards,  
Robert & Corii Williams

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**From:** Taz Williams  
**Sent:** Monday, March 26, 2018 9:56 AM  
**To:** Dominic Kazmierczak  
**Subject:** File #PL20150134

Dear Mr. Kazmierczak,

We are sending this email to voice our concerns and our protest against having this application move forward. With the new YMCA just having been built in the same area, we do not see the necessity of having another large assembly building to be put in the same vicinity.

The increase in traffic out here in Bearspaw along Burma Road (where we live) has been astronomical over the past 2 years alone. This facility will do nothing to enhance rural living.

Kind regards,  
Mr. & Mrs. Williams

**Dominic Kazmierczak**

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**From:** Charl Pretorius  
**Sent:** Tuesday, April 05, 2016 11:19 PM  
**To:** Dominic Kazmierczak  
**Subject:** Re-Designation of Lands for a new Islamic Community Centre in Bearspaw

Dear Mr. Kazmierczak,

I am opposed to the application to build an Islamic Community Centre in the Bearspaw area due to the increase traffic and noise. We selected an acreage in a peaceful country area to get away from people, traffic and noise, A development like this (community centre) will also negatively affect the value of our properties.

Sincerely,

Dr. Charl Pretorius

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**From:** Lynn Davies  
**Sent:** Tuesday, April 05, 2016 10:29 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Proposed Islamic Community Centre Location and Redesignation of Land to PS

Attention: Dominic Kazmierczak

Sir,

This site is not suitable for institutional use.

Contrary to the information provided in the MSDP, the property to the East across from Rocky Ridge Road is not owned by the City of Calgary and is not intended to be a Science Park. These 960 acres located between 112 Ave and 144 Ave and between 85 St and Rocky Ridge Road are owned by the Government of Alberta and are a planned 50 year aggregate operation. The STAR Pit operated by the BLV Group has been fully underway since 2006. This is one of seven gravel operations in this area. The Burnco Pit is located directly NE of the 20 acres stated in the MSDP. Lehigh Hanson owns the 600 acres directly to the North across from 144 Ave and is planning another aggregate extraction operation here called the Scott Project.

Dust which causes respiratory illnesses, noise and odour are chronic problems for RVC residents in this area; no matter what mitigants have been employed. In fact, the soil berm erected in 2005 along Rocky Ridge Road to provide shielding against noise created another problem. Natural paths of drainage were cut off and there has been ponding along the length of the berm. The water table in this area is high.

The development of a Community Centre, gym and outdoor sports facility is not compatible with aggregate extraction.

According to the Muslim Association of Canada's Calgary website ([www.macnet.ca/English/Calgary](http://www.macnet.ca/English/Calgary)), "There are currently no centres at this time in Calgary.". The proposed Muslim Community Centre will not be used only by the Muslim Community of NW Calgary and a few residents of RVC as implied on page 4 of the MSDP. It will also be open every day from dawn to 11PM. The official Holy Day for Muslims is Friday; however, worship can take place any day of the week. Required prayers are performed at dawn, noon, mid afternoon, sunset and at night. Every day of the week, the Community Centre/Mosque will generate much more traffic than the existing land use.

If the land is redesignated to PS, a Muslim school will be proposed. Again, the poor air quality generated by gravel extraction is detrimental to everyone; but, more so to children.

As a resident of Division 8 outside of the letter circulation area, thank you for reading my concerns.

Sincerely,

Lynn Davies

Dominic Kazmierczak  
Municipal Planner  
MD of Rockyview  
dkazmierczak@rockyview.ca.  
**FILE #05632020**

**RE: Re-Designation for Lands for the Islamic Community Centre**

Dear Mr. Kazmierczak,

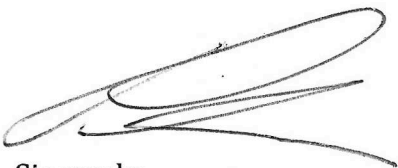
I am in opposition to the application that would re-designate the lands related to the Islamic Community Centre application for the following reasons:

1. The addition of the facility is simply a lowest cost means for an expulsive group to implement a place that by its nature excludes people.
2. The impact of 100,000 litres per day of water (that is an Olympic sized pool every twenty-five days) in the local environment will be devastating, as it will not stay on their land as the ground becomes saturated. A simple drive in the area shows the amount of water that exists and does not have anywhere to go. Though the report presents the total water consumption as not equalling a constant 100,000 litres per day, one has to identify that there is a peak day that can be reached over time by extended use. This extended use impact would put a burden on an environment that has not been engineered or serviced for. This can be witnessed with the current efforts Rocky View County has to undertake with all the rural residential development of the past, where the master plan did not take into account the whole but rather just the parts.
  - a. Can the Water Co-op even provide this level of service without impacting the fire hydrants that are in place and the service that the rest of the area requires?
  - b. Where will the water go as people won't take it all with them from the site?
  - c. With the recreational use the ability for the land to absorb water will be reduced over time (many feet make short work of compressing the land as does all the equipment to build and maintain it).
3. We don't need another recreational site when there is a world class one being built right now just down the road. This is further complicated by the fact that the use of the site for future recreational activity is a segregation of culture and will not be inclusive to others by the nature of the facility.
4. Increased traffic. The traffic will be predominately from the City of Calgary as identified in the distributed study (they talk about traffic coming from the East of Burma and from Country Hills Boulevard).

This traffic will impact local residents, cyclists, walkers, and others whom benefit from the quiet nature of a rural lifestyle.

- a. Such facilities often also become schools. The traffic study provided does not include such a potential and the traffic impacts which would likely double to quadruple flows to and from the site.
  - b. The recreational aspect would also impact the traffic to and from the site as different activities could draw large amounts of traffic, multiple times per day.
5. The land within the City of Calgary, across the street, has been designated for a use more appropriate to that which has been applied for. It is also based on establishing the appropriate infrastructure for such a designation. Just because that land has been designated as such on the City of Calgary side does not mean we need to accept it on the County side. The City of Calgary will be able to handle the extra traffic, sewage, water, chemicals (vehicle runoff), and other considerations through the infrastructure that will service the area on their side of Rocky Ridge Road.
  6. Being a good neighbor to the City of Calgary also means being respectful and aware of the impacts that such facilities have on their infrastructure.
  7. Noise from the site will carry to a large area around it as it is in open plains type of area. This will impact a larger area than that where the notice was distributed to. Noise will come from everything related to events through all the additional traffic.
  8. Lastly, I think there is a safety component that needs to be considered with such a large facility. This includes speed of traffic but could extend to the nature of such facilities given the world we unfortunately live in today (sadly, there will be those with unfortunate agendas and limited respect of others). These are factors that need to be considered as an impact for the RCMP that service the area.

My wife and I are opposed to this development as it is not in the best interest of the county or its residents.



Sincerely,

Peter & Kelly Schneider





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**From:** Joanne Hingley  
**Sent:** Thursday, April 07, 2016 9:27 AM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Islamic Community Centre

Dominic Kazmierczak

Municipal Planner

MD of Rockyview

[dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca).

**FILE #05632020**

**RE: Re-Designation for Lands for the Islamic Community Centre**

Dear Mr. Kazmierczak,

I am in opposition of the application to re-designate the lands for the Islamic Community Centre for the following reasons:

This will add a lot of stress to our already overburdened water table and cause more flooding in the future. In addition, this will add a lot of traffic. Our roads are not intended for that. There are no pathways, shoulders or passing lanes for our residents. Our roads are already too dangerous for cars, and particularly cyclists and pedestrians.

Sincerely,

J. Hingley

c.c. [elowther@rockyview.ca](mailto:elowther@rockyview.ca)

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**From:**  
**Sent:** Saturday, April 23, 2016 3:45 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** PL20150134 & PL20150086 ROLL #05632020

**Importance:** High

I have spoken to Dominic explaining we have been out of the country for many months, returning a week ago, and wish to register our Objection to the Proposed Islamic Community Centre and the redesignation of the land to Public Service District for the following reasons:

1. Having lived in the Community of Bearspaw for over 40 years, it is of utmost importance that a plan is in place for the whole area development prior to changing any land to Public Service District without having all the input from the people of Bearspaw.

The County has designated the area in question as Country Residential (single home development) and adjusted the land use to smaller parcels to accomodate more residences that share that value and in turn pay taxes for that useage.

2. There is a beautiful Bearspaw Lifestyle Community Centre that is more central for all Bearspaw Residences to attend and the welcome mat is out for all people to attend that community and was developed with the correct zoning in place.

The Islamic Community Centre is located in an area that would draw many people from the City of Calgary and not the residents of Bearspaw. It is in a poor location, improper zoning and a problem for addition traffic on Rocky Ridge Road and Burma Road.

3. The area of location has made the residence in this area very unhappy as for some reason it seems they are facing many obstacles - the gravel pit and birm across the road on RockyRidge Road (ignores the promises made to the residence of Bearspaw with extending hours day and night, crushing gravel and asphalt at various times and ignoring the rules that were in place) for the protection of the residence in Bearspaw. The Burnco pit also operates just to the north of the residences as well. They are up against a possible application for further pits developing north of Burma Road and very close to Crestview Estates.

We are all are dealing with the drainage situation as well on Meadow Drive and Aspen Drive which also affects the residences on Rocky Ridge Road and continues to be a hot issue with still no funding in place to correct this very serious problem. These situations occur because of improper planning in the past and allowing development going ahead without the proper guidelines in place. We do not want to see that happen again.

It is of utmost importance that the County of Rockyview starts to correct the direction Bearspaw seems to be heading now prior to approving any new projects in the area without correcting the concerns we have as stated above.

Donald and Wilma Gathercole

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**From:** Gale Molle  
**Sent:** Sunday, June 05, 2016 7:31 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Proposed Mosque Site, Application PL20150134/PL20150086, Roll #0532020

Dear Dominic,

I apologize for my tardy response to the above application, but we were away during the winter and spring months this year. I just found out about the proposed Mosque site, at the corner of Rockyridge Road and Burma Road, by attending Eric Lowther's community meeting yesterday.

I would like to comment and highly discourage this development based on the following reasons:

- The Mosque would require rezoning our beautiful community from a residential one district and residential two district to a public service district. This is concerning for our area as we are a residential community and rezoning the area would greatly impact the local residents of Bearspaw. I was away when apparently this notification came out in the Rockyview Times. For an application of this magnitude, it is imperative that every resident in the Bearspaw area be informed by separate letter and have a voice to express their views. I believe none of my neighbors were aware of this.
- It is stated in the application that this is listed as a community centre. It is not a community centre, it is a Mosque. We have a new and wonderful community centre, the Bearspaw Lifestyle Community Centre that serves the residents of Bearspaw in a much better, appropriately zoned, area. Our community centre is designed to serve all the residents of Bearspaw. A Mosque, situated where it is, will most likely serve the City of Calgary residents and not be utilized by the majority of Bearspaw residents.
- As the Mosque would be serving mostly Calgary residents, the increase of traffic and noise pollution will increase substantially on Rocky Ridge Road and Burma Road if this Mosque is built.
- The most pressing issue for the residents of Bearspaw is the water drainage situation. A building of this size, will substantially add more stress to our ever problematic water table that affects the residents of Rockyridge Road and Meadow Drive. We are still in a holding pattern with regards to the water drainage plan. How does this new development help our current dire situation? It doesn't, it just adds to the every increasing problem of poor planning and lack of funding to deal with the current water situation.

We strongly oppose this application based on the above reasons. We need to correct our current water problems and leave the land designation of our beautiful community as residential NOT a public service district.

Sincerely,  
Rod and Gale Molle

Sent from my iPad

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**From:** Bill & Sharon Corbett  
**Sent:** Monday, June 06, 2016 3:00 PM  
**To:** Dominic Kazmierczak  
**Cc:** Division 8, Eric Lowther  
**Subject:** Applications: PL 20150134 PL 20150086 Roll 05632020-Application by BRZ Partnership Architecture Inc

We are long time residents of Rocky View County and reside at . We only recently became aware of the above applications and for that reason were unable to comply with your April 16 deadline for comments.

In summary, we oppose the applications on the basis that the redesignation is incompatible with the existing residential nature of the area. Whether described as a commercial or community use, this sort of development is not appropriate for this area. These sorts of developments are more properly located in areas adjacent to similar developments such as was done by the Bearspaw Lifestyle Centre.

While the applicant attempt to minimize the incompatibility of its proposed development by indicating that property "across the street" is commercial, it neglects to point out that the "across the street" property is located in the City of Calgary and that all adjacent land in the County of Rocky View is designated residential.

The renderings supplied as part of the application show a structure and development that finds no comparable in the area and confirms the inappropriateness of the applications.

The applicant minimizes the actual impacts of its applications by the careful use of language and assumptions. While it refers to Burma Road as being a Major Collector Road (so designated by the County and capable of handling 2,500 to 5,000 vehicles a day) it then states that as Rocky Ridge Road is of a similar width and surface and serves as a Major Collector Road (but is careful not to say that Rocky Ridge Road is designated a Major Collector Road) its traffic capacity should be in the range of 2,500 to 5,000 vehicles a day. Anyone familiar with the area knows that Burma Road is capable of carrying a much higher volume of traffic than Rocky Ridge Road as evidenced, by a number of factors including differences in existing traffic volumes and the speed limits of the 2 roads.

Assumptions as to the maximum number of vehicle loads are not consistent with projected usage. A maximum of eight hundred 2 way trips is used to justify the position that there will no real traffic impacts on the area. However the facility will be open from dawn (which in the summer can be as early as 5:21 A.M.) until 11 PM for prayer services, gatherings and meetings. 7 days a week. The community centre will also be rented out so any assumptions about usage are at best speculation. In addition the outdoor playing field will operate from 9 AM until sunset.

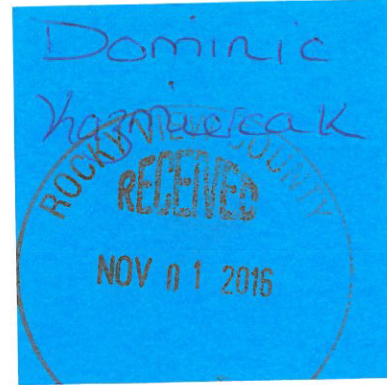
Rocky Ridge Road and the area as a whole cannot handle the likely traffic that will be generated by this development.

We urge Council to reject these applications for the reasons set out above.

Bill/Sharon Corbett

October 1, 2016

Mr. Dominic Kazmierczak  
911 32 Avenue N. E.  
Calgary, AB  
T2E 6X6



Dear Mr. Kazmierczak:

Reference: Planning and Development

PL20150134 & PL20150086 ROLL #05632020

Bearspaw Islamic Community Centre Master Site Development Plan

I, Mary Buchwitz, owner of \_\_\_\_\_ was very surprised to learn about this Application for another Community Centre in our area. We have many others here already and don't need more.

I do not support any Redesignation of Land Use from Residential to Public Service Land which is what the applicant is asking for so that this project can proceed ahead. This is not in the vision that has been established in Bearspaw and the County of Rockyview for its residences and the peace and quiet of the community.

I moved here many years ago with my husband, Al and have seen changes that allow for smaller parcels of land for residential families to enjoy our beautiful way of life and I continue to support that lifestyle in our community.

Infrastructure with the capacity to service this proposed development would become an expense for the County as well as the tax payers and an aggravation for the neighbors' dealing with the excess traffic, noise, hours of operation, numerous events for such a large and unnecessary establishment and should not be allowed.

Changing redesignation of the land would be setting a major precedent in Bearspaw and would service few in Bearspaw but rather because of its location would benefit the City of Calgary and bring unnecessary visitors to our area that do not live here, nor pay taxes here.

I hope consideration will be given to the residents of Bearspaw, not to this establishment as it will negatively affect all of us in this area.

Sincerely,

Mary Buchwitz

A handwritten signature in blue ink that reads 'Mary Buchwitz'.

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**Subject:** FW: Re. Temple & Mosque

From: Ken Waddell  
Sent: Wednesday, May 04, 2016 8:01 PM  
To: Division 8, Eric Lowther  
Subject: Re. Temple & Mosque

Thinking over these applications it may be that these structures are being proposed for non residents of the county, that is likely for Calgarians. If that is the case I suggest they should consider building in Calgary. I do not see these types of folks residing in Bearspaw.

Just a thought for your consideration

Ken

Sent from my iPad

**Subject:** FW: Additional submission to Land Use Bylaw: C-7668-97

**From:** Wayne Bobye  
**Sent:** Sunday, March 25, 2018 2:57 PM  
**To:** PAA\_ LegislativeServices  
**Cc:** Division 8, Samanntha Wright; 'Wayne I. Bobye'  
**Subject:** Additional submission to Land Use Bylaw: C-7668-97

Deputy Municipal Clerk,

My name is Wayne Bobye, and I recently became a resident of . I am extremely opposed to this Bylaw to Residential One District to a Public Services District.

The following is a summary of my additional reasons.

1. Rocky View County has spent \$250,000 on Storm Water Management engineering studies for the area of Aspen Drive to Burma Road . As yet a feasible plan as yet to be developed and approved by the residents, and therefore a large nonresidential site development on the SW corner of Burma road could have a significant impact on the storm water management plan and would need to addressed and approved.
2. When I moved into my residence at 24100 Aspen Drive the water pressure was low. Rocky View County did water line repairs at a site on Bearspaw Way which improved the water pressure , but it still is not adequate for installing an irrigation system up to the standards of the City of Calgary. I am concerned that a large nonresidential site could a detrimental impact on the water flow rate for existing residents.
3. The Rocky View repair team onsite indicated that the Rocky View Water Co-op will require significant capital investment over a period of time to repair the leaky and old water lines that used plastic joints instead of metal. A large nonresidential should not be developed when the water supply needs to be upgraded.

Wayne Bobye

**From:** Wayne Bobye  
**Sent:** March 20, 2018 12:06 PM  
**To:** 'Legislativeservices@rockyview.ca' <[Legislativeservices@rockyview.ca](mailto:Legislativeservices@rockyview.ca)>  
**Cc:** 'Wayne I. Bobye'  
**Subject:** Land Use Bylaw: C-7668-97

Deputy Municipal Clerk,

My name is Wayne Bobye, and I recently became a resident of . I am extremely opposed to this Bylaw to Residential One District to a Public Services District.

The following is a summary of my reasons.

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**Subject:** FW: Land Use Bylaw: C-7668-97

**From:** Wayne Bobye  
**Sent:** Tuesday, March 20, 2018 12:06 PM  
**To:** PAA\_ LegislativeServices  
**Cc:** 'Wayne I. Bobye'  
**Subject:** Land Use Bylaw: C-7668-97

Deputy Municipal Clerk,

My name is Wayne Bobye, and I recently became a resident of  
**Bylaw to Residential One District to a Public Services District.**

. I am extremely opposed to this

The following is a summary of my reasons.

1. It is not suitable to choose this site which is zoned as a Residential One District.
2. Rocky View County has other places to locate Public Services District such as Cross Iron Mills or Cochrane.
3. I build a new home in Rocky View County to be in the country away from unnecessary non residential services.
4. The site for this is not suitable due traffic congestion that would be created in area zoned as residential. Rocky View needs to look at the broader landscape at more suitable areas that can accommodate non-residential facilities. This one off site does not fit into the Bearspaw residential community and will negatively affect home owners and property values.
5. Community Development is important such as schools, safe roads, hospitals and firehalls that are required as an integral part of the community.

Wayne Bobye



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**Subject:** FW: BYLAW C-7668-2017  
**Attachments:** Scan.pdf

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**From:** Judith Zariwny  
**Sent:** Monday, March 19, 2018 4:44 PM  
**To:** Dominic Kazmierczak; PAA\_ LegislativeServices  
**Subject:** BYLAW C-7668-2017

Do not want this to be rezoned , totally oppose  
Because we did not buy the land around this site does it mean we are not adjacent as landowner, like that fellow who  
bought that area two years ago  
We still look at him and that field in front of him,  
Please see attached letter  
Judith and Lawrence Zariwny

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**Subject:** FW: Bylaw: C-7668-2017

**From:** Mark Kwasnicki  
**Sent:** Monday, March 19, 2018 9:48 AM  
**To:** PAA\_ LegislativeServices  
**Cc:** Mark Kwasnicki  
**Subject:** Bylaw: C-7668-2017

Deputy Municipal Clerk & Council Members,

My name is Mark Kwasnicki, I live at \_\_\_\_\_ and have been there for 22 years. **I am very much OPPOSED to this bylaw.**

My reasons are:

1. This is not the location for this kind of venue in Rocky View.
2. The Transportation and congestion on that corner does not fit what so ever.
3. This is a residential area, there are many places in Rocky View or the city that can accommodate this kind of facility.
4. In the City of Calgary, just 1 mile away there is plenty of light commercial land available for sale to accommodate this type of facility.
5. We should not be doing one off residential one district to public service district. We need to look at a wider area so we do not affect homeowners with one offs of public service district. This is simply not the place.
6. Rockyview has commercial areas in and around cross iron mills district that can accommodate this kind of venue.

Mark Kwasnicki

March 19, 2018

ATTN: Rocky View County or Councilor D.

Dominic Kazmierczak and Samantha Wright

Bylaw C-7668-2017- A Bylaw of Rocky View County for land use Bylaw C-4841-97

Application by BRZ Partnership Architecture on behalf of Muslium Association

Application No: PL20150134 (05632020)

We strongly oppose the rezoning of that land, we moved out here to be on a quite acreage in a nice residential area. This is a commercial building coming into a peaceful area. We are concerned about the traffic this is GOING to bring. As well as noise and lots of people coming and going at all hours. This is very close to our property and feel that the community needs to honor the R1 zoning intended for Bears paw.

We moved into the community 3yrs ago to raise our children on an acreage that was quiet and safe. With the additional traffic and activities we fear that Rocky Ridge Road and local traffic will become even more hazardous. Since January 15<sup>th</sup> 2018, the opening o the YMCA we have already noticed a massive increase of road traffic on the single lane Rocky Ridge Road. We fear that any additional traffic would create excessive sound pollution and become a safety concern for local residence. We currently have to deal with noise from the star gravel pit at all hours of the day which diminishes our country life style and majestic wildlife interactions, that we have paid and worked so hard to achieve. In the last 3 months we have noticed an alarming increase of road kill on rocky ridge due to increased traffic which is extremely sad and concerning.

That being said we DO NOT approve of the rezoning of the lot in review.

We greatly appreciate your time taken to review and consider our concerns.

Dominic and Kelsi Urban

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**From:** Maria Ward  
**Sent:** Friday, March 23, 2018 9:40 AM  
**To:** PAA\_ LegislativeServices  
**Cc:** Dominic Kazmierczak  
**Subject:** PL20150134 (05632020) - OPPOSED  
**Importance:** High

Attn: Deputy Municipal Clerk,

In regards to application PL20150134 (05632020) an application for a religious assembly, we **OPPOSE** this application. The reasons why we oppose this application are:

- This is a rural community, which was not intended for industries or large populated buildings.
  - We purchased in Bearspaw to get away from significant volumes of traffic and people. We do not want our rural living impacted.
  - Rocky View County has an implied agreement with its rural residents – see the screenshot below right from the RV Website. We are a rural community....not urban. A religious assembly belongs in an urban center.
    - *“Rural living is rich and rewarding, yet it is important that new residents know that rural life in Rocky View County is very different from life in the city”.*
- Our roads do not support large volumes of traffic, even if it is intermittent.
  - I do not support road repairs, we already have numerous issues here due to all the gravel trucks.
- The area of this application has had significant ground water issues for years now. Over the last year or two the County has spent significant money trying to improve the issues in this area (Meadow Drive). I believe something as large as a religious assembly would significantly set back the improvements that have been made by the County. This area cannot support any more ground water.

Thanks,  
Maria Ward

Rural Living | Rocky View


Secure | <https://www.rockyview.ca/LivinginRockyView/AboutRockyView/RuralLiving.aspx>

**ROCKY VIEW COUNTY**  
Cultivating Communities

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# Rural Living



**About Rocky View**

- History
- Where is Rocky View?
- Demographics
- Rural Living**

Rural living is rich and rewarding, yet it is important to know that rural life in Rocky View County is very different from the city.

Agriculture greatly shapes the economic, cultural and social life of the County. You have chosen to live in a rural setting with many farm families. You can expect to share many of the challenges they enjoy, like open space and tranquility, as well as variable weather and road conditions.

Here are some tips on how you can be a good neighbor in a rural community:

- **Farmers and ranchers often work around the clock**, especially during calving season in the spring and late summer. Nearby agricultural operations

March 25, 2018

**Subject:** Bylaw C-7668-2017 - application by BRZ Partnership Architecture Inc on behalf of Muslim Association of Calgary. Application No: PL20150134

Dear Councillor Samantha Wright,

This letter is to express a strong **opposition** to the proposed non-residential development that potentially would be developed on Rocky Ridge Road (Portion of NE-32-25-02-W5M). We do not support the rezoning from residential to public services.

To be clear this opposition is not based on religious grounds. This opposition would be if any large structure to be used for public service were to be built on the land in question.

The concerns are:

1. Implied Social Contract. We did careful research when purchasing our property and learned that the land is zoned residential. Not for Public Use. We bought our home with expectation of clean air, quiet streets, and less traffic. The placement of a large public structure will be a direct violation of this social contract.
2. Increased Traffic. A public structure on that site will mean up to 250 vehicles (at least) on that road. The roads are not built for such traffic.
3. With increased traffic will come increased accidents and trauma victims, both human and animal.
4. Pollution. Both air and noise.
5. The public service building will be tied into our current Rockyview Water Co-op
6. There will be a significant increased demand for sewage/waste disposal.
5. The projected increasing and ongoing costs would be a financial burden that would be taken up by the residents of Rockyview as this development will be exempt from paying Taxes.

Sincerely,



Mardelle Gamble



Fraser Gamble

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**Subject:** FW: BYLAW C-7668-2017

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**From:** Andrew Kolody  
**Sent:** Sunday, March 25, 2018 10:30 PM  
**To:** PAA\_ LegislativeServices  
**Subject:** BYLAW C-7668-2017

RE: Bylaw C-7668-2017 RVC for Land Use Bylaw C-4841-97

To whom it may concern,

Recently I received a circulation notice regarding this building development. This is a residential and farm area so I oppose the development of this Center. As a residential zoned area i moved to rocky view county for a more quiet and peaceful lifestyle.

It is also repetitive to have a center when there an YMCA recreational building on the same road.

Given road repairs are the RVC main expense, this center would increase the traffic wear and tear on the road.

Also more traffics increases the risk of collisions with more families have moved into the community with people biking and walking the roads.

This center has little to no benefit for the community or the county at large.

Thank you for your time and consideration.

Best regards,  
Andrew

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**Subject:** FW: Bylaw C-7668-2017 RVC for Land Use Bylaw C-4841-97

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**From:** Hubbauer  
**Sent:** Sunday, March 25, 2018 9:39 PM  
**To:** PAA\_ LegislativeServices  
**Subject:** RE: Bylaw C-7668-2017 RVC for Land Use Bylaw C-4841-97

RE: Bylaw C-7668-2017 RVC for Land Use Bylaw C-4841-97

Good day,

Thank you for the circulation notice regarding this building development. Given this is a residential and farm area I strongly oppose the development of another Center. There is a purpose for residential zoning and people choose to live in a residential areas for many reasons (perhaps a quieter lifestyle to de-stress and connect with nature, a happier and healthy lifestyle).

Other socio-economic reasons:

- Rather redundant to have such a center when there an another recreational building on the same road.
- Such a center would needlessly increase the traffic on the road, consequently increase wear and tear on the road, and risk for fatal traffic collisions as more families have moved into the community with people biking and walking the roads. Road repairs are the number one cost of the county.

In a world that is becoming more divergent and exclusive I would highly discourage development of any non-inclusive environment, which has little benefit for the surrounding community, its residents, or the county at large.

Thank you for your time and consideration.

Warm regards,  
Kerry



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**Subject:** Bylaw C-7668-2017

**From:** AL BROWN

**Sent:** Sunday, March 25, 2018 9:14 AM

**To:** PAA\_ LegislativeServices

**Subject:** Bylaw C-7668-2017

We oppose this bylaw for the following reasons:

\* the structure is 100 meters tall which is not in keeping with the rural landscape setting in the surrounding area

\* we have 2 other community halls in the Bearspaw area that are open and available for the public to rent; we do not believe we need a third for such a small area

\* the parking and traffic that would be drawn to this location would not be in keeping with the quiet rural atmosphere that we expect - the very reason we moved to the countryside was for peace and quiet

Allan and Linda Brown

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**From:** Info  
**Sent:** Sunday, March 25, 2018 7:16 PM  
**To:** Dominic Kazmierczak  
**Cc:** Samanntha Wright  
**Subject:** APPLICATION FOR RELIGIOUS ASSEMBLY - BURMA AND ROCKY RIDGE RD file # PL20150134

Dear Sir,

Please accept this email as my strong objection to the proposed center being built in the current location. My objections are due to the following;

1. The new zoning is not compatible with the existing residential development in this area of Bearspaw. This will be a very busy center and compound the increased traffic already in the area from the new Recreation Center to the south. The commercial look of the building will lower property values and detract from the rural character of the area.
2. Traffic will be a nightmare. Roads in the area are not designed to handle the constant traffic that will be entering and exiting the center. I am very familiar with the traffic problems that have been created by a similar center in the N.E. of Calgary on Barlow and 39 Ave. NE where the road is often blocked and police are required to direct traffic. This is a 4 lane avenue connecting with a 6 lane major artery and traffic is still a problem. Rocky Ridge would have to be widened to at least 4 lanes with turn lanes to make this center feasible.
3. The limited information I have been able to find on this proposal indicated a septic system or pump out would be used along with water from the water coop. This is unacceptable for a center of this size and the number of people that will be using it. A tie in to the city septic and water systems should be required. The swampy soil in the area is not suited to a large septic system and the water coop has a limited capacity that should be conserved for residential use. The coop water fees have increased over 25% in one year and water is becoming a serious issue in Bearspaw.
4. A center of this size along with the nearby proposed new gravel pit is too much to expect the residents in the area to accept. The cumulative effect of multiple gravel pits and busy centers for religion or any other purpose are destroying the rural nature of Bearspaw. The center and the new and existing gravel pits do not seem compatible or in accordance to the gravel development guidelines I saw presented at the Rocky Pointe presentation this week. Why not build this center in an area already zoned for commercial use with the infrastructure to handle it like Cross Iron Mills or within the Calgary City limits.

Sincerely,  
John McGilvary  
Church Ranches

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**From:** CINDY MANN  
**Sent:** Friday, March 23, 2018 3:31 PM  
**To:** Dominic Kazmierczak  
**Subject:** C-7668-2017

I am a resident of Church Ranches and totally oppose this development. It would be great if the county would support those of us who have supported them for many years!!!!

---

**Subject:** FW: Opposition to Bylaw C-7668-2017 - Application No. PL20150134 by BRZ Partnership Architecture Inc on behalf of Muslim Association of Calgary.

-----Original Message-----

From: Sharon Craik

Sent: Monday, March 26, 2018 2:01 PM

To: PAA\_ LegislativeServices; Division 8, Samanntha Wright

Subject: Opposition to Bylaw C-7668-2017 - Application No. PL20150134 by BRZ Partnership Architecture Inc on behalf of Muslim Association of Calgary.

Dear Councillor Samanntha Wright:

This letter is being written to you to express strong opposition to the proposed non-residential development that would potentially be developed on Rocky Ridge Road (Portion of NE-32-25-02-W5M).

We are against the rezoning of this area from residential to public services as this sets a dangerous precedence for further rezoning of other land in this area. These lands are currently zoned as residential and agriculture/farm lands and this is how they should remain zoned.

This development is not suitable to this area and our objections to this development include:

1. Increased traffic on both Rocky Ridge Road and Burma/144 Avenue.

This facility is not within a reasonable walking distance from public transport meaning that participants will need to supply their own transportation.

The safety of participants of this development walking or riding bikes is a great concern because of the narrow traffic lanes, lack of shoulders on these roads and no existing sidewalk/footpath.

2. Air, noise and light pollution.

3. This development being tied into the Rockyview Water Co-op putting more pressure on an already crumbling infrastructure.

4. The increasing and ongoing costs creating an additional financial burden to residents of Rockyview that will not be recovered by this development as they will be exempt from paying taxes.

In closing, we feel that this development should be developed within an area that is already zoned for similar use such as the area by the Bearspaw Leisure and Lifestyle Centre.

Thank you for your time,

Sharon and Kevin Craik  
Phone (403) 239-6809

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**From:** Taz Williams  
**Sent:** Monday, March 26, 2018 9:56 AM  
**To:** Dominic Kazmierczak  
**Subject:** File #PL20150134

Dear Mr. Kazmierczak,

We are sending this email to voice our concerns and our protest against having this application move forward. With the new YMCA just having been built in the same area, we do not see the necessity of having another large assembly building to be put in the same vicinity.

The increase in traffic out here in Bearspaw along Burma Road (where we live) has been astronomical over the past 2 years alone. This facility will do nothing to enhance rural living.

Kind regards,  
Mr. & Mrs. Williams

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**Subject:** FW: Bylaw C-7668-2017 Application re Muslim Association

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**From:** Gibson [  
**Sent:** Monday, March 26, 2018 3:11 PM  
**To:** PAA\_ LegislativeServices  
**Cc:** Division 6, Greg Boehlke; Division 8, Samanntha Wright; Division 5, Jerry Gautreau  
**Subject:** Bylaw C-7668-2017 Application re Muslim Association

Dear Sirs,

We have been advised of the subject development Application, and are **STRONGLY OPPOSED** to the rezoning of the lands.

We have lived in Bears paw for over 15 years. During that time we have enjoyed the Country Residential lifestyle that the area offers. Since our home is less than 1 km directly west of the subject lands we feel that we have a direct vested interest in the Application.

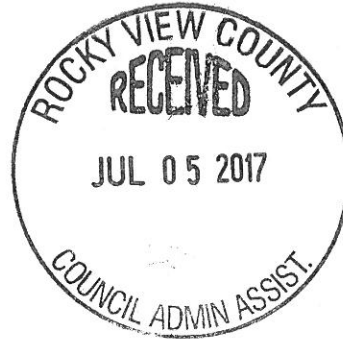
Our concerns are:

- The subject lands are surrounded by residential acreages. Having a public use building in the area does not fit.
- We understand that the proposed development will bring up to 250 cars per day to the facility. We have already witnessed increased traffic levels on Burma Road due to further development of acreages and local gravel traffic. The new Calgary YMCA on Rocky Ridge Road has also added traffic to the area. We are concerned that the proposed development will only exacerbate the problem.
- Noise pollution is a concern. We already have the ongoing sound of the STAR gravel pit crusher to deal with.
- Water and sewer – The Application will add considerable demand for water from the RockyView Water Co-op. Since there is no sewer system in place, will septic tanks or fields be used? This is not acceptable for a large-use facility.
- Is it true that this facility will be exempt from property taxes? Who will pay for the road maintenance, etc?

We implore you to protect our Country Residential community, and appropriately decline the Application.

Sincerely,  
Ralph & Judy Gibson

In the Name of Allah, Most Gracious, Most Merciful



July 4, 2017

To the Council of the Rocky View County,  
911-32 Ave NE, Calgary AB, T2E-6X6

The Muslim Council of Calgary (MCC), the governing body of the Muslim Association of Calgary owns and operates Muslim places of worship in eight (8) locations in the city of Calgary for decades, including a temporary facility in the north west Calgary that is operated by our affiliated Islamic Association of NW Calgary.

We have ensured that these facilities are operated in conformity with the City bylaws and development permits. Almost all these facilities are located in residential areas of the city and we have not had any problems or complaints from the neighbours regarding traffic, parking and noise.

Therefore, we would like to assure the County of Rocky View Council that the proposed development of the Rockview Islamic Centre on the north east quarter section 32-25-2 west of 5th. meridian in the Bearspaw community will be operated according to the submitted operational plan and will not cause any traffic, parking or noise problems for the area residents.

Please accept my high esteem and consideration.

Respectively,

Abduljalil Elkadri  
Chairman, Muslim Council of Calgary



Muslim Council of Calgary  
225-28 Street S.E  
Calgary, AB, T2A 5K4  
Tel: 403-219-0992 Fax: 403-219-0993

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**From:** Scot Collins >  
**Sent:** Wednesday, March 28, 2018 10:18 AM  
**To:** Dominic Kazmierczak; Samanntha Wright  
**Subject:** Religious Assembly and Community Service - file #PL20150134

My only comment on an application to facilitate a centre for Religious Assembly and Community Service on a 12 acre parcel at the SW corner of Rocky Ridge Road and Burma Rd is concerns over the existing road infrastructure not being adequate to handle the significant increase in vehicle traffic specifically at the end of a religious or community event.

The existing roads are narrow with deep ditches and currently used by a mix of large gravel trucks (Burma) and local traffic.

The safety issues associated with adding a large volume of vehicles (all at once) to the existing road infrastructure (at the end of a religious or community event) to these narrow roads needs to be addressed prior to approving this development.



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**From:** jc  
**Sent:** Wednesday, March 28, 2018 12:26 PM  
**To:** Dominic Kazmierczak

Dear Mr. Kazmierczak:

Re: file # PL20150134.

I would have concerns regarding the potential traffic problems associated with this proposal. Traffic entering or exiting would have to use Rocky Ridge Road or Burma Road. The junction of Rocky Ridge Road and Country Hills Blvd could become a bottle neck causing traffic to divert to Burma Road and disperse from there.

yours sincerely,

Joseph Carson

**Dominic Kazmierczak**

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**Subject:** FW: Bylaw C-7668-2017

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**From:** Josh Dyck  
**Sent:** Monday, March 26, 2018 7:17 PM  
**To:** PAA\_ LegislativeServices  
**Subject:** Bylaw C-7668-2017

March 26, 2018

Bylaw C-7668-2017 – A Bylaw of Rocky View County for Land Use Bylaw C – 4841-97  
Application PL20150134 ([05632020](#))

To whom it may concern:

**I oppose this application.**

As it is now proposed, it is in a residential area. What of the neighbours close to this venue?? Most residents of the area live outside the Calgary city limits to avoid traffic and noise. The area is not prepared for the major influx of traffic, noise, and general congestion that this proposed building would generate. Over the years it has been a never ending struggle to attempt to maintain our way of life and uphold the community values; whether with gravel pits or other proposed zoning changes. Longstanding bylaws have been in place to maintain this way of life, which would be disrupted by this proposed venue.

Sincerely,  
Joshua Dyck

Sent from my iPhone

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**Subject:** FW: Bylaw C-7668-2017

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**From:** Keith & Cindy Dyck  
**Sent:** Monday, March 26, 2018 6:49 PM  
**To:** PAA\_ LegislativeServices  
**Cc:** Keith & Cindy Dyck  
**Subject:** Bylaw C-7668-2017

March 26, 2018

Bylaw C-7668-2017 – A Bylaw of Rocky View County for Land Use Bylaw C – 4841-97  
Application PL20150134 (05632020)

To whom it may concern:

**I oppose this application.**

As it is now proposed, it is in a residential area. I did not buy land in the country, and build a million dollar home 30 years ago, to have land changed from residential to anything else. I and others have moved out of the city to have a quieter way of life.

Longstanding bylaws have been in place to maintain this way of life. People like us have developed Bearspaw into an elite community that is the envy of the City of Calgary.

Its bad enough that we have to deal with the City of Calgary gravel pits. This was out of our control. This Bylaw is not!!!

Road traffic and noise would become a major problem. Have you seen the house of worship off of Barlow Trail NE Calgary?(2624 37 ave N.E.) It is always busy and parking around the area is non-existent at all times of the day and evening, every day of the week!!!.

Sincerely  
W Keith Dyck

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**Subject:** FW: Bylaw C-7668-2017

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**From:** Cindy Dyck  
**Sent:** Monday, March 26, 2018 6:29 PM  
**To:** PAA\_ LegislativeServices  
**Cc:** Cindy Dyck  
**Subject:** Bylaw C-7668-2017

March 26, 2018

Bylaw C-7668-2017 – A Bylaw of Rocky View County for Land Use Bylaw C – 4841-97  
Application PL20150134 (05632020)

To whom it may concern:

**I oppose this application.**

As it is now proposed, it is in a residential area. What of the neighbours close to this venue?? I and others have moved out of the city to have a quieter way of life.

Longstanding bylaws have been in place to maintain this way of life.

Road traffic and noise would be a major problem. Have you seen the house of worship off of Barlow Trail NE Calgary? It is always busy and parking around the area is non-existent.

Sincerely  
Cindy Dyck

March 27, 2018

ATTN: Rocky View County or Councilor D.

Dominic Kazmierczak and Samantha Wright

Bylaw C-7668-2017- A Bylaw of Rocky View County for land use Bylaw C-4841-97

Application by BRZ Partnership Architecture on behalf of Muslium Association

Application No: PL20150134 (05632020)

We strongly oppose the rezoning of that land, we are concerned with increased traffic and noise.

We moved our family out here to get away from commercial development.

Regards

Isaac and Ashley Sayles

March 22, 2018

**Subject:** Bylaw C-7668-2017 - application by BRZ Partnership Architecture Inc on behalf of Muslim Association of Calgary. Application No: PL20150134

Dear Councillor Samantha Wright,

This letter is to express a strong opposition to the proposed non-residential development that potentially would be developed on Rocky Ridge Road (Portion of NE-32-25-02-W5M). We do not support the rezoning from residential to public services.

To be clear this opposition is not based on religious grounds. This opposition would be if any large structure to be used for public service were to be built on the land in question.

The concerns are:

1. Implied Social Contract. We did careful research when purchasing our property and learned that the land is zoned residential. Not for Public Use. We bought our home with expectation of clean air, quiet streets, and less traffic. The placement of a large public structure will be a direct violation of this social contract.
2. Increased Traffic. A public structure on that site will mean up to 250 vehicles (at least) on that road. The roads are not built for such traffic.
3. With increased traffic will come increased accidents.
4. Pollution. Both air and noise.
5. The public service building will be tied into our current Rockyview Water Co-op
6. There will be a significant increased demand for sewage/waste disposal.
5. The projected increasing and ongoing costs would be a financial burden that would be taken up by the residents of Rockyview as this development will be exempt from paying Taxes.

EDWIN DINGHA  
IRENE Tikum



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**From:** Jennifer Neal  
**Sent:** Wednesday, March 28, 2018 11:01 AM  
**To:** Dominic Kazmierczak; Samanntha Wright  
**Subject:** PL20150134 APPLICATION FOR DEVELOPMENT OF CENTRE FOR RELIGIOUS ASSEMBLY AND COMMUNITY SERVICES

Mr Kazmierczak:

Please consider this email as my formal objection to the above application for land use re-designation. My residence and property is located two kilometres from the applicant land.

The proposed change in land use will not enhance the community as a whole and will serve only a very small portion of the Bearspaw community. It will serve however; much of the Calgary Muslim community. It is unacceptable that the residents of the Bearspaw community are being asked to accommodate an application that does not serve their community as a whole and that has a sole purpose of serving one very small portion of residents.

The Bearspaw Community Centre which serves our entire community and has for many years, is located approximately four kilometres from my property and approximately six kilometres from the applicant land. The Lions Hall which is also open to all residents is located within the same distance. A brand new state of the art recreational facility, the YMCA is located two kilometres from the applicant land. There is no need for another community gathering place in our community. Further, there is an Islamic Association Mosque in Ranchlands NW Calgary which is only approximately ten kilometres away from the applicant land. Further, the Jehovah Witness Missionaries visited my house this week. They left a flyer inviting me to their Easter Commemoration at the Bearspaw Lifestyle Centre. The closest Kingdom Hall of the Jehovah's Witnesses is located in the Ranchlands community of Calgary, not far from the Islamic Association Mosque.

Burma Road is already heavy with traffic. An additional 500 cars visiting the proposed community centre is a ridiculous burden on the local residents and tax payers for maintenance, especially when the majority of impacted residents will never utilize the building as a place of worship nor as a community centre.

Further, the stress on our water CO OP to service one building with parking for 500, will negatively impact residents located very close to the applicant land as well as those in the community as a whole.

The Area Structure Plan must be adhered to and the land must remain Residential One and keep in line with the other structures and land use in the area. There have been many building permits issued in the past year, in the surrounding area. Residents have invested their hard earned money into building, renovating and improving their homes with the understanding and commitment from Rocky View County and it's administration that the applicant land would remain residential. The County must follow their plan and leave the land use residential.

I feel it important to note that I would not support a community centre nor any religious assembly building for this location. The applicant land is designated for residential use. That is the only acceptable use for this land.

Sincerely,  
Jennifer A. Neal

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**Subject:** FW: Proposed Bylaw C-7668-2017

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**From:** Blaine Holstein  
**Sent:** Wednesday, March 28, 2018 12:33 PM  
**To:** PAA\_ LegislativeServices  
**Cc:** Division 8, Samantha Wright  
**Subject:** Proposed Bylaw C-7668-2017

Name: Blaine Holstein  
Address:

Reasons for Objection:

1. Traffic congestion With the proposed use of facilities for community services and religious assembly, the flow of traffic will be of great concern. I travel this road extensively and the traffic is considerable already. The increased traffic trying to turn into this facility would create an unsafe situation with the morning and afternoon moms who are driving to pick up their children at the Bearspaw School off of Burma Road.
2. Health risk: This facility would be directly across from the gravel operation on the east side of Rocky Ridge Road. Health risks from gravel particulate should be a reason for no assembly of people.
3. Noise: Offsetting residents would be affected by the increase traffic and assembly of people.
4. The proposed center should be located on a large track of land off of a major transportation corridor.

The subject land designation should remain Residential One District.

Yours truly,  
Blaine Holstein



March 28, 2018

RE: Bylaw C-7668-2017 Application # PL20150134 (05632020)

To Whom It May Concern,

**This letter is to register my opposition to the proposed redesignation of NE-32-25-02 W5M from Residential One District to Public Services District for the development of a centre for religious assembly and community services.**

**I oppose the redesignation for the following reasons:**

- 1) Redesignation of the residential lands sets precedence for adjacent lands to redesignate. This is a country residential community, and it should be preserved as such.
- 2) Traffic would increase at a road area that is already seeing increased use and traffic due to the City of Calgary YMCA development down the road, and the neighbourhood development of Sage Hill and Nolan Hill. *(From the Master Site Development Plan: For access to the facility: 'Residents of the Hidden valley, Panorama, Harvest Hills, Kincora, Sherwood, Evanston, Nolan Hill and the Sage Hill neighbourhoods are expected to use Burma Road & Country Hills Blvd to Rocky Ridge Road.)* This influx of traffic on what is supposed to be a quiet country road is unacceptable. No proposals on road improvements or traffic management have been put forth. When was the traffic survey done? Did it include the recent increases in traffic from the opening of the YMCA, or the recent store openings in Sage Hill?
- 3) The proposed community centre and church does not serve or meet the needs of the majority demographic of residents in the immediate community.
- 4) The proposed community centre and church has not been identified as a need by area residents.
- 5) The Master Site Development Plan indicates that the centre will be serving only some Rocky View Residents (not specifically Bearspaw residents) and adjoining Calgary neighbourhoods. The facility is not identified to be a needed or desired service for the immediate Bearspaw neighbourhood, who would be the ones most impacted by the development.
- 6) The Master Site Development Plan also indicates that the facility 'will be made available to the general Bearspaw residents on an established preferential rental schedule'. This suggests that the facility is not proposed in response to a need from Bearspaw Residents, or for the benefit of immediate area residents.
- 7) The Master Site Development Plan notes that the centre will be open for night worship services. I object to heavy traffic and activity occurring at night in a country residential community. I moved here to hear crickets and birds, not the sound of a crowd of people.
- 8) Five of the support letters published in the Master Site Development Plan are from occupants residing all at the same address. Many of the remaining letters are form letters that do not specifically identify that the signees are in support of the development – they merely praise the Association's good works. The letters are also duplicated in the Plan, making it appear that there is more support than there is.

JASON T. WIUN

March 28, 2018

RE: Bylaw C-7668-2017 Application # PL20150134 (05632020)

To Whom It May Concern,

**This letter is to register my opposition to the proposed redesignation of NE-32-25-02 W5M from Residential One District to Public Services District for the development of a centre for religious assembly and community services.**

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- 8) Five of the support letters published in the Master Site Development Plan are from occupants residing all at the same address. Many of the remaining letters are form letters that do not specifically identify that the signees are in support of the development – they merely praise the Association's good works. The letters are also duplicated in the Plan, making it appear that there is more support than there is.

SUSAN ELIZABETH SNOW

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**From:** DWAYNE RAESSLER  
**Sent:** Wednesday, March 28, 2018 5:29 PM  
**To:** Dominic Kazmierczak  
**Subject:** Bearspaw Islamic Community Centre

Hi Dominic,

We would like to express our opinion on the development of the Bearspaw Islamic Community Centre. We strongly disagree with this facility in our neighbourhood due to:

- increase traffic flow
- increase in noise
- more traffic and congestion turning off of Burma Road resulting in increase in tax dollars to build adequate turning lanes, lights.

Bottom Line:

This is a residential area, and having such a large facility next to our houses diminishes the reason why we moved here in the first place.

This type of re-designation sets a dangerous precedent for all future development, and will cost tax payers more money to enhance safety measures on our roads.

Possible solution:

Bearspaw Islamic Community Center can purchase land that is already designated (PS) in the Bearspaw area, specifically by the Rock Church off of 1A.

Regards,

Dwayne and Sharolynne Raessler

# **APPENDIX 'D': Landowner Comments**

## **C-2**

### **Page 94 of 129**

Cathy Robertson  
Grant Sayles

Rocky View County  
911-32 Ave. N.E.  
Calgary, AB T2E 6X6

March 26, 2018

re: Bylaw C-7668-2017

Attn: Dominic Kazmierczak

We are writing to Oppose the Application to re-designate the lands proposed from R1 to Public Services.

We were prepared to hear what the Muslim Association was proposing for this land when the idea was first circulated in our area, so we attended one of their open houses to see the plan for ourselves. Unfortunately, we found their approach was deceptive in what they were initially telling us and the pictures they showed. They showed a small community center for outreach and a place for kids to gather. But after asking many questions we found out that this is not a small community center proposal. This is a center that will have, in their words, up to 500 cars coming for prayers on Friday afternoons, as well as routine traffic on all days and times of the week for other services.

Our objections are for these reasons:

We moved to Bearspaw for the residential, acreage living. Development of a religious assembly and community service center does not fit in with the fabric of our community. There is already an adequate community center in Bearspaw, and there are adequate areas designated for churches already.

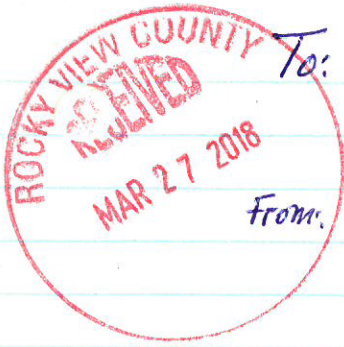
Traffic. We already have traffic issues in the area with increased gravel truck traffic and there is no way that Rocky Ridge Road or Burma Road can handle the proposed number of vehicles for this center. Should the re-designation be approved, we would anticipate increased traffic on Meadow Drive and other roads in the area as well.

Any re-designation of land in the Bearspaw community will bring about further requests for commercial and other developments. Churches, community centers and public services buildings will attract other businesses and support services, as well as increased density of

homes in the area. This does not fit in our acreage lifestyle and we do not want this development in our community.

Sincerely,

Cathy Robertson and Grant Sayles



To: MUNICIPALITY: Rocky View County office  
911-32 Ave. NE. Calgary AB. T2E 6X6

From: Owner Klaus & Susan Luetge

u u

RE: PROPOSED DEVELOPMENT PUBLIC HEARING  
FOR: MUSLIM ASSOCIATION DEVELOPMENT BY LAW C-4841-97  
AND AGGREGATE RESOURCE PLAN FOR BEARSPAW.

- We moved here for our Retirement
- peace & quietness, distance from neighbours
- close to nature it's all in harmony.
- Bearspaw is a peaceful community lets keep it that way
- This wonderful part of nature will be ruin due
- to big structure, security lights around the building and parking lot, incoming traffic
- noise on Rocky Ridge & Burma Rd.
- The value in our property will be loss and selling the property may come impossible.
- this is why we defendly oppose to this development, for by law C-4841-97

Susan F. Luetge  
Klaus Luetge.

Hilary

**Dominic Kazmierczak**

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**From:** Julie Quillian [REDACTED]  
**Sent:** Wednesday, June 15, 2016 5:08 PM  
**To:** Dominic Kazmierczak  
**Subject:** Fwd: <:.....>. Quebec Mayor , Dorval !!! (( BANG. !!!! --- ON !!!! ))..

HI Dominic,

As a followup to our conversation today.

In regards to the muslim community centre proposal.

If they open it up to the community for usage how does the enclosed email issue going to be dealt with for weddings and public community events.

Are they going to relegate only certain minuscule portions of the building for the public? What kind of discrimination are we going to face from this community?

How will the issue of their cultural background be addressed as far as canadian men not speaking to their female members should their be encounters on the property?

As mentioned before, I know the government provide some funds for community programs and we are quite stretched on that, because there are so many already accessing that money.

Is this another project that is going to be demanding their share?

Again we already have a community centre in Bears paw that is severely under used, Why do we need another one?

Thank you  
Julie

**Pork On Your Fork !!**

**Well Said Mayor!!**

\*\*\*\*\*

**"PUT SOME PORK ON YOUR  
FORK"**

**A commercial promoting pork  
says:**

**"PUT SOME PORK ON YOUR  
FORK" The MAYOR REFUSES  
TO REMOVE PORK FROM  
SCHOOL CAFETERIA MENU  
AND EXPLAINS WHY:**

**Muslim parents demanded the  
abolition of pork in all the school  
canteens of a Montreal suburb.**

**The mayor of the Montreal suburb  
of Dorval has refused, and the  
town clerk sent a note to all  
parents to explain why.**

**"Muslims must understand that  
they have to adapt to Canada and  
Quebec, its customs, its traditions,  
and its way of life, because that's**



where they  
chose to immigrate.

"Muslims must understand that they have to integrate and learn to live in Quebec. "They must understand that it is for them to change their lifestyle, not the Canadians who, so generously, welcomed them.

"Muslims must understand that Canadians are neither racist nor xenophobic. Canada accepted many immigrants before Muslims showed up (whereas the reverse is not true, in that Muslim states do not accept non-Muslim immigrants)."

"Just like other nations, Canadians are not willing to give up their identity or their culture.

"And, if Canada is a land of welcome, it's not the Mayor of Dorval who welcomes

**foreigners, but the Canadian-Quebecois people as a whole.**

**"Finally, they must understand that in Canada ( Quebec ) with its Judeo-Christian roots, Christmas trees, churches and religious festivals, religion must remain in the private domain."**

**The municipality of Dorval was right to refuse any concessions to Islam and Sharia.**

**"For Muslims who disagree with secularism and do not feel comfortable in Canada, there are 57 beautiful Muslim countries in the world, most of them under-populated and ready to receive them with open halal arms in accordance with Sharia.**

**"If you left your country for Canada , and not for other Muslim countries, it is because you have considered that life is better in**

**Canada than  
elsewhere. We will not let you drag  
Canada down to the level of those  
57 countries.**

**"Ask yourself this question - just  
once: "Why is it better here in  
Canada than where you came  
from?"**

**"A canteen with pork on the menu  
is part of the answer."**

**If you came to Canada with the  
idea that you will displace us with  
your prolific propagation and  
eventually take over the country,  
you should pack  
up and go back to the country you  
came from. We have no room here  
for you and your ideology.**

**If you feel the same, forward it  
on. If not, hit the delete, and  
prepare to be displaced.**

**Your Everyday Freedom Is Not Free, Your Military Paid For  
It !!!!**

**Dominic Kazmierczak**

---

**From:** drose1 [REDACTED]  
**Sent:** Monday, October 24, 2016 12:14 PM  
**To:** Dominic Kazmierczak  
**Subject:** Re: Community Center

Thank you. Please convey

In Summary

No adequate sanitation disposal

Not compatible with total surrounding R1 area Loss of tax revenue as it stands and even greater tax loss if the parcel for further subdivided into smaller R1 lots. This lot has far more potential There is a current Community center a short distance away. Do not need two in such close proximity . Muslims have to learn to accept every one else They already have a tax exempt property a short distance away; Their own private Cemetery. Build it there

[REDACTED] City of  
 Calgary rejected similar application Does not serve the residences of Bearspaw. As they state - traffic will be from Calgary Communities

I see NO benefit whatsoever for Bearspaw. Only serves the demands of a specific group. The only basis for acceptance is Religion

There is no value added to our existing community

----- Original Message -----

**From:** [DKazmierczak@rockyview.ca](mailto:DKazmierczak@rockyview.ca)  
**To:** [drose1@telusplanet.net](mailto:drose1@telusplanet.net)  
**Sent:** Monday, October 24, 2016 9:12:43 AM  
**Subject:** RE: Community Center

Hi Dave and Arlene,

Thank you for your letter and attachments in relation to the proposed Islamic community centre. I have forwarded your email onto Cllr. Lowther and will attach your letter to the Council report when the application ultimately goes to Council.

If you have any further questions on the application at a later stage, please do not hesitate to contact me.

Thanks,

DOMINIC KAZMIERCZAK  
 Municipal Planner | Planning Services

ROCKY VIEW COUNTY  
 911 - 32 Avenue NE | Calgary | AB | T2E 6X6

This letter is being submitted by Dave and Arlene Rose on October 24, 2016 as we are leaving for our winter home in California and will not be back until on or about April 20, 2017. In most likelihood, we will be unavailable to respond in a timely fashion to any Notice or Public Hearing regarding this matter.



There is nothing “Community” about this Plan. It only represents the self-serving interests of a religious group and has no place in an area zoned R1 Country Residential.

*Re BRZ: Properties immediately to the West and South of the subject land are zoned and used for R-1 and R-2 residential land uses. The properties to the North are vacant and currently designated for Country Residential Land Use in the BASP.*

Forty Square miles is way more than “immediate”. Bylaw C-4129-93 page 15 specifically highlights this property as completely and extensively bordered by Country Residential and Agricultural lands (approximately 40 square miles) and has been for an extended period of time.

People purchase property based upon this zoning, live in this area for the country lifestyle and pay taxes accordingly. People have a right and an expectation that property that has been zoned this way remains this way and was intentionally zoned this way because of its compatibility with the surrounding area. How can the Municipality now justify rezoning this land by disregarding their own planning for a project that is anything but Country Residential? The Municipality has no moral obligation to change zoning for a specific religious group. A dangerous precedent could be set here. Next it will be the Jews, then the Jehovah, then the Mormons, then the Catholics all expecting the same consideration.

*Re BRZ: Therefore, residents of the Hidden Valley, Panorama, Harvest Hills, Kincora, Sherwood, Evanston, Nolan Hill and the Sage Hill neighbourhoods are expected to use Burma Road – Township Road # 260 from the East, and the remainder of the NW Muslim residents will use the Rocky Ridge Road to access the proposed facilities.*

Council's priorities should be to worry about the taxpaying residents of Bearspaw and not worrying about accommodating the citizens of Calgary.

There is plenty of undeveloped, open land East towards Symons Valley that would be much more appropriate for this development considering the above statement, perhaps neighboring the Bearspaw Christian School.

There is no need for another Community Center in the area. The Bearspaw Community Center is a model example and a true Community Center. It serves the needs of ALL residents irregardless of faith or beliefs. It handles numerous events, including weddings, allows alcohol and unrestricted dietary concerns like pork products and, I believe, fund raising. I know as my Son hosted his wedding reception there. He would NOT have been granted permission to use any Islamic Center let alone one that portrays itself as a "Community Center".

██████████ This is NOT the definition of community. In the May 2016 issue of the Bearspaw Beat there is an ad that states that there is an Opportunity for a Church Group to rent the Center. Gee, they should at least try to support the community first. They say they did. Challenge them to name dates, times and individuals to whom they spoke and obtain a statement from the Community Directory as to why they could not accommodate this group.

Any group that pays \$1.7M for a property would naturally be only interested in their vested interests.

The BRZ Partnership states right in the plan that:

*"The planned facilities are expected to be used by the Muslim Community"*

*"The maximum traffic load generated to and from the proposed facilities when fully developed by the year 2022 (10 years from now) will be 800 vehicular trips"*

800 vehicular trips a day and parking for 430 cars. This is commercial status. I do not know if Home Depot has this kind of volume.

They pray 5 times a day from sun up to sundown. When completely built they will reach this after 1 week, not 10 years.

*The estimated potable water requirements for the proposed developments are as follows:*

1. Community Centre Washrooms -- 100 liters/ person = 100 -- 1000 X 100 L = 10,000 to 100,000 L/day
2. Maximum Water use /day = 100,000 L / day
3. Yearly anticipated usage = 5000m3 (BSEI). The Rocky View Water Co-operative water supply will be used for the Islamic Community Centre facilities.

There are NO sanitary services. Contracting out for disposal is NOT acceptable. The recommendation of BSEI, the Consulting Engineers, dated November 3, 2015 is "A private sewage treatment system would be ideal for this site"..  
RE BRZ Maximum Water use /day = 100,000 L / day.

Point 2 Above: 100 thousand litres a day on an 11 acre parcel. This is beyond extravagant and is an example of poor engineering. No localized treatment plant

contained within 11 acres handling 500 cars, which means a large parking lot, could handle this volume which means truckage many times a day to handle this volume. I believe the Bearspaw Community and School are on the local sanitary line to Calgary. I believe the Rocky Point Church is also but, if not, at least it is on the highway and not close to any residential homes.

I am a founding member of the Bearspaw Water Coop and I have my usage highly restricted as do all residences. They have NO right to this amount of water. If they can use that much water then so can we and every other resident.

Community centers are not operated from sun up to sun down, Mosques are. There are NO prayer services EVERY day at a Community Center that I know of. A Community Center like all the Community Centers in the City of Calgary or the Bearspaw Lifestyle Center are not open before 7am.

*Re BRZ: The Community Centre will be made available to the Bearspaw residents for events that will comply with the above use restrictions, and if the facility is free on the requested date.*

Okay, so the first event I will schedule is a Gay Wedding for a good friend of mine. I am guessing the Center won't be available when I need it. Good location for the Gay Rodeo as well. The Muslims already have their own exclusive cemetery, again tax exempt for the value of \$1.7M, just down the road. [REDACTED]

There are already many "Islamic Community Centers" within the City of Calgary, one is close by at 7750 Ranchview Drive in Calgary where, by the way, an application for this Center was put to the City and the application was refused.

DP2013-4980 is **Refused**. Permit issued on 2014-10-09. Job is Change of Use: Place of Worship - Small (3 Years).

If locations are not convenient to commute to 6 times a day then so be it. It is not up to the current residents and the community of Bearspaw to enable convenience.

A quote from the LOCHEND CORNERS CONCEPTUAL SCHEME  
January 2013  
Page 14

#### 4.1.7

##### **RESPECT THE NATURE AND CULTURE OF BEARSPAW**

*Lochend Corners was conceived as a development that would become an integral part of the Bearspaw community without detracting from the attributes that have made Bearspaw such an attractive residential location. Lochend Corners must represent the type of growth that is needed to sustain the unique nature and culture of Bearspaw.*

There is NO economic, Social or Community benefit from this development for the taxpaying residents of Bearspaw. For Council to make decisions based solely on religious grounds to accommodate a specific religion and not on sound fact or financials is a very bad and dangerous precipice.

To reiterate - The BRZ Partnership states right in the plan that:

*"The planned facilities are expected to be used by the Muslim Community"*

WE are in very serious trouble if this Municipality is moving towards religious based governance.

[REDACTED]

They already have their tax exempt Cemetery property just down the road. This development belongs in an undeveloped area, specifically zoned for this purpose from the outset. Giving up substantial tax revenues for a religious cause is not the same as new zoning in an undeveloped area. Having something and giving it up is much harder than never having it at all

In Summary, when Jesus doesn't pay taxes, Mohammed doesn't pay taxes or Jehovah doesn't pay taxes, we and all other residential owners have to pay extra in order to make up the difference and we have paid enough and do not want to pay on in perpetuity or lose the revenue currently in place.



Dave & Arlene Rose  
7 Biggar Heights Bay N.W.  
Calgary Alberta Canada  
T3R 1H4

[REDACTED]

78149 Bonanza Dr  
Palm Desert, California 92211-1207

[REDACTED]



FORM 21



# Campaign Disclosure Statement and Financial Statement

Local Authorities Election Act  
(Sections 147.11, 147.3, 147.4)

MUNICIPALITY: Rocky View Bears Paw - Div. 8, PROVINCE OF ALBERTA  
 Full Name of Candidate: ERIC CHARLES LOWTHER  
 Candidate's Mailing Address: 24044 - Country Hills BLVD. N.W  
Calgary, Alberta  
 Postal Code T3R1A6

**NOTE:**

If a candidate's entire election campaign is funded exclusively out of the candidate's own funds and the candidate's funds are not more than \$10,000, under Section 147.11 of the *Local Authorities Election Act*, the candidate is not required to file this document or open and deposit the funds into a campaign account.

This form, including any contributor information from line 2, is a public document.

## Campaign Period Revenue

### CAMPAIGN CONTRIBUTIONS:

1. Total amount of contributions of \$100.00 or less \$ 100.00  
 2. Total amount of all contributions of \$100.01 and greater, together with the contributor's name and address (attach listing and amount) \$ 29,100.00

NOTE: For lines 1 and 2, include all money and valued personal property, real property or service contributions.

3. Deduct total amount of contributions returned \$ -  
 4. NET CONTRIBUTIONS (line 1 + 2 - 3) \$ 29,100.00

### OTHER SOURCES:

5. Total amount contributed out of candidate's own funds \$ -  
 6. Total net amount received from fund-raising functions \$ -  
 7. Transfer of any surplus or deficit from a candidate's previous election campaign \$ -  
 8. TOTAL OTHER SOURCES (add lines 5, 6 and 7) \$ 29,100.00  
 9. Total Campaign Period Revenue (add lines 4 and 8) \$ -

### Campaign Period Expenditures

10. Campaign Period Expenses Paid \$ 29,100 Unpaid \$ 0 TOTAL \$ 29,100.00

### Campaign Period Surplus (Deficit)

(deduct line 10 from line 9) \$ 0

### ATTESTATION OF CANDIDATE

This is to certify that to the best of my knowledge, this document and all attachments accurately reflect the information required under section 147.4 of the *Local Authorities Election Act*.

E. Lowther  
 Signature of Candidate

Feb. 27<sup>th</sup>, 2014  
 Date

Forward the signed original of this document to the address of the municipality in which the candidate was nominated for election.

IT IS AN OFFENCE TO SIGN A FALSE STATEMENT

LGS0002 (2013/04)

List of Contributors to the Eric Lowther Campaign

October 24, 2013

Dr. David Chalack      -\$500, \$1250 ✓

W. Meilleur      -\$400

Springshire Developments ✓

Removed for Security Purposes  
– Public Posting

Gerry Neustaedter      -\$500

Martin Waddell      -\$500, \$500

Jeff. Burns      -\$700

V I P Development Group of Cos. Inc. -\$500 ✓

Springbank Lands Limited Partnership -\$500 ✓

Western Securities Limited -\$500 ✓

SNERGY Systems Inc. -\$500

Murray and Kristina Atkins -\$1000 ✓

Stanley Church -\$1000 ✓

C. and L. Locke -\$500, \$1000 ✓

Jo Ann L. Jones -\$500 ✓

C. Joy Bews -\$100 ✓

V. Marks -\$100 ✓

Silverhorn Inc. -\$1500 ✓

Removed for Security Purposes  
– Public Posting

McKinley Masters - \$1500

Qualico Land - \$500

Sunterra Farms Ltd. \$2500

Watermark Development Partnership - \$2000

Maureen Morston - \$150

Alberta Water Exchange - \$500

Removed for Security Purposes  
- Public Posting

Big Hill Springs Joint Venture - \$500

M. Verbiski - \$500

W. Wilson - \$100

Robert Guedo - \$500

Charles Guest - \$200

Michele Waters - \$500

Genesis Land -\$1000

Ollerenshaw Ranch Ltd. -\$500

Swartout Holdings -\$500

Krys Bunker -\$100

Hopewell Development Master L.P. -\$300

Removed for Security Purposes  
- Public Posting

Buckley Ranch Aggregate Development -\$200

Barry Mjolsness -\$1000

Glenn D. Hockley -\$300

Melcor Developments Ltd. -\$250

Albi Homes -\$1000

Spray Lake Sawmills [1980] Ltd. -\$1000

Emcor Development Corporation -\$1000

Jenlin Holdings 2004 Ltd. -\$250

Removed for Security Purposes  
– Public Posting

Redtail Holdings 2004 Ltd. -\$250

CLT Contracting Ltd. -\$250

FORM 21



# Campaign Disclosure Statement and Financial Statement

Local Authorities Election Act  
(Sections 147.11, 147.3, 147.4)

MUNICIPALITY: Rocky View - Bearspaw Div. 8, PROVINCE OF ALBERTA  
 Full Name of Candidate: ERIC CHARLES LOWTHER  
 Candidate's Mailing Address: 24044 Country Hills Blvd N.W.  
CALGARY, AB, Alberta  
 Postal Code T3R1A6

**NOTE:**

If a candidate's entire election campaign is funded exclusively out of the candidate's own funds and the candidate's funds are not more than \$10,000, under Section 147.11 of the *Local Authorities Election Act*, the candidate is not required to file this document or open and deposit the funds into a campaign account.

This form, including any contributor information from line 2, is a public document.

## Campaign Period Revenue

**CAMPAIGN CONTRIBUTIONS:**

1. Total amount of contributions of \$100.00 or less \$ —
  2. Total amount of all contributions of \$100.01 and greater, together with the contributor's name and address (attach listing and amount) \$ 19,600
- NOTE: For lines 1 and 2, include all money and valued personal property, real property or service contributions.
3. Deduct total amount of contributions returned \$ —
  4. NET CONTRIBUTIONS (line 1 + 2 - 3) \$ —

**OTHER SOURCES:**

5. Total amount contributed out of candidate's own funds \$ 5,921.00
6. Total net amount received from fund-raising functions \$ —
7. Transfer of any surplus or deficit from a candidate's previous election campaign \$ —
8. TOTAL OTHER SOURCES (add lines 5, 6 and 7) \$ 5,921.00
9. Total Campaign Period Revenue (add lines 4 and 8) \$ 25,521.00

**Campaign Period Expenditures**

10. Campaign Period Expenses Paid \$ 25,521 Unpaid \$ — TOTAL \$ 25,521.00

**Campaign Period Surplus (Deficit)**

(deduct line 10 from line 9)

\$ 0

**ATTESTATION OF CANDIDATE**

This is to certify that to the best of my knowledge, this document and all attachments accurately reflect the information required under section 147.4 of the *Local Authorities Election Act*.

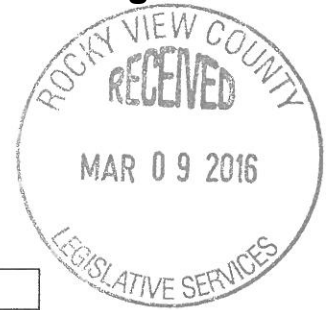
Signature of Candidate [Signature]

Date March 9th / 2016

Forward the signed original of this document to the address of the municipality in which the candidate was nominated for election.

**IT IS AN OFFENCE TO SIGN A FALSE STATEMENT**

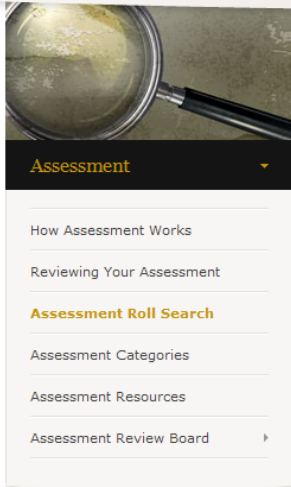
LGS0002 (2013/04)



## Eric Lowther Campaign 2015

<u>Contributor</u>	<u>Amount</u>
Charles R. Guest ; Gordon Guest	\$ 200.00
Clarence or Joan Longeway	\$ 150.00
Barry & OR Lorna Mjolsness	\$ 1,000.00
Susanne Frauchiger	\$ 200.00
Bordeaux Developments	\$ 1,500.00
MBE Developments Ltd	\$ 1,000.00
C D Bunker ; K A Bunker	\$ 200.00
Charlie & Louise Locke	\$ 500.00
United Communities .LP.	\$ 2,450.00
2007 United Lands Limited Partnership	\$ 2,450.00
Arnold Stephens	\$ 150.00
Dr. David Dawn Dyrholm	\$ 1,000.00
Alberta Mining Corporation Limited	\$ 1,000.00
Mr. Donald G. Campbell or Mrs. Sherry Lynne Campbell	\$ 500.00
Mr. Robert A. Germiquet	\$ 500.00
David M. Gottlieb	\$ 500.00
WRD Borger Construction Ltd.	\$ 1,500.00
Anita Carey	\$ 100.00
Frank Carey	\$ 100.00
The Qualico Partnership	\$ 3,000.00
Cameron Wallace	\$ 100.00
Patricia Wallace	\$ 100.00
Eagle Butte Ranches Ltd	\$ 500.00
Gordon D MacDonald	\$ 200.00
Carson - McCulloch Associates Ltd.	\$ 200.00
David or Kathy Miner	\$ 500.00
Eric Lowther	\$ 5,921.00
Deposited Total	\$ 25,521.00
<b>Total Funds Contributed Towards Campaign</b>	<b>\$ 25,521.00</b>





## Property Assessment Information

Property Assessment information is listed below.

### Current Assessment for Tax Roll 05632020

2016

Assessmer

Residential

Annual Taxable

Total Assessment: \$1,296,400.00

[Home](#) » [County Services](#) » [Assessment](#) » [Assessment Roll Search](#)

## Assessment Roll Search

[How Assessment Works](#)[Reviewing Your Assessment](#)[Assessment Roll Search](#)[Assessment Categories](#)[Assessment Resources](#)[Assessment Review Board](#)

### Property Assessment Information

Property Assessment information is listed below.

#### Current Assessment for Tax Roll 06706019

**2016**Assessment Value **\$0.00**

Miscellaneous Exempt

**Annual** **Exempt**Exempt Value **\$1,680.00****Total Assessment:** \$0.00

## In Our Community

# Bearspaw Lifestyle Centre Programs & Events

Please register online at  
[www.bearspawlc.ca](http://www.bearspawlc.ca). A valid BGCA  
membership is required to  
register for all programs



## Youth



### Bearspaw Spring Outdoor

**Soccer:** Register online @

[www.bearspawlc.ca](http://www.bearspawlc.ca). Our Spring program will run from April 25 - June 16. All sessions will be held at the Bearspaw School field, located at 253210 Bearspaw Road. All participants will be required to submit a \$40 jersey deposit before issue. Please note dates and times could change depending on registration numbers.

Development: \$100.00.

- U4: Tues. 6:15 p.m. - 7:15 p.m.
- U6: Wed. 6:15 p.m. - 7:15 p.m.
- U8: Thurs. 6:15 p.m. - 7:15 p.m.
- U10 Wed. 7:15 p.m. - 8:15 p.m.
- U12/U14 Tues. 7:00 p.m. - 8:00 p.m.

**Girls' Group:** Creativity & confidence! Join us for a wide range of activities and projects designed to enhance self-esteem, self-expression, confidence and friendship skills, in a fun setting just for girls! Ages 9 - 12.

Tues. Apr. 5 - Jun. 14

3:15 p.m. - 4:15 p.m.

• 10 sessions: \$90.00.

• Ages 9 - 12.

**Sportball:** Sportball helps children develop socially as well as physically, through a curriculum designed to reinforce self-confidence free from the pressure of competition. Sportball provides the basic concepts and skill components of 8 popular sports. Programs are carefully designed to focus on the development of balance, strength, coordination, stamina and timing through professional instruction and positive encouragement, using child-sized equipment. Visit [www.sportball.ca](http://www.sportball.ca).

### Floor Hockey - Just the Game

Thu. 3:15 p.m. - 4:15 p.m. (7-12 yrs.)

• 10 sessions: \$140.00 - Apr. 7 - Jun. 16

### Multi-Sport

Thu. 4:15 p.m. - 5:15 p.m. (3 - 5 yrs.)

• 5 sessions: \$95.00 - Apr 23 - May 19

**Sportball Birthday Parties:** Rent a room at the Bearspaw Lifestyle Centre and give Sportball a call! Kids will enjoy a variety of sport supervised games in a safe, structured environment. Festivities will finish off with a traditional birthday celebration. Call 905-882-4473 or visit [www.sportball.ca](http://www.sportball.ca) to arrange your child's party.

## Parents & Kids

**Mother/Daughter Book Club:** A unique opportunity for girls ages 9-12 and their moms to bond with the help of books! Each month, moms and daughters will both read the same books featuring strong female characters and at the meeting our facilitator will lead some fun activities and an open discussion about the important issues in the book. Meetings will be held the 3rd Thursday of each month at 7:15 p.m. There is no cost for the program, however a valid BGCA membership is required.

**Wiggle & Giggle:** A free drop in program offered by BLC in partnership with the Western Rocky View Parent Link Centre. Join us for active fun in the gym! A great way for tots to burn off some energy & for parents to meet others in the area. Please note: parents are required to attend with their children and be in the gym at all times.

Apr. 5 - Jun. 14

• Tue. 11:00 a.m. - 12:00 p.m.

## Looking for gym space?

Bearspaw Lifestyle Centre has it! Several days and times are available April - August 2016. Perfect for Spring sporting sessions, birthday parties, team sports or summer camps. Call Kim for rates and availability. (403) 239-1502 ext: 100

## Rental Opportunity at Bearspaw Lifestyle Centre



We are looking for a church group interested in renting the Centre on Sundays. Please contact (403) 239-1502 ext: 101 for further information or email [facilities@bearspawlc.org](mailto:facilities@bearspawlc.org).



## LAND TITLE CERTIFICATE

S

LINC

SHORT LEGAL

TITLE NUMBER

0021 226 279

5;2;25;32;NE

111 289 158

## LEGAL DESCRIPTION

MERIDIAN 5 RANGE 2 TOWNSHIP 25

SECTION 32

THE NORTHERLY 1980 FEET

OF THE EASTERLY 440 FEET OF THE

NORTH EAST QUARTER

CONTAINING 8.09 HECTARES (20) ACRES MORE OR LESS

EXCEPTING THEREOUT ALL MINES AND MINERALS

ESTATE: FEE SIMPLE

MUNICIPALITY: ROCKY VIEW COUNTY

REFERENCE NUMBER: 081 444 256

REGISTERED OWNER(S)				
REGISTRATION	DATE (DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
111 289 158	07/11/2011	TRANSFER OF LAND	\$1,700,000	\$1,700,000

## OWNERS

MUSLIM ASSOCIATION OF CALGARY.

OF 5615-14 AVENUE SW

CALGARY

ALBERTA T3H 2E8

## ENCUMBRANCES, LIENS &amp; INTERESTS

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
7982LF .	23/05/1972	CAVEAT RE : DEFERRED RESERVE CAVEATOR - THE CALGARY REGIONAL PLANNING COMMISSION.
6888LL .	25/09/1972	UTILITY RIGHT OF WAY

( CONTINUED )

## ENCUMBRANCES, LIENS &amp; INTERESTS

PAGE 2

# 111 289 158

## REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
--------	--------------	-------------

GRANTEE - CANADIAN WESTERN NATURAL GAS COMPANY  
LIMITED.

"20 FT STRIP"

TOTAL INSTRUMENTS: 002

THE REGISTRAR OF TITLES CERTIFIES THIS TO BE AN  
ACCURATE REPRODUCTION OF THE CERTIFICATE OF  
TITLE REPRESENTED HEREIN THIS 15 DAY OF APRIL,  
2016 AT 08:59 A.M.

ORDER NUMBER: 30473121

CUSTOMER FILE NUMBER:



\*END OF CERTIFICATE\*

THIS ELECTRONICALLY TRANSMITTED LAND TITLES PRODUCT IS INTENDED  
FOR THE SOLE USE OF THE ORIGINAL PURCHASER, AND NONE OTHER,  
SUBJECT TO WHAT IS SET OUT IN THE PARAGRAPH BELOW.

THE ABOVE PROVISIONS DO NOT PROHIBIT THE ORIGINAL PURCHASER FROM  
INCLUDING THIS UNMODIFIED PRODUCT IN ANY REPORT, OPINION,  
APPRAISAL OR OTHER ADVICE PREPARED BY THE ORIGINAL PURCHASER AS  
PART OF THE ORIGINAL PURCHASER APPLYING PROFESSIONAL, CONSULTING  
OR TECHNICAL EXPERTISE FOR THE BENEFIT OF CLIENT(S).



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Allow http://maps.calgary.ca to run "Adobe Flash"? Continue Blocking Allow...



## myProperty

### Property Details

**Property:**  
7750 RANCHVIEW DR NW  
[My Calgary Services](#)  
[Collection Schedule](#)

**Development Permits for past 3 years**  
**DP2013-4889** is Released. Permit issued on 20140103. Job is Change of Use: Health Services Laboratory - With Clients

**DP2014-1322** is Released. Permit issued on 20140502. Job is Change of Use: Restaurant: Food Service Only - Small - 5 parking stalls

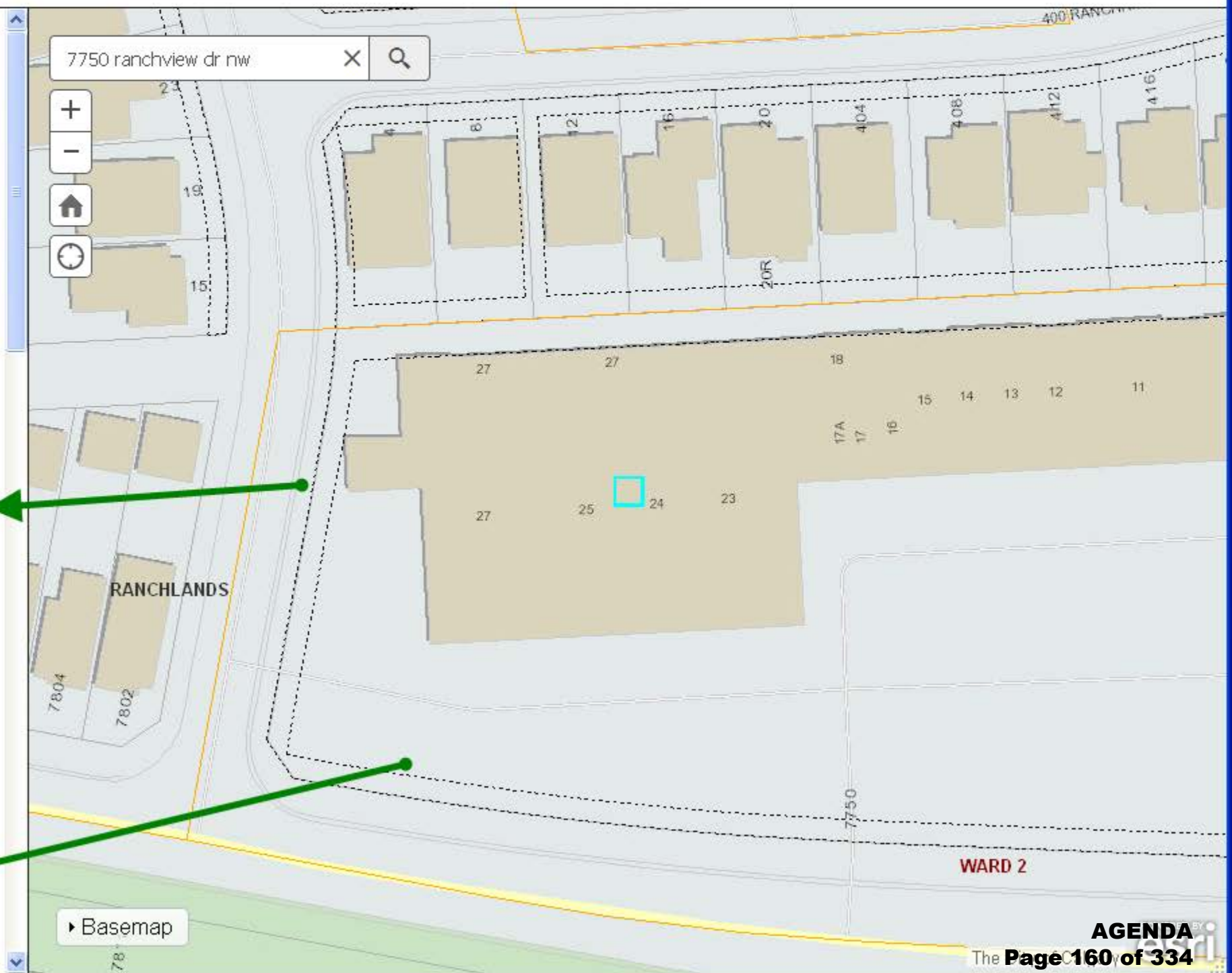
**DP2013-4980** is Refused. Permit issued on 20141009. Job is Change of Use: Place of Worship - Small (3 Years)

**DP2013-4889** is Released. Permit issued on 20140103. Job is Change of Use: Health Services Laboratory - With Clients

**DP2014-1322** is Released. Permit issued on 20140502. Job is Change of Use: Restaurant: Food Service Only - Small - 5 parking stalls

**DP2013-4980** is Refused. Permit issued on 20141009. Job is Change of Use: Place of Worship - Small (3 Years)

**Building Permits for past 3 years**



**Dominic Kazmierczak**

---

**From:** drose1 [REDACTED]  
**Sent:** Tuesday, December 06, 2016 10:57 AM  
**To:** Dominic Kazmierczak  
**Subject:** Re: Community Center  
**Attachments:** muslim6.pdf

Please see attached

Application Numbers:  
PL20150134 & PL20150086  
Roll Number:  
05632020

Please append these comments from Lowther to my previous letters  
Note the comment " trends in a different direction" " I will be trying tp appeal ...

[REDACTED]  
Our immediate area surrounding these developments is R1 residential taxpaying family's NOT Temples and Mosques.  
Rocky View church is already in the immediate vicinity

These [REDACTED] belong along the 1A Commercial area along with the Community Center. school, gas station, Bears Den,

Application Number:  
PL20150088  
Roll Number:  
06609005

Please submit by previous opposition to plan PL20150134 & PL20150086 to PL20150088A

And now we have more [REDACTED] wanting to set up shop at my expense and as I mentioned previously precedent will be set for a R1 farming and ranching community as a religious haven

Dave & Arlene Rose  
7 Biggar Heights Bay N.W.  
Calgary Alberta Canada  
T3R 1H4  
[REDACTED]

78149 Bonanza Dr  
Palm Desert, California 92211-1207  
[REDACTED]



## In Our Community

# Eric Lowther, Rocky View Councillor's Report

*"People who wonder whether the glass is half-empty or half full miss the point. The glass is refillable."*

*-Sent from a wine drinking friend of mine.*

On November 5, I host the fourth community connection meeting at the Bearspaw Lifestyle Centre.

We have some generous, highly skilled and gifted people in our community. The best part of the meetings that I have been involved in, is seeing the connections, contributions, and friendships being made as we work together to protect and enhance our area.

One of the many items I reported on in the October Beat, was the good news that I received regarding the technical requirements being completed for the new Bearspaw Gas station and Market Store. I had been told that they were finally ready to begin work. Unfortunately no work has been done and the site is still not screened. It remains an unattractive feature in the centre of our community. Today I received some disappointing news from the manager of Rocky view enforcement services.

The county will be "sending out a letter in the mail today advising that the development permit (Bearspaw Gas) is expired and enforcement will be notified. The letter also advised that a new Development permit will have to be applied for and the whole process will have to be gone through again."

It seems the owners have delayed too long. Not good.

Some may recall that the original development permit was appealed and successfully modified to ensure the building would incorporate architectural elements consistent with the Bearspaw look and feel. That was good news. In addition, the Centex Corporation was required to provide screening of the construction site. Now that development permit has expired and the process starts over.

As members of our Community Themes (look and feel) working group have pointed out to me, it is important that the development on this site respects our community standards. (For example the Bears Den sets a very high standard that architecturally complements

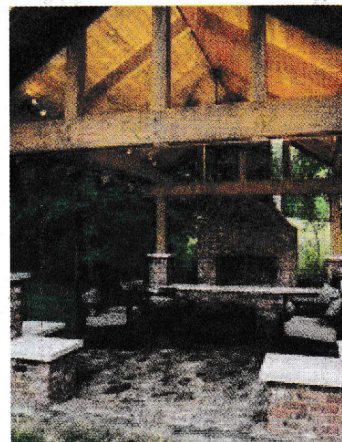


our community). If the new Bearspaw Gas station trends in a very different direction, it may set a precedent for other future commercial developments that departs from the theme of our community. I will be trying to appeal to the developer directly.

I encourage members of our community to help to ensure that the new development permit includes the same (Bearspaw friendly) architectural elements. The Community Themes working group is helping with this too. This group is hoping that once the community consensus is reached on the appropriate themes (look and feel) for developments (primarily commercial ones) that the Bearspaw Area Structure plan will be amended to include them.

You can email [development@rockyview.ca](mailto:development@rockyview.ca) or call 403.230.1401 to let the County know your opinion on the new Bearspaw Gas station development. Copy me if you will [elowther@rockyview.ca](mailto:elowther@rockyview.ca) or call 403.815.4999. You can also find out more at my website [www.ericlowther.ca](http://www.ericlowther.ca)

If you haven't already, be sure to sign up for the County's on-line "Safe & Sound" service at [www.rockyview.ca/safe](http://www.rockyview.ca/safe). Or you can call 403.230.1401 to be signed up over the phone. This is great way to get alerts from the County for issues close to you area.



The same friend (from top) told me later:

"I don't drink wine ALL the time. Only when I'm happy or stressed, relaxing alone or with friends, when I'm busy or being lazy, while I cook or with a book... but not all the time."

*Eric Lowther, Councillor  
- Rocky View*



This letter is being submitted by Dave and Arlene Rose on November 17, 2017 as we have left for our winter home in California and will not be back until on or about April 20, 2018. In most likelihood, we will be unavailable to respond in a timely fashion to any Notice or Public Hearing regarding this matter.



There is nothing “Community” about this Plan. It only represents the self-serving interests of a religious group and has no place in an area zoned R1 Country Residential.

*Re BRZ: Properties immediately to the West and South of the subject land are zoned and used for R-1 and R-2 residential land uses. The properties to the North are vacant and currently designated for Country Residential Land Use in the BASP.*

Forty Square miles is way more than “immediate”. Bylaw C-4129-93 page 15 specifically highlights this property as completely and extensively bordered by Country Residential and Agricultural lands (approximately 40 square miles) and has been for an extended period of time.

People purchase property based upon this zoning, live in this area for the country lifestyle and pay taxes accordingly. People have a right and an expectation that property that has been zoned this way remains this way and was intentionally zoned this way because of its compatibility with the surrounding area. How can the Municipality now justify rezoning this land by disregarding their own planning for a project that is anything but Country Residential? The Municipality has no moral obligation to change zoning for a specific religious group. A dangerous precedent could be set here. Next it will be the Jews, then the Jehovah, then the Mormons, then the Catholics all expecting the same consideration.

*Re BRZ: Therefore, residents of the Hidden Valley, Panorama, Harvest Hills, Kincora, Sherwood, Evanston, Nolan Hill and the Sage Hill neighbourhoods are expected to use Burma Road – Township Road # 260 from the East, and the remainder of the NW Muslim residents will use the Rocky Ridge Road to access the proposed facilities.*

Council's priorities should be to worry about the taxpaying residents of Bearspaw and not worrying about accommodating the citizens of Calgary.

There is plenty of undeveloped, open land East towards Symons Valley that would be much more appropriate for this development considering the above statement, perhaps neighboring the Bearspaw Christian School.

There is no need for another Community Center in the area. The Bearspaw Community Center is a model example and a true Community Center. It serves the needs of ALL residents irregardless of faith or beliefs. It handles numerous events, including weddings, allows alcohol and unrestricted dietary concerns like pork products and, I believe, fund raising. I know as my Son hosted his wedding reception there. He would NOT have been granted permission to use any Islamic Center let alone one that portrays itself as a "Community Center".

██████████ This is NOT the definition of community. In the May 2016 issue of the Bearspaw Beat there is an ad that states that there is an Opportunity for a Church Group to rent the Center. Gee, they should at least try to support the community first. They say they did. Challenge them to name dates, times and individuals to whom they spoke and obtain a statement from the Community Directory as to why they could not accommodate this group.

Any group that pays \$1.7M for a property would naturally be only interested in their vested interests.

The BRZ Partnership states right in the plan that:

*"The planned facilities are expected to be used by the Muslim Community"*

*"The maximum traffic load generated to and from the proposed facilities when fully developed by the year 2022 (10 years from now) will be 800 vehicular trips"*

800 vehicular trips a day and parking for 430 cars. This is commercial status. I do not know if Home Depot has this kind of volume.

They pray 5 times a day from sun up to sundown. When completely built they will reach this after 1 week, not 10 years.

*The estimated potable water requirements for the proposed developments are as follows:*

1. *Community Centre Washrooms -- 100 liters/ person = 100 -- 1000 X 100 L = 10,000 to 100,000 L/day*
2. *Maximum Water use /day = 100,000 L / day*
3. *Yearly anticipated usage = 5000m3 (BSEI). The Rocky View Water Co-operative water supply will be used for the Islamic Community Centre facilities.*

There are NO sanitary services. Contracting out for disposal is NOT acceptable. The recommendation of BSEI, the Consulting Engineers, dated November 3, 2015 is "A private sewage treatment system would be ideal for this site"..  
RE BRZ Maximum Water use /day = 100,000 L / day.

Point 2 Above: 100 thousand litres a day on an 11 acre parcel. This is beyond extravagant and is an example of poor engineering. No localized treatment plant

contained within 11 acres handling 500 cars, which means a large parking lot, could handle this volume which means truckage many times a day to handle this volume. I believe the Bearspaw Community and School are on the local sanitary line to Calgary. I believe the Rocky Point Church is also but, if not, at least it is on the highway and not close to any residential homes.

I am a founding member of the Bearspaw Water Coop and I have my usage highly restricted as do all residences. They have NO right to this amount of water. If they can use that much water then so can we and every other resident.

Community centers are not operated from sun up to sun down, Mosques are. There are NO prayer services EVERY day at a Community Center that I know of. A Community Center like all the Community Centers in the City of Calgary or the Bearspaw Lifestyle Center are not open before 7am.

*Re BRZ: The Community Centre will be made available to the Bearspaw residents for events that will comply with the above use restrictions, and if the facility is free on the requested date.*

Okay, so the first event I will schedule is a Gay Wedding for a good friend of mine. I am guessing the Center won't be available when I need it. Good location for the Gay Rodeo as well. The Muslims already have their own exclusive cemetery, again tax exempt, just down the road. [REDACTED]  
[REDACTED]

There are already many "Islamic Community Centers" within the City of Calgary, one is close by at 7750 Ranchview Drive in Calgary where, by the way, an application for this Center was put to the City and the application was refused.

DP2013-4980 is **Refused**. Permit issued on 2014-10-09. Job is Change of Use: Place of Worship - Small (3 Years).

If locations are not convenient to commute to 5 times a day then so be it. It is not up to the current residents and the community of Bearspaw to enable convenience.

A quote from the LOCHEND CORNERS CONCEPTUAL SCHEME  
January 2013  
Page 14

#### 4.1.7

##### **RESPECT THE NATURE AND CULTURE OF BEARSPAW**

*Lochend Corners was conceived as a development that would become an integral part of the Bearspaw community without detracting from the attributes that have made Bearspaw such an attractive residential location. Lochend Corners must represent the type of growth that is needed to sustain the unique nature and culture of Bearspaw.*

There is NO economic, Social or Community benefit from this development for the taxpaying residents of Bearspaw. For Council to make decisions based solely on religious grounds to accommodate a specific religion and not on sound fact or financials is a very bad and dangerous precipice.

To reiterate - The BRZ Partnership states right in the plan that:

*"The planned facilities are expected to be used by the Muslim Community"*

WE are in very serious trouble if this Municipality is moving towards religious based governance.

[REDACTED]

They already have their tax exempt Cemetery property just down the road. This development belongs in an undeveloped area, specifically zoned for this purpose from the outset. Giving up substantial tax revenues for a religious cause is not the same as new zoning in an undeveloped area. Having something and giving it up is much harder than never having it at all

In Summary, when Jesus doesn't pay taxes, Mohammed doesn't pay taxes or Jehovah doesn't pay taxes, we and all other residential owners have to pay extra in order to make up the difference and we have paid enough and do not want to pay on in perpetuity or lose the revenue currently in place.

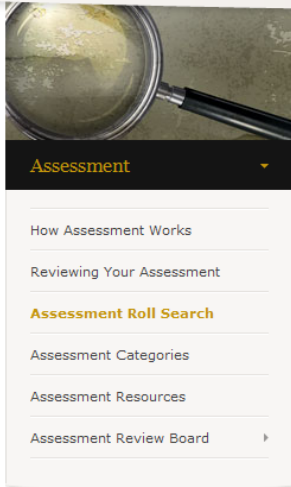


Dave & Arlene Rose  
7 Biggar Heights Bay N.W.  
Calgary Alberta Canada  
T3R 1H4

[REDACTED]

78149 Bonanza Dr  
Palm Desert, California 92211-1207

[REDACTED]



## Property Assessment Information

Property Assessment Information is listed below.

### Current Assessment for Tax Roll 05632020

2016

Residential

Annual Taxable

Assessmer

Total Assessment: \$1,296,400.00

[Home](#) » [County Services](#) » [Assessment](#) » [Assessment Roll Search](#)

## Assessment Roll Search

[How Assessment Works](#)[Reviewing Your Assessment](#)[Assessment Roll Search](#)[Assessment Categories](#)[Assessment Resources](#)[Assessment Review Board](#)

### Property Assessment Information


Property Assessment information is listed below.

#### Current Assessment for Tax Roll 06706019

**2016**Assessment Value **\$0.00**

Miscellaneous Exempt

**Annual** **Exempt**Exempt Value **\$1,680.00****Total Assessment:** \$0.00

**ROCKY VIEW COUNTY**  
Cultivating Communities

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[Home](#) » [County Services](#) » [Assessment](#) » [Assessment Roll Search](#)

# Assessment Roll Search



## Property Assessment Information

Property Assessment information is listed below.

### Current Assessment for Tax Roll 05735020

**2016**

Assessment Value **\$0.00**

Religious Organization Exempt

**Annual** **Exempt**

Exempt Value **\$4,963,100.00**

**Total Assessment:** \$0.00

## **AGRICULTURAL & ENVIRONMENTAL SERVICES**

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**TO:** Council

**DATE:** April 10, 2018 **DIVISION:** All

**FILE:** 6000-300

**SUBJECT:** 2017 Agricultural Service Board Annual Report

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### **<sup>1</sup>AGRICULTURAL SERVICE BOARD RECOMMENDATION:**

THAT the 2017 Agricultural Service Board Annual Report be received for information.

### **EXECUTIVE SUMMARY**

The Agricultural Service Board (ASB) is a Committee of Council created under the *Agricultural Service Board Act*, which sets out the legislative framework for ASBs across the province. ASBs created under the Act are eligible to apply for provincial funding under the Agricultural Service Board Grant Program.

The purpose of the provincial grant is to support ASBs with administering the legislative requirements of the Act, as well as with developing and delivering environmental extension programming. One of the requirements of the provincial grant is that the ASB must provide Council with an annual summary of its activities. Agricultural Services staff will provide a presentation to Council summarizing the full annual report.

Administration recommends **Option #1**.

### **BACKGROUND:**

Rocky View County's Agricultural Service Board was the first ASB established in the province in 1945 under the *Agricultural Service Board Act*. Under current legislation, administration of several provincial acts is delegated to rural municipalities, with some compensation provided if the following duties are undertaken by the ASB:

- to act as an advisory body and to assist the Council and the Minister, in matters of mutual concern;
- to advise on and to help organize and direct weed & pest control and soil & water conservation programs;
- to assist in the control of animal disease under the Animal Health Act;
- to promote, enhance and protect viable and sustainable agriculture, and
- to promote and develop agricultural policies to meet the needs of the municipality.

A three-year ASB Strategic Plan (and detailed action plan) is required to identify how the ASB and Agricultural Services staff intends to implement agricultural programs to fulfill these duties. Based on evaluation of these plans and the outcomes, and on Council's annual approval, grants are allocated to the County.

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<sup>1</sup> **Administration Resources**

Jeff Fleischer, Agricultural and Environmental Services  
Kristyn Smigelski, Agricultural and Environmental Services





**BUDGET IMPLICATION(S):**

This report is a requirement of the Alberta Agricultural Service Board Grant program which provided Agricultural Services with \$243,359.46 for Legislative and Environmental programming in 2017.

**OPTIONS:**

- Option #1: THAT the 2017 Agricultural Service Board Annual Report be received for information.  
Option #2: THAT alternative direction be provided

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Kent Robinson”

---

General Manager

---

Acting County Manager

JF/KS

**ATTACHMENTS**

Attachment ‘A’ – 2017 Agricultural Service Board Annual Report

Attachment ‘B’ – Agricultural Service Board Presentation



## 2017 Agricultural Service Board Annual Report Rocky View County

### *Legislative Stream*

#### **Goal Area 1: Delivery/Support of the *Agricultural Pests Act***

	2016	2017
Number of Appointed Pest Inspectors:	14	14
Number of Fields Inspected For:		
• Clubroot	112	133
• Fusarium graminearum	14	13
Bertha Armyworm Inspections	2 Sites	2 Sites
Dutch Elm Traps (elm bark beetle)	7 Sites	7 Sites
Grasshopper Survey Sites	76	79
Rat Calls	11	9
Rat Inspections	7	6
Tree Calls	12	24
Tree Inspections	7	5
Number of Rental Traps Utilized:		
• Skunk	22	15
• Magpie	4	4
• Raccoon	3	3
• Pigeon	1	0
• Squirrel	1	2
Number of Hay Probe Rentals	2	3
Number of Soil Probe Rental	5	1
Number of Pocket Gopher Traps Sold	106	50
Number of Bat Boxes Sold	16	15

#### **Goal Area 2: Delivery/Support of the *Soil Conservation Act***

	2016	2017
Number of Soil Conservation Inspectors	5	5
Number of Soil Conservation Inspections	-	-
Number of Soil Quality Reports Reviewed	11	17
Number of Responses for Stat Dec & Developments Permit Applications (Top Soil)	31	40



### Goal Area 3: Delivery/Support of the Weed Control Act

Number of Weed Inspectors Appointed	14	14
Number of CityView Weed Cases	667	666
Number of Weed Notices Issued	80	98
Number of Prohibited Noxious Weed Cases	19	26
Number of Formal Weed Inspections	2393	2476
Number of Re-inspections	940	1127
Number of Municipal & Portable Seed Cleaning Plants Inspected	1	1
KM's of Road-edge Treated for the Encroachment of Grass	618 km (236 ha)	165.3 ha
KM's of Roadside Spot Treated for Noxious Weeds	618 km (1679 ha)	1149.8 ha
KM's of Roadside Mowed	2350 km 1 <sup>st</sup> Cut & 1700 km 2 <sup>nd</sup> Cut	7962 KM
Number of Municipal Reserves Inspected	42	44
Number of Municipal Reserves Spot Treated for Noxious Weeds	20	63
Number of Municipal Reserves Mowed	62	73
Purple Loosestrife Weed Control	13 Site on the Bow	13 Sites on the Bow
Weed Control Contracts:		
• City of Airdrie	-	19 ha
• Stoney Tribal Administration	101 ha Controlled	-
Number of Producers Qualifying for the Certified Weed Free Hay Program	1	1
Rental of Backpack Sprayer	15	3
Rental of Pasture Sprayer	13	13
Roadside Seeding & Reclamation Projects	8	8

### Goal Area 4: Delivery/Support of the Animal Health Act

	2016	2017
Number of Reportable or Notifiable Diseases	-	-

### Goal Area 5: Promote and Develop Agricultural Policies

	2016	2017
Number of Circulation Responses to Land Use Redesignations, Subdivisions, and Development Permits	138	193



Number of ASB Training Sessions

1

1

**Goal Area 6: Provide Diverse Educational Opportunities**

	2016	2017
Number of AgriView Newsletter Issues Produced	4	5
Number of AgriView Newsletters Sent to Producers	170	1375
Number of Workshops Organized	11	19
Number of Workshop Attendees:		
• Solar Workshop	-	95
• Working Wells	25	28
• Verified Beef Program	-	18
• Tree Pruning & Health	21	33
• Bees & Trees	27	28
• Farm Energy Management	-	75
• Farm Security	30	39
• Backyard Hens	-	36
• Septic Sense	19	48
• Green Acreage Guide	-	17
• Environmental Farm Planning	-	4
• Vegetable Gardening 1	26	38
• Vegetable Gardening 2	30	42
• Weeds & Pests	-	39
• Bear Safety	-	28
• Ladies Livestock Lessons	85	78
• Beekeeping 101	-	53
• Ranching Opportunities	175	190
• Living in the Natural Environment	150	148
Number of Partnering Organizations:		
• MD of Bighorn, Mountain View County, Kneehill County, Wheatland County, Red Deer County, Clearwater County, MD of Foothills, City of Calgary, City of Chestermere, Town of Crossfield, Town of Airdrie, Town of Cochrane, Foothills Forage, AB Agriculture and Forestry, Cows & Fish, Old College, 4-H, AFAC, NAISMA, AAAF	20	20
Number of Publications Distributed	300	2233
Number of Agricultural Tour Participants	77 Participants & 10 RVC Staff	96 Participants & 23 RVC Staff



Number of Aggie Days Attendees	30, 000	50, 500
Number of Students Enrolled in the Freshwater Field Study Program	1000	1000
Number of Staff Participating in the Classroom Agriculture Program	2 Presenters at 3 Schools	2 Presenters at 3 Schools
Master Farm Family Award	Lazy M Ranches: Doug & Patti-Ann Milner	CL Ranches Ltd. Marshall Copithorne Family
Stampede Farm Family Award	Jones Hereford Ranch, Allen & Shannon Jones, Balzac	Darcey & Leisa Gallelli, Crossfield
Olds College Scholarship	1 @ \$500.00	1 @ \$500.00
4-H Scholarship	2 @ \$500.00	2 @ \$500.00
Number of Website Clicks on Ag Webpage	21, 066	27, 347

### Goal Area 7: Environmental Sustainability

	2016	2017
Number of Trained Staff to Assist With EFP & GF2	5	5
Number of Producers Who Received Assistance with an EFP	13	11
Number of EFP Calls	16	8
Number of EFP's in Progress	2	5
Number of Agri-Environmental Incentive Programs	5	4
Number of Ag Producers utilizing Incentive Program	16	13
Number of Meetings Attended re: Rural Watershed Management	40	40
Number of Regional Airshed Societies Supported	1 (CRAZ)	1 (CRAZ)
Number of WSG's Supported	5 (ERWP, NCWP, JCWP, RDRWA, LCARF)	4 (ERWP, NCWP, JCWP, RDRWA)
Number of WPAC's Supported	1 (BRBC)	1 (BRBC)
Number of Workshops Planned re: Riparian Health & Restoration Projects	2 Bioengineering Workshops (JCWP & ERWP)	3 Bioengineering Workshops 1 (AWES) Workshop



## Environmental Stream

**Environmental Program Plan Goal 1:** Enhance watershed health and environmental sustainability by encouraging responsible stewardship of air, land, biodiversity and water resources.

### Strategy 1: Heighten Educational Role in Rural Water Management Through Partnerships with WSGs, Government, Municipalities and NGOs

	2016	2017
Number of Meetings Planned/ Attended		
<ul style="list-style-type: none"> <li>Bow River Phosphorous Management Plan</li> </ul>	5 (4 County Departments Involved in BRPMP)	5 (3 County Departments Involved in BRPMP)
<ul style="list-style-type: none"> <li>WSG &amp; WPAC Meetings</li> </ul>	35	34
Number of Regional Airshed Societies Supported	1 (CRAZ)	1 (CRAZ)
Number of WSG's Supported	5 (ERWP, NCWP, JCWP, RDRWA, LCARF)	4 (ERWP, NCWP, JCWP, RDRWA)
Number of WPAC's Supported	1 (BRBC)	1 (BRBC)
Number of Students Enrolled in the Freshwater Field Study Program	1000	1000
Projects Funded through WRRP in JCWP	4	5

### Strategy 2: Provide Advice to Producers on Implementation of BMPs to Enhance Watershed Health

	2016	2017
Number of Workshops Planned re: Riparian Health & Restoration Projects	2 Bioengineering Workshops (JCWP & ERWP)	3 Bioengineering Workshops 1 (AWES) Workshop
Number of Trained Staff to Assist With EFP & GF2	5	5
Number of Producers Who Received Assistance with an EFP	13	11
Number of EFP Calls	16	8
Number of Agri-Environmental Incentive Programs	5	4
Number of Ag Producers utilizing Incentive Program	16	13



### Strategy 3: Augment Recycling of Ag Plastics & Ag Wastes – Through Cooperation With Solid Waste & Recycling

	2016	2017
Agricultural Plastics Recycling Program		
• Grain Bags Recycled	20, 400 kg	61, 510 kg
• Twine Recycled	10, 370 kg	10, 442 kg

**Environmental Program Plan Goal 2:** Assist Producers in the completion of EFP's and in accessing Growing Forward 2 funding to facilitate the adoption of BMPs.

### Strategy 1: Maintain trained Ag Service staff to assist producers in accessing these programs

	2016	2017
Number of Trained Staff to Assist With EFP & GF2	5	5
Number of Training Events Attended	7	6

### Strategy 2: Host workshops and offer one-on-one consultations for producers to assist in obtaining these services

	2016	2017
Number of Producers Who Received Assistance with an EFP	13	11
Number of EFP Calls	16	8
Number of AgriView Newsletter Issues Produced	4	5
Number of AgriView Newsletters Sent to Producers	170	1375

**Environmental Program Plan Goal 3:** Provide municipal financial incentives to encourage BMP adoption.

### Strategy 1: Implement Agriculture Master Plan recommendations within County processes

	2016	2017
Number of Recommendations Integrated into County Processes	29 of 35 Recommendations Fully Integrated	29 of 35 Recommendations Fully Integrated

# YEAR IN REVIEW





# WEED INSPECTION & CONTROL



# Weed Inspection

5 Weed Inspectors

2476 Formal Inspections

1127 Re-inspections

666 CityView Cases

→ 98 Weed Notices

→ 26 Prohibited Noxious Weed Cases





## A detailed map of Saskatchewan, Canada, divided into 60 numbered regions ranging from 88 in the northwest to 12 in the southeast. Orange dots are scattered across the map, indicating sampling locations. Major cities such as Regina, Saskatoon, Moose Jaw, and Swift Current are labeled. Geographical features include Lake Winnipegosis, the South Saskatchewan River, and the Canadian border with Alberta to the west and Manitoba to the east. The map also shows provincial boundaries and various smaller towns and communities.

# CityView

Case General ▾ ×

Case Setup Inspections Weeds Documents and Images Correspondence Comments Cloning

[View Master Project](#) [View All Activities on this Case](#) [Add new person or business to Address Book](#)

## Case Information

New Case (current project) New Case (no project)

Case Number **CEWC20170010** Status Case Closed

Case Type Weed Control Date & Time Entered 06/01/2017 2:28 PM

Priority High Entered By Lynette Allemand

Inspector Kristyn Smigelski Department Agriculture & Environmental Ser

Jurisdiction Division 5 Date & Time Closed 08/18/2017 10:30 AM

Origin Weed Inspector Property Valuation [Inspector Note](#)

Detailed Description Completed inspection May 31, 2017 found a dense patch of flowering Black Henbane within tree rows. Spoke to landowner to discuss control options.

Location Comments

Sprayed by Contractor? ☐ Update Complainant? ☐

Show More Fields Hide or Clear Fields



**Weed Tracking**

To add a weed to this case, enter text below. CityView will suggest possible matches as you type:

Black Henbane

Link	Weed #	Weed Species	Status	Classification	Area (Acres)	Abundance	Growth Stage
<a href="#">Link</a>	1	Black Henbane	Controlled	Noxious		General Infestation	Flower
<a href="#">Link</a>	2	Scentless Chamomile	Controlled	Noxious		Patchy	Flower

Remedy: Control means to inhibit the growth or spread, or to destroy. Noxious weeds will be considered controlled if removed, mowed or sprayed with a suitable herbicide to prevent the re-growth and spread of the weeds.

[View Master Project](#) [Add a new person or business to Address Book](#)

**Activity Tracking**

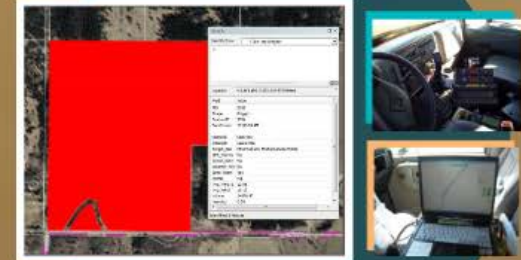
Show Me: All Bylaw Enforcement Activities Refresh Generate Email Add Activity

Go	Link	Activity	Assigned To	Priority	Date Required	Outcome	Date Complete
<a href="#">Link</a>	<a href="#">Link</a>	Property Inspection	Kristyn Smigelski	Routine	06/02/2017	Regulated Weeds	06/01/2017
<a href="#">Link</a>	<a href="#">Link</a>	Add Inspection Details	Lynette Allemand	Routine	06/01/2017	Complete	06/02/2017
<a href="#">Link</a>	<a href="#">Link</a>	Draw Polygon(s)	Lynette Allemand	Moderat	06/02/2017	Complete	06/02/2017
<a href="#">Link</a>	<a href="#">Link</a>	Attach Report	Lynette Allemand	Moderat	06/02/2017	Complete	06/05/2017
<a href="#">Link</a>	<a href="#">Link</a>	Contact Landowner/Occupant	Lynette Allemand	Moderat	06/08/2017	Contacted	06/05/2017
<a href="#">Link</a>	<a href="#">Link</a>	Owner Describes Intentions to	Lynette Allemand	Moderat	06/05/2017	Complete	06/05/2017
<a href="#">Link</a>	<a href="#">Link</a>	Re-inspect Property (RE: Inten	Lynette Allemand	Moderat	08/29/2017	Compliant	08/30/2017

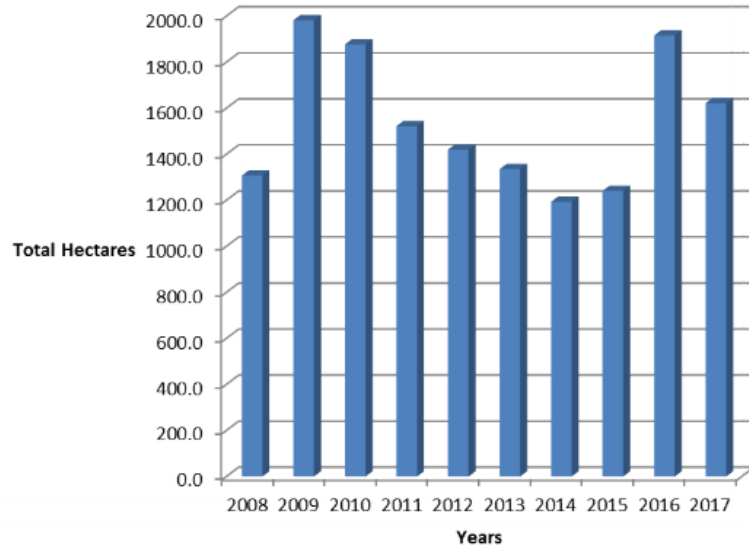
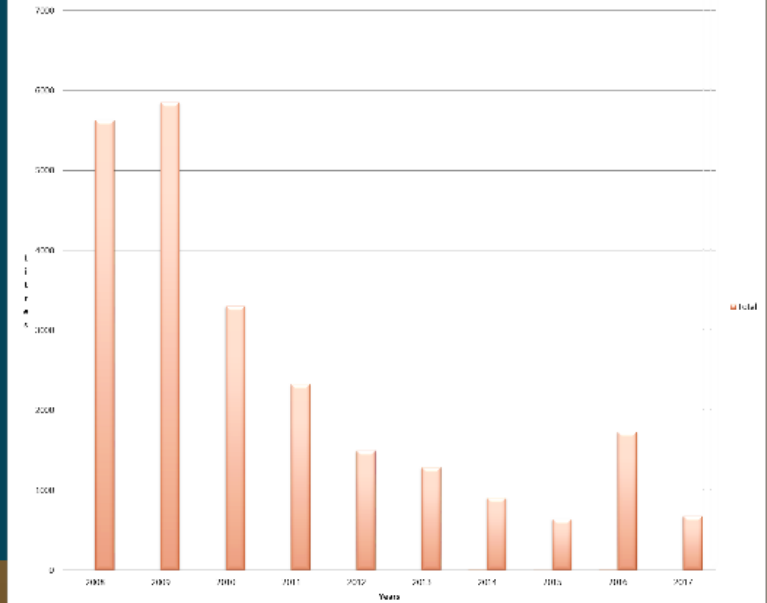




# Weed Control Equipment Overview





**Hectares Controlled****Total Product Used (Litres)**



## Weed Control

**165 ha**

Hectares of Road-edge Treated  
for the Encroachment of Grass

**1150 ha**

Hectares of Roadside Spot  
Treated for Noxious Weeds

**78%**



in active ingredient/ha  
since 2008

**88%**



in total product  
since 2008



# Mowing Program & Pest Inspection Program



**Mowing**  
**1<sup>st</sup> Pass** 4942 km  
**2<sup>nd</sup> Pass** 3020 km



## Ag Pest Inspections

### # of inspections

- 133** Clubroot
- 13** Fusarium graminearum
- 79** Grasshopper
- 6** Rat Inspections
- 5** Tree Inspections

**Additional Monitoring Programs:**  
 Bertha Armyworm Inspections  
 Dutch Elm Disease



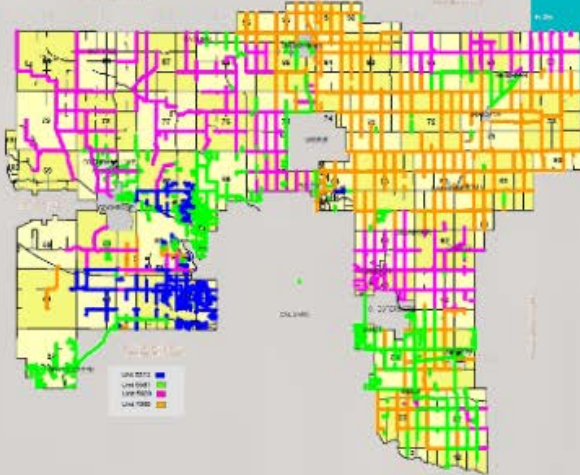


**Mowing**  
**1<sup>st</sup> Pass** 4942 km  
**2<sup>nd</sup> Pass** 3020 km





# MOWING



# Ag Pest Inspections

## # of inspections

- 133 Clubroot
- 13 Fusarium graminearum
- 79 Grasshopper
- 6 Rat Inspections
- 5 Tree Inspections

### Additional Monitoring Programs:

Bertha Armyworm Inspections  
Dutch Elm Disease





EFP  
&  
GF2

## EFP, GF2 &amp; BMP Info



5 Staff Trained to Assist with EFPs

11 Producers receiving assistance with an Environmental Farm Plan

5 AgriView Newsletter Issues

27,347 Website Clicks

Agri- Environmental  
Program

## 4 Projects Completed

off-setting costs for building a pasture sprayer, renting a pasture sprayer, completing a Riparian Health Assessment conducted by Cows & Fish and decommissioning old water wells

13 Producers Utilized the Program in 2017

Agri-  
Environmental  
ProgramSupport  
of WSGs

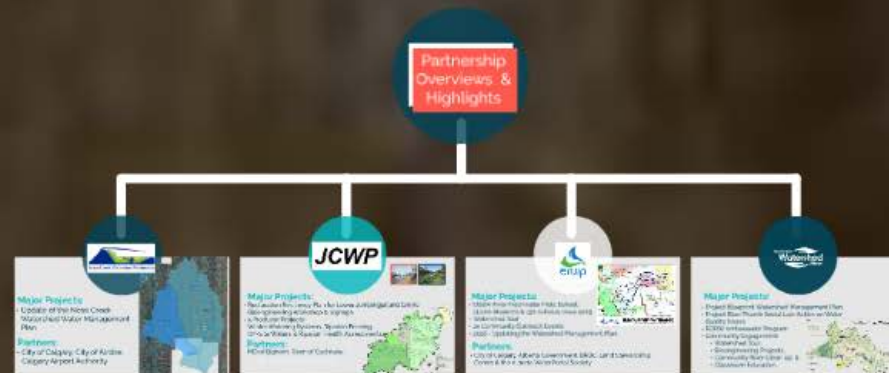
## Watershed Stewardship Groups

Nose Creek Watershed Partnership  
Jumpingpound Creek Watershed Partnership  
Elbow River Watershed Partnership  
Red Deer River Watershed Alliance

Environmental  
Programs

# Watershed Stewardship Groups

Nose Creek Watershed Partnership  
 Jumpingpound Creek Watershed Partnership  
 Elbow River Watershed Partnership  
 Red Deer River Watershed Alliance





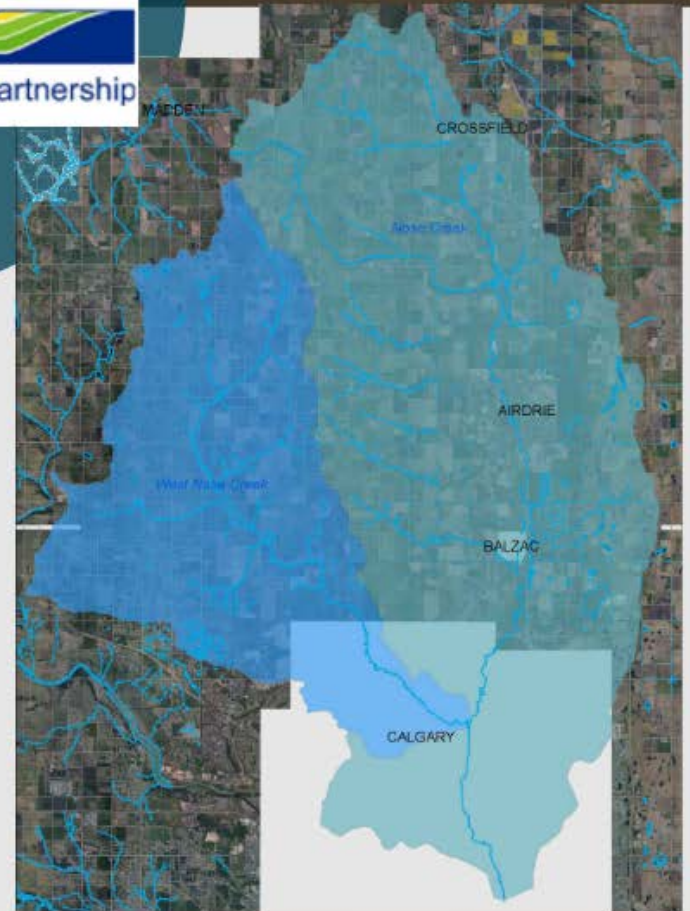


## Major Projects:

- Update of the Nose Creek Watershed Water Management Plan

## Partners:

- City of Calgary, City of Airdrie, Calgary Airport Authority





# JCWP



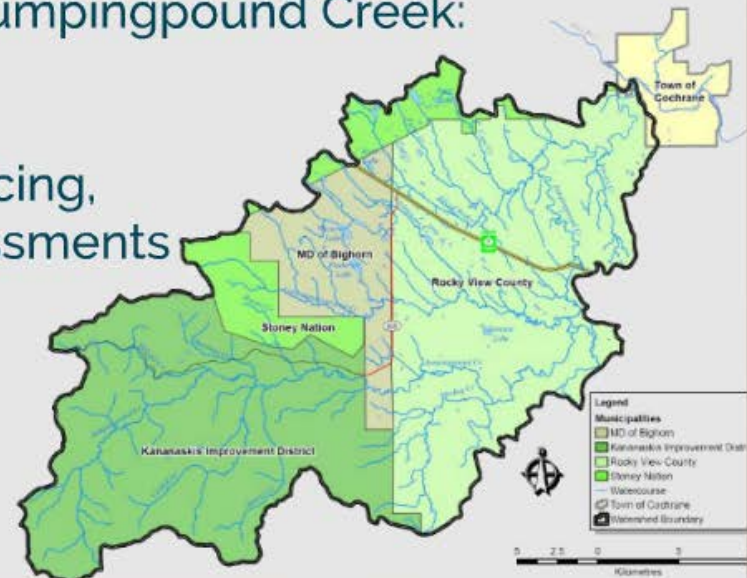
## Major Projects:

- Restoration Resiliency Plan for Lower Jumpingpound Creek: Bioengineering Workshop & Signage
- 5 Producer Projects: Winter Watering Systems, Riparian Fencing, Off-Site Waters & Riparian Health Assessments

## Partners:

MD of Bighorn, Town of Cochrane

Note: WRRP - Watershed Resiliency and Restoration Program  
AWEP - Aquatic Watersheds Enhancement Program



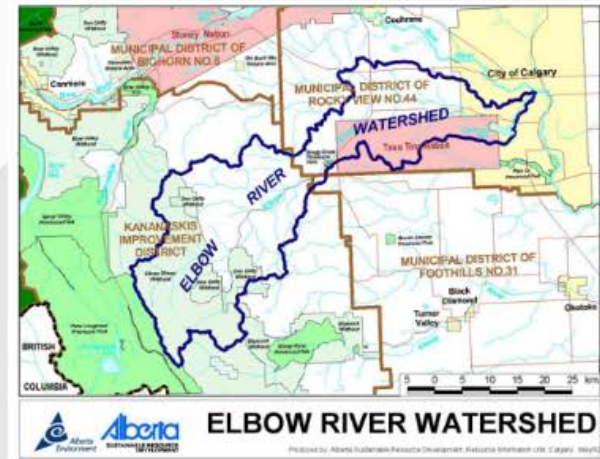


## Major Projects:

- Elbow River Freshwater Field School: 11,000 Students & 150 schools since 2005
- Watershed Tour
- 2x Community Outreach Events
- 2018 - Updating the Watershed Management Plan

## Partners:

- City of Calgary, Alberta Government, BRBC, Land Stewardship Centre & the Alberta WaterPortal Society

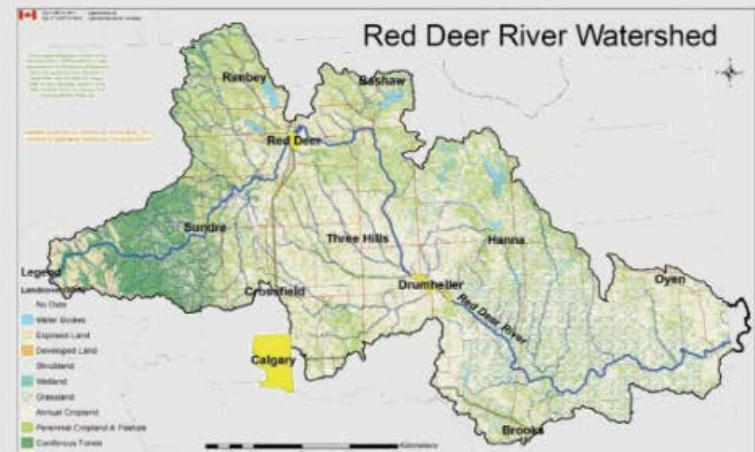






## Major Projects:

- Project Blueprint: Watershed Management Plan
- Project Blue Thumb Social Lab: Action on Water Quality Issues
- RDRW Ambassador Program
- Community Engagement:
  - Watershed Tour,
  - Bioengineering Projects,
  - Community River Clean Up, &
  - Classroom Education



# Agri- Environmental Program

- **4 Projects Categories:**

- **off-setting costs** for building a pasture sprayer, renting a pasture sprayer, completing a Riparian Health Assessment conducted by Cows & Fish and decommissioning old water wells

**13** Producers Utilized  
the Program in 2017





# EFP, GF2 & BMP Info



**5** Staff Trained to Assist with EFPs

**11** Producers receiving assistance with an Environmental Farm Plan

**5** AgriView Newsletter Issues

**27, 347** Website Clicks



# Agriculture Education

## Classroom Education

Aggie Days: 10,500 Students

Classroom Ag Program: 225 Students

Scholarships: 3 @ \$500.00

2 x 4-H  
1 x Olds College



## Agricultural Tour

& Master Farm Family Award

- 119 Participants
- Award Presented to:

CL Ranches:  
Marshall and Teresa  
Copithorne



## Workshops

- 19 Workshops
- 1037 Attendees
- 20 Partnering Organizations



# Workshops

- 19 Workshops
- 1037 Attendees
- 20 Partnering Organizations





# Agricultural Tour

## & Master Farm Family Award

- 119 Participants
- Award Presented to:

CL Ranches:  
Marshall and Teresa  
Copithorne



# Classroom Education

Aggie Days: **10, 500 Students**

Classroom Ag Program: **225 Students**

Scholarships: **3 @ \$500.00**

2 x 4-H

1 x Olds College



Rocky View County is a community where agriculture is valued and respected. The agriculture industry is flourishing through innovation and diversification, and is promoted and recognized as vital to the County's social, economic and ecological integrity.

- Rocky View County ASB  
Vision Statement

**THANKS TO:**  
**The RVC Agricultural  
Service Board for your  
continued support &  
service on the board!**



**ROCKY VIEW COUNTY**  
Cultivating Communities

- Created by Kristyn Smigelski  
for the Rocky View County  
Agricultural Service Board  
March 8th, 2018





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## **PLANNING SERVICES**

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**TO:** Council

**DATE:** April 10, 2018 **DIVISION:** 8

**TIME:** Afternoon Appointment

**FILE:** 05632020 **APPLICATION:** PL20150086

**SUBJECT:** Master Site Development Plan – Centre for religious assembly and community services  
**Note:** This application should be considered in conjunction with application PL20150134, for redesignation from Residential One District to Public Services District

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### **<sup>1</sup>ADMINISTRATION RECOMMENDATION:**

THAT application PL20150086 be refused.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to consider a Master Site Development Plan (MSDP) to guide the future development of a facility for religious assembly and community activities. Policy 11.5(b) of the County Plan requires that an MSDP be submitted to provide a framework for community and institutional land use applications. This MSDP is submitted in support of application PL20150134, which proposes redesignation of a ±4.86 hectare (±12.00 acre) portion of land from Residential One District to Public Services District.

This report considers the technical and operational aspects of the proposed religious assembly and community uses, while the report relating to the associated redesignation application(PL20150134) addresses the proposal's compliance with the relevant statutory plans.

Transportation and servicing were considered in the review of this application and were found to be acceptable; the details can be found in the MSDP Overview section of this report.

Administration reviewed the proposed MSDP, and determined that:

- the Applicant provided an operations plan and supporting technical assessments on transportation, environmental, stormwater, and servicing matters, which adequately address technical and operational concerns subject to the detailed design being determined at the Development Permit stage; however,
- the application does not demonstrate compliance with Policy 11.2 of the County Plan. Specifically, it does not demonstrate that it would provide a benefit to the local community, and that it would be compatible with existing land uses.

For this reason, Administration recommends refusal of the application, in accordance with **Option #2**.

**DATE APPLICATION DEEMED COMPLETE:** February 28, 2016 (Received: November 13, 2015)

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**PROPOSAL:** To approve a Master Site Development Plan in support of a land use redesignation that proposes the future development of a centre for religious assembly and community uses.

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### **<sup>1</sup> Administration Resources**

Dominic Kazmierczak, Planning & Development Services  
Gurbir Nijjar, Engineering Services



<b>LEGAL DESCRIPTION:</b>	Portion of NE-32-25-02-W5M (255251 Rocky Ridge Rd.)
<b>GENERAL LOCATION:</b>	Located in Bearspaw, at the southwest junction of Burma Road and Rocky Ridge Road.
<b>APPLICANT:</b>	BRZ Partnership Architecture Inc.
<b>OWNERS:</b>	Muslim Association of Calgary
<b>EXISTING LAND USE DESIGNATION:</b>	Residential One and Residential Two Districts
<b>PROPOSED LAND USE DESIGNATION:</b>	Public Services and Residential Two District
<b>GROSS AREA:</b>	±8.94 hectares (20.00 acres)
<b>SOILS (C.L.I. from A.R.C.):</b>	<b>Class 3C80 3W20</b> – Moderate limitations due to climate and poor drainage.

#### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 14 landowners within the County and two (2) landowners located within the city of Calgary. Administration received 45 letters opposing the proposal and two (2) letters raising concern. These letters are attached to the related redesignation report (PL20150134). Fourteen (14) letters of support were provided by the applicant within the submitted MSDP (Appendix 'B').

#### **HISTORY:**

- 2003** Council refused a subdivision application to create an eight acre parcel with a ±4.86 hectare (12 acre) remainder (Application: 2003-RV-371).
- 1994** Council approved the redesignation of a portion of the subject lands from Small Holdings District to Country Residential District in order to facilitate the future creation of six ± 2 acre parcels with an eight acre remainder (Application: 93232). Council redesignated this portion of the subject lands to Residential One District with the passing of the Land Use Bylaw in 1997.

#### **BACKGROUND:**

The purpose of this application is to approve a Master Site Development Plan in support of a land use application that proposes redesignation of a ±4.86 hectare (±12 acre) portion of the subject land from Residential One District to Public Services District. This would facilitate the proposed development of a centre for religious assembly with ancillary community uses.

In addition to Policy 11.5 of the County Plan, Policy 8.7.9 of the Bearspaw Area Structure Plan (ASP) also requires a comprehensive Development Plan, and the consideration of a number of items that overlap the requirements of the MSDP.

#### **MASTER SITE DEVELOPMENT PLAN OVERVIEW:**

As directed by the County Plan, the submitted MSDP provides a comprehensive overview of the proposed development and addresses the relevant technical matters, as discussed below.

##### Summary of Proposed Operations

The submitted MSDP proposes an Islamic community centre that would act as a place of worship and provide ancillary social and sporting uses. The facility would have a footprint of approximately ±2,052 square metres (±22,098 square feet) and would be constructed on the southern ±4.86 hectare (±12.00 acre) portion of the property. The proposed building would be built in two phases over a five to 10 year period; the main community hall, offices, meeting rooms, kitchen, and ablution space would be constructed first, and a gymnasium would be added to the southern side of the building at a later stage.



An associated 431 space parking lot would be constructed around the building and would be served by a proposed approach and driveway off Rocky Ridge Road.

The Operations Plan included within the MSDP states that the facility would operate seven days a week from dawn until 11:00 p.m. and would be used for meetings, social gatherings, and occasional prayer services. A prayer service is also proposed on a weekly basis, occurring each Friday between 12:00 p.m. and 2:30 p.m. During Ramadan, the facility would be used daily from sunset to midnight for worship services.

A number of conceptual drawings of the community centre and a site plan are submitted within the MSDP. The site plan shows the provision of tree planting around the perimeter and within the site to soften the appearance of the development.

A number of technical reports are appended to the MSDP including:

- a Traffic Impact Assessment;
- a Biophysical Impact Assessment;
- a Phase I Environmental Site Assessment; and
- a Conceptual Stormwater Management Report.

#### Transportation and Parking

All access to the site would be through a new approach and driveway onto Rocky Ridge Road, which is maintained by the City of Calgary. The Applicant anticipates that the facility would serve residents within the County and also residents of northwest Calgary. City residents would be expected to use Burma Road and Country Hills Boulevard to access the site.

The submitted Traffic Impact Assessment (TIA) notes that the maximum traffic volume to the proposed facility would be 1,000 vehicular trips (500 attendees entering and leaving the site) during the busiest Friday prayer services. The TIA recommends improvements to City roads and intersections, which would require further assessment in conjunction with the City to determine the need of the improvements at the development permit stage, if redesignation approval is given. A TIA update would be required at the development permit stage to confirm that the current assumptions are still valid and if other offsite traffic mitigation measures could be implemented. Confirmation that the City of Calgary is satisfied with the improvements proposed would also be required.

The submitted TIA calculates that 404 spaces would be required for the facility to meet the requirements of the County's Land Use Bylaw. Therefore, the proposed provision of 431 spaces is considered acceptable.

#### Stormwater Management

The Applicant submitted a Conceptual Stormwater Management Plan that proposes a stormwater facility that would include overland drainage and a piped system to convey stormwater run-off to a dry pond. Storage of water on-site would be both overland and underground. The underground storage chamber would be used for irrigation, which would have the benefit of controlling water levels to within target thresholds. Concern was previously raised with the Applicant over their proposals for downstream discharge of water, and further details would be required at the development permit stage to ensure that downstream conveyance is adequately considered.

At the future Development Permit stage, the Applicant would be required to prepare a detailed Site Specific Stormwater Management Plan (SSIP), and enter into a development agreement with the County for any stormwater infrastructure required.

#### Biophysical Impact Assessment

The Biophysical Impact Assessment supporting the MSDP highlights the presence of seasonal and temporal Class II and III wetlands within the proposed development area. The applicant would therefore



be required to undertake a Wetland Impact Assessment at the development permit stage, and to mitigate or compensate for impacts on the identified wetlands. Approvals would need to be sought from Alberta Environment for any works affecting the wetlands.

The Applicant also submitted a Level 1 Environmental Site Assessment (ESA) that confirms that a Phase 2 ESA would not be warranted.

#### Potable and Waste Water

The Applicant proposes to service the development through a piped water supply, and provided evidence that Rocky View Water Co-op has the capacity to supply the development based on its predicted water usage. At the development permit stage, the Applicant would be required to purchase the water capacity from the Co-op as a condition of any approval.

With respect to waste water servicing, the Applicant proposes to use holding tanks, which would be serviced by a private contractor. As a condition of any approved development permit, a Deferred Service Agreement would be registered against the lot, requiring the Applicant to tie-in to municipal services when they become available.

#### Community Consultation

The Applicant held an open house on January 31, 2016 to gather community feedback on the proposal, and approximately 20 residents attended. A summary of the feedback received and the Applicant's response is appended to the MSDP (see Appendix 'B').

### **CONCLUSION:**

Within the proposed MSDP, the Applicant provided an operations plan and supporting technical assessments on transportation, environmental, stormwater, and servicing matters. These documents adequately address technical and operational concerns, subject to the detailed design being determined at the future Development Permit stage.

However, with regard to the proposal's wider compliance with the relevant statutory documents, the Applicant has not demonstrated compliance with Policy 11.2 of the County Plan. Specifically, the proposal does not demonstrate that it would provide a benefit to the local community and that it would be compatible with existing land uses. Therefore, Administration recommends refusal of the Master Site Development Plan in accordance with **Option #2**.

### **OPTIONS:**

- Option # 1: THAT the Master Site Development Plan for the proposed Islamic Community Centre be approved to support the redesignation application and guide the future Development Permit process.
- Option # 2: THAT application PL20150086 be refused.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

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General Manager

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Acting County Manager

DK/rp





**ROCKY VIEW COUNTY**  
Cultivating Communities

**APPENDICES:**

APPENDIX 'A': Application Referrals

APPENDIX 'B': Proposed Master Site Development Plan

APPENDIX 'C': Map Set

**APPENDIX A: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i><b>School Authority</b></i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No response received.
Public Francophone Education	No response received.
Catholic Francophone Education	No response received.
<i><b>Province of Alberta</b></i>	
Alberta Environment	No response received.
Alberta Transportation	Circulation not required.
Alberta Sustainable Development (Public Lands)	Circulation not required.
Alberta Culture and Community Spirit (Historical Resources)	Circulation not required.
Energy Resources Conservation Board	Circulation not required.
Alberta Health Services	AHS has the following comments regarding this proposal.
	<b>Water</b>
	AHS understands that the water supply to the proposed community centre will be from the existing Rocky View Water Co-op and we support this. Any existing water wells on the subject site, if no longer used, must be decommissioned according to Alberta Environment standards and regulations.
	<b>Sewage Disposal</b>
	AHS understands that the proposed community centre is planning to have either an on-site sewage disposal system or a holding tank to be pumped out and the effluent hauled away.
	In general, AHS does not recommend or support holding tanks whenever possible. The mismanagement or irresponsible use of holding tanks can contribute to nuisance issues and contamination of groundwater including drinking water aquifers. AHS would support the concept of communal, regional or municipal collection and treatment of wastewater if this is made available to the subject area in the future.
	Any existing and/or proposed private sewage disposal system(s), including the septic tank and effluent disposal field, must be

AGENCY	COMMENTS
	<p>completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system(s), a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.</p> <p><b>Health Approval</b></p> <p>If the proposed community centre will contain a kitchen, or provide child care services, then building plans for these facilities should be forwarded to our department plan checker for approval before the building permit is granted. This will ensure that the proposed facilities will meet the requirements of the Public Health Act and its regulations.</p> <p>If any evidence of contamination or other issues of public health concern are identified at any phase of development, AHS wishes to be notified.</p>
<i>Adjoining Municipalities</i>	
The City of Calgary	<p>The City of Calgary Administration has reviewed the above noted application in reference to the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP) and other applicable policies.</p> <p>Regarding Section 4.0 Concept Plans, there is a reference to a Research &amp; Development Park in adjacent land in the City. Please note that although this may in fact be the intention for the owner, there is currently no Area Structure Plan in place for this area so what is ultimately developed may be different.</p> <p>Regarding Section 5.0 Transportation and in conjunction with subsequent applications, Calgary Transportation may require improvements including intersection improvements at Burma Road (144 Ave NW) &amp; Range Road 23(85th St NW) and at Country Hills Boulevard &amp; Rocky Ridge Road, and other local road/intersection improvements identified through the TIA(s).</p> <p>The City of Calgary requests continued circulation of applications, including TIA(s) and other technical documents at subsequent application stages for this site.</p> <p><b><u>Additional Comments on Transportation (received on 11 January, 2018)</u></b></p> <p>The TIA refers to the benefits of a charter bus service and Transportation Demand Management (TDM) program for the site; TDM measures would be an asset for this site due to the event like nature of the prayer services and special services during Ramadan and the City recommends their inclusion in the</p>

AGENCY	COMMENTS
	<p>plan [at Development Permit stage].</p> <p>The City of Calgary requests the opportunity for scope input and review of additional TIA work for this site at Subdivision and DP stages of development. Issues to address with this subsequent work include:</p> <ul style="list-style-type: none"> <li>a. Update background traffic volumes to reflect opening of the Rocky Ridge Recreation Facility scheduled for January 15, 2018 plus the City's updated transportation forecast model;</li> <li>b. Align transportation forecasts with specific uses proposed at actual times of impact (for example, evaluate how prayer services will impact background traffic during the times that travel to/from services will actually occur; and include trip generation estimate for gymnasium use;</li> <li>c. Update review of the operation of the intersection of Rocky Ridge Road &amp; Country Hills Boulevard (note that time of day lane configuration change is not an acceptable solution);</li> <li>d. Confirm the proposed storage length for the northbound left turn lane at the site access.</li> </ul> <p>Design for the left turn lane and any other improvements to Rocky Ridge Road must be approved by City of Calgary.</p>
<i>Public Utility</i>	
ATCO Gas	No response received.
ATCO Pipelines	No response received.
AltaLink Management	No response received.
FortisAlberta	No objection.
Telus Communications	No objections. It is the land owner's responsibility to ensure they contact Alberta One-Call to ensure no facilities will be disrupted. If at any time TELUS facilities are disrupted, it will be at the sole cost of the land owner.
TransAlta Utilities Ltd.	No response received.
Rockyview Gas Co-op Ltd.	No response received.
<i>Other External Agencies</i>	
EnCana Corporation	No response received.

AGENCY	COMMENTS
<i>Rocky View County</i>	
<i><b>Boards and Committees</b></i>	
ASB Farm Members and Agricultural Fieldman	No response received.
Bears paw-Glendale Recreation Board	No response received.
<i><b>Internal Departments</b></i>	
Municipal Lands	No concerns at this time. However, comments will be provided at any future subdivision stage.
Development Authority	Circulation not required.
GeoGraphics	Circulation not required.
Building Services	Circulation not required.
Emergency Services	No concerns.
Infrastructure and Operations-Engineering Services	<p data-bbox="618 1039 729 1071"><b><u>General</u></b></p> <ul data-bbox="618 1094 1458 1188" style="list-style-type: none"> <li data-bbox="618 1094 1458 1188">• The review of this file is based upon the submitted application. These conditions/recommendations may be subject to change to ensure best practices and procedures.</li> </ul> <p data-bbox="618 1211 802 1243"><b><u>Geotechnical</u></b></p> <ul data-bbox="618 1266 1458 1860" style="list-style-type: none"> <li data-bbox="618 1266 1458 1507">• ES has reviewed the Geotechnical Site Investigation prepared by Almor Testing Services Ltd dated October 2016.               <ul data-bbox="678 1381 1458 1507" style="list-style-type: none"> <li data-bbox="678 1381 1458 1507">○ Based on the investigation the proposed overland stormwater storage area, north of the property had two test pits drilled. Groundwater was present during the groundwater monitoring in one of the test pits drilled.</li> </ul> </li> <li data-bbox="618 1530 1458 1860">• At future Development Permit application stage, ES recommends that the developer shall engage the services of a qualified Geotechnical Engineering Consultant to prepare a Geotechnical Investigation in accordance with the Servicing Standards. The investigation should include measurements of the groundwater table and analysis of its influence with respect to the design of stormwater facilities, foundations, recommendation on suitability for of the site for the proposed development in accordance with the County Servicing Standards.</li> </ul>

AGENCY	COMMENTS
	<p data-bbox="618 254 828 289"><b><u>Transportation</u></b></p> <ul style="list-style-type: none"> <li data-bbox="618 310 1466 674">• Engineering Services has reviewed theThe applicant provided a Transportation Impact Assessment, prepared by Watt Consulting Group dated (October, 2015, which assessed the impacts of the proposed development onto the local road network.);The TIA recommends that a dual left turn be allowed onto Country Hills Boulevard from Rocky Ridge Road as well as adjustments to the signal timing at the intersection. The TIA also recommended the addition of a dedicated left turning lane from Rocky Ridge Road to the subject lands at the site access location to allow northbound vehicles to bypass turning vehicles during peak hours;.</li> <li data-bbox="618 684 1466 1073">• The City has reviewed the findings of the TIA and recommends that further updates and analysis be undertaken at time of DP taking into consideration traffic from the new Rocky Ridge Recreation Facility as well as traffic forecast dats from the City's Transportation Model. Additionally, the City requested that a Transportation Demand Management (TDM) Plan be prepared at time of DP to provide strategies to mitigate the impacts of the development onto the City road network. The future TDM Plan shall include but not be limited to a potential charter bus service from central locations such as a nearby LRT Stations to transport patrons to an from the site</li> <li data-bbox="618 1083 1466 1209">• The TIA indicated that there are to be improvements to Rocky Ridge Road and the intersection of Country Hills Boulevard and Rocky Ridge Road in support of the Rocky Ridge Recreational Centre;</li> <li data-bbox="618 1220 1466 1314">• It should be noted that the City of Calgary circulation comments indicated that at this time there is no Area Structure Plan to support the improvements;</li> <li data-bbox="618 1325 1466 1587">• The improvements are to City of Calgary roads and intersections with no impacts to Rocky View County roads. At future Development Permit stage, confirmation from the City of Calgary will be required for Transportation as defined in the TIA and access and the applicant/owner will be required for the implementation of any improvements in accordance with the TIA to the satisfaction of the City of Calgary and Rocky View County;</li> <li data-bbox="618 1598 1466 1927">• At a future Development Permit stage, the applicant shall submit a Transportation Impact Assessment update, prepared by a qualified Engineer, to verify whether the assumptions and post-development traffic conditions provided in the November 2015 TIA submission remain valid and to confirm that the improvements are as anticipated. The TIA is to be completed to the satisfaction and requirements of the County and the City of Calgary. The applicant will be required to implement the recommendations of the approved TIA for any offsite improvements;</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>At future Subdivision and/or Development Permit stages, the applicant will be required to provide the payment of the Transportation Offsite Levy (TOL) in accordance with the applicable TOL Bylaw at the time of Subdivision and/or Development Permit approval, as amended, for the total applicable area of the lands proposed to be developed or subdivided. Should the land be subdivided, the estimated levy owed at time of subdivision endorsement in accordance with the current levy bylaw is \$55.140.</li> </ul> <p><b><u>Sanitary/Waste Water</u></b></p> <ul style="list-style-type: none"> <li>In accordance with Policy 449, the use of sewage holding tanks for industrial, commercial and institutional land uses when it not feasible to connect to a Regional or Decentralized system are encouraged. ES has reviewed the memo from CIMA+ dated December 8, 2016. The applicant is proposing the use of holding tanks to be hauled to an approved disposal site to manage sanitary/waste water;</li> <li>The proposed northern parcel has an existing dwelling. At the future subdivision or development permit stage, the applicant shall submit a Level 1 Variation Assessment.</li> <li>At future subdivision/development permit stage, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created as a condition of approval, requiring the owner to tie into municipal services (wastewater) when they become available.</li> </ul> <p><b><u>Water Supply And Waterworks</u></b></p> <ul style="list-style-type: none"> <li>The proposed development will be serviced by a piped water supply;</li> <li>Engineering Services has reviewed the memo from Rocky View Water Co-Op dated December 8, 2016. The Co-Op confirms that adequate capacity is available to service the proposed MSDP. The County Servicing Standards required reservation of capacity at redesignation. Rocky View Water Co-Op can only provide confirmation of reservation with the purchase of capacity units. The Applicant/Developer has not purchased the required capacity units at this time and has requested that this forms part of the future Development Permit process;</li> <li>At the future Development Permit stage, the applicant will be required to provide confirmation from Rocky View Water Co-Op that adequate capacity has been purchased and that the infrastructure requirements to the property have been secured between the Developer and the water supplier;</li> <li>At the future subdivision or development permit stage, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created as a condition of approval, requiring the owner to tie into municipal services</li> </ul>



AGENCY	COMMENTS
	<p>(wastewater) when they become available</p> <p><b><u>Storm Water Management</u></b></p> <ul style="list-style-type: none"> <li>ES has reviewed the Conceptual Stormwater Management Plan prepared by CIMA+ dated August 2017. The proposed stormwater management plan proposed a stormwater facility that would include overland drainage and a piped system to convey stormwater runoff to a dry pond with the use of irrigation (including underground storage) to meet the requirements of the Nose Creek Watershed Stormwater Management Plan (2007) and the Bearspaw Master Drainage Plan (2007) for volume and release rates.</li> <li>During the review of the plan, there were concerns with the downstream stormwater conveyance system as the offsite discharge location nearset to the site (culvert below Rocky Ridge Road) has been blocked by a berm erected by the City. The report further indicates that a discharge location south of the site along Rocky Ridge Road could be utilized via a pumped system should the nearest discharge location not be available. The report concludes that the final discharge location shall be determined at the DP or subdivision after further discussions with the County and the City. ES has no further concerns at this time</li> <li>At the future subdivision and/or development permit stage, the Applicant/Owner will be required to prepare a detailed Site Specific Stormwater Management Plan (SSIP) and enter into a Development Agreement for any stormwater infrastructure required as a result of the development and as outlined in the amended Site Specific Stormwater Management Plan. The plan is to be prepared in accordance with the approved Geotechnical Investigation and Wetland Impact Assessment. The Plan is to assess the downstream stormwater conveyance system shall indicate an appropriate offsite discharge location;</li> <li>If any on lot improvements are recommended in the SSIP, the Applicant/Owner will be required to enter into a Site Improvement/Servicing Agreement for the construction of such improvements;</li> <li>Registration of any required Easements, Utility Rights-of-Way and/or public utility lots is required as a condition of subdivision/development permit;</li> <li>As a condition of future DP and/or subdivision, the Applicant/Owner will be required to obtain AEP approval and licensing for the stormwater management infrastructure;</li> </ul> <p><b><u>Environmental</u></b></p> <ul style="list-style-type: none"> <li>A Phase 1 Environment Site Assessment was submitted with the application prepared by Biophilia Inc (March 2011). The assessment confirmed that a Phase 2 Environmental</li> </ul>

AGENCY	COMMENTS
	<p>Site Assessment was not warranted at the time (2011);</p> <ul style="list-style-type: none"> <li>• Engineering Services reviewed the Biophysical Impact Assessment prepared by HAB-TECH Environmental Ltd dated June 2015. The Biophysical Impact indicated that there are temporal to seasonal Class II-III wetlands located within the developed area. Two temporal wetlands, Class II and two seasonal wetlands, Class III is proposed to be impacted based on the proposed development.</li> <li>○ In accordance with Alberta wetland regulatory requirements, and approval by Alberta Environment and Parks is required under the Water Act. At the future subdivision and/or Development Permit stage, a Wetland Impact Assessment is required;</li> <li>○ Future Development Permits will require minimization and/or compensation under the provision of the Alberta Water Act and the Alberta Wetland Policy consistent with County Policy 420 (Wetland Conservation &amp; Management). Approvals to construct within this wetland must be attained through Alberta Environment.</li> </ul>
Infrastructure and Operations-Maintenance	Need to be cognizant of drainage issues in this area and how much impact the amount of hardscaping included in this plan will have on the overland stormwater plans.
Infrastructure and Operations-Capital Delivery	No concerns.
Infrastructure and Operations-Operations	No concerns.
Agriculture and Environmental Services - Solid Waste and Recycling	No concerns.

Circulation Period: March 14, 2016 – April 6, 2016

ROCKY VIEW COUNTY

PROPERTY LOCATED AT  
BURMA ROAD & ROCKY RIDGE  
ROAD

ROCKY VIEW, ALBERTA

OCTOBER 12, 2017

ROCKY VIEW COUNTY  
ISLAMIC COMMUNITY CENTER  
MASTER SITE DEVELOPMENT PLAN

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## Executive Summary

The applicant commissioned **BRZ Partnership Architecture Inc.** to conduct a study for a Master Site Development Plan for a property located in the MD of Rocky View. The property consists of a 20 acre property and located south of Burma Road and west of Rocky Ridge Road. The property consists of an existing wood single story residence and wetlands on the northern half of the property and natural vegetation to the south. The property is divided into two residential zones R1 and R2 areas. The first area contains the existing R2 zoned residence on the northerly portion of the site of approximately 8.0 acres. The second R1 zoned area is directly south, is to be rezoned as "Public Services" consisting of 12 acres.

## 1.0 Project Information:

### Site Area

Site Area and facility calculations are approximate

- a. Total Site Area (approximate): 20 Acres more or less
- b. Breakdown of site Areas ~ approximate:
  - i. Existing residence lot: 8.0 acres. (Northerly property)
  - ii. Place of Worship= 12.0 acres (Southerly Property)

Total = ~20 Acres

### Building Footprint

- a. Building Footprint Area = 2,052 sq. m
- b. Parking for 431 vehicles (21.06 sq. m / car) = 9,077 sq. m
- c. Built / Footprint area = 0.507 acres = 4.2% of the total site area of 12.0 acres. Total improvement area (including parking area) = 2.75 acres = 22.9% of the total site area of 12.0 acres.

### Proposed Project Details

Proposed development:

Some Rocky View County Residents in association with the North West Islamic Association are proposing to develop a Community Centre for religious and social activities used by the Muslim community members living in the Rocky View County and adjoining Calgary neighbourhoods.

The owner proposes to leave the northerly residential area zoned R2 as existing and develop the southerly part of the property zoned R1 as a place of worship in two phases over a 5-10 years period:

1. Place of worship with ancillary uses
2. A full size gym and outdoor natural grassy sports area (basketball/volleyball)

The proposed Place of Worship will be developed on the 12 acre (4.8 ha) portion of the site currently zoned for R1 country Residential use in the Bearspaw Area structure plan. The remainder 8 acre parcel of land including the natural wetland and currently zoned R2 will not be disturbed.

The primary use of the facility will be to provide religious worship services, social and sporting events for the community. The centre will be developed in 2 phases. Phase 1 is approximately 15,700 sq ft (1,450 sq m) and includes a community hall, reception area / lobby, meeting rooms, office, washrooms, change rooms, kitchen, storage and utility rooms. Phase 2 is approximately 6000 sq ft (560 sq m) and includes a full sized gymnasium.

In addition the Rocky View Islamic Community Centre will meet the unique social and sporting needs of the Muslim women who desire to organize and participate in some ONLY for women social and sporting events. During such events men are not allowed on the premises.

Currently there are no facilities available in Bearspaw and surrounding city of Calgary where the Muslim women can have such secluded all female social and sporting events. The proposed Islamic Community Centre will also meet the unique needs of the Muslim community.

The facility's ancillary use spaces for social and sporting events will be made available to the general Bearspaw residents on an established preferential rental schedule for the community by the owners of the facility.

### Location & Legal Description

Burma Road to the North

Rocky Ridge Road to the East

Part of the NE Quarter Section 32- Twp 25 – Range 2 – West of 5th. Meridian, located within the County of Rocky View, Alberta.

### Ownership

The Muslim Association of Calgary (MAC), a registered charitable religious organization, is the owner of the above described property.

## 2.0 Local Planning and Land Use Context:

The subject property is located within the boundary of the Bearspaw Area Structure Plan (BASP). This property is at the periphery of the Bearspaw Community borders. The adjacent access road , Rocky Ridge road is owned by the City of Calgary. The BASP identifies the subject land as priority-1 development area (Figure 3 of the BASP) requiring a Concept Plan.

According to the County of Rocky View zoning bylaw C-4841 - 1997 the subject property is currently zoned for R-1 residential land use.

### Adjacent land uses:

Properties immediately to the West and south of the subject land are zoned and used for R- 1 and R-2 residential land uses. The properties to the north are vacant and currently designated for Country Residential Land Use in the BASP.

Property to the East, across the Rocky Ridge Road is owned by the City of Calgary and is currently used for Agricultural Research and Development site.

Properties to the North are gravel pits.

## 3.0 Environment

### Topography and Drainage:

The subject property is sloping from its northerly boundary towards the south for approximately 100 meters and then gently rolls out southward into a grassy stretch of land.

There are two small bare areas that appear to have been former drums (a remnant geological feature, characterized by a depression which may fill with water during years of high water table; also known as Ephemeral wetland). The drainage of the property is localized towards the existing depressions or the above



mentioned ephemeral wetland. A small part of the property adjacent to its southern boundary has high water table

#### **Biophysical Assessment:**

According to the BASP data, there are no rare biological species or any historical / archeological features existing on this property. (Appendix H)

#### **Environmental Assessment**

A Level 1 Environmental Site Assessment was conducted by Biophilia Inc. and all identified recommendations on the report dated March 19, 2011 with respects to removal and cleanup are complete. (Appendix G)

### **4.0 Concept Plans**

#### **Conceptual site development plan:**

See attached conceptual plans. (Appendix E)

#### **Compatibility with adjacent developments**

The adjacent developments to the West and South are mostly Country Residential R-1 and R-2 on various sizes of land parcels. The City of Calgary properties to the East will be developed for a Research & development Park A.S.P. (Figure 7 – BASP)

The development of a place of worship with ancillary features such as meeting space, gym and outdoor sports facilities are compatible with residential and any future research and development park on surrounding properties.

The recreational and community component gathering facilities are generally considered to be ancillary and supportive services to the residential land uses. Therefore, the proposed facility will provide recreational and gathering services to the east end residents of the Bearspaw.

The place of worship facility will be sufficiently set back from existing roads, mainly Rocky Ridge Road, and any adjoining country residents such that their existing view and country living quietness and tranquility is not disturbed. Appropriate and sufficient tree planting and landscaping will ensure the existing privacy of the adjoining country homes that exist along the Burma and the Rocky Ridge roads. (see conceptual site plan).

The proposed facility within the County will be available to all the County residents at lesser cost on first come first serve basis. This community center will fill a void in the area for hosting private events like a wedding reception.

#### **Facility program:**

The primary use of the Islamic Community Centre will be to provide religious worship services. Secondary use will be social and sporting events for the community. The centre will be developed in 2 phases. Phase 1 is approximately 15,700 sq ft (1,450 sq m) and includes a community hall, reception area / lobby, meeting rooms, office, washrooms, change rooms, kitchen, storage and utility rooms. Phase 2 is approximately 6000 sq ft (560 sq m) and includes a full sized gymnasium.

During the time of Muslim Fasting month of Ramadan, the facility will be in use predominantly daily from sunset to midnight for special night worship services. Due to the lunar Islamic calendar the month of Ramadan rotates in all seasons over a period of thirty six years.

**Design:**

The proposed community centre will be architecturally designed to be compatible with the surrounding residential character, with attractive landscaping and an inviting atmosphere. The aesthetics and available community services will make the proposed community centre a place of pride for the Bearspaw Community and will also add value to the nearby residential properties. The proposed centre with its community services and facilities will add to the sense of community and belonging to the Bearspaw residents.

**5.0 Transportation****Transportation & Traffic**

Direct access to the property is by Burma Road to the North and Country Hills Blvd to the South via Rocky Ridge Road from the East. As conceptual plan map shows, all access and egress from the property is proposed to be from the Rocky Ridge road.

The planned facilities are expected to be used by the Muslim Community living in the County of Rocky View and the surrounding residents. Residents of the Hidden valley, Panorama, Harvest Hills, Kincora, Sherwood, Evanston, Nolan Hill and the Sage Hill neighbourhoods are expected to use Burma Road & Country Hills Blvd to Rocky Ridge Road. The site will contain 431 parking stalls, exceeding the 404 spaces required.

The maximum traffic load generated to and from the proposed facilities when fully developed by the year 2022 (8 years from now) will be 1000 vehicular trips. (500 people entering and exiting on the busiest days on Fridays). Traffic coming from the East on Burma Road will turn South on to the Rocky Ridge road and then turn right into the property. Traffic coming from the Country Hill Boulevard will turn North onto Rocky Ridge Road and then turn left into the facility.

There are no operational issues that require further modification to the intersection of Country Hills Blvd and Rocky Ridge Road. A minor signal revision is required for peak PM movements at Country Hills Blvd/ Country Hills Blvd intersection. There are no operational issues on opening day and 20 year horizon scenarios. (Appendix F)

**6.0 Water****Potable Water Supply**

The estimated potable water requirements for the proposed developments are as follows (based on historic usage at the existing facility of North West Islamic Community Association:

1. Maximum Water use /day = 140m<sup>3</sup>/ month
2. Yearly anticipated usage = 1700m<sup>3</sup>

The Rocky View Water Co-Operative water supply will be used for the Islamic Community Centre facilities.

Rocky View Approval Letter (Appendix I)

## 7.0 Storm Water Management:

Currently, storm water drains into the existing onsite ephemeral wet land, and is also absorbed by the natural soils. "Deep soil landscaping areas, bioswales and rain gardens are some preliminary Best Management Practices considered. Overland drainage will be encouraged where a feasible but a mix of overland drainage and piped system will likely be necessary to convey stormwater runoff to a dry pond to

be located on the south of the existing wetland. Proposed storage will be a combination of overland and underground storage. The overland storage will fluctuate approximately 1.0 meter deep and empty within 24 hours. The underground storage will be more permanent and the water will be used for irrigation purposes to help achieve the volume control target. Based on the current site plan and resulting imperviousness, the total combined storage would be approximately 2635m<sup>3</sup>." (Appendix A)

## 8.0 Solid Waste Management:

All solid waste generated on site will be contracted out for disposal, and recyclables will be properly collected and recycled.

## 9.0 Financial Impact

### Estimated Cost Impact to Rocky View County:

1. Road maintenance = None (Rockyridge road belongs to the City of Calgary)
2. Water supply = None ( the Co-op will provide the connection at cost to us)
3. Sewage = None (private hauler or on site disposal)
4. Garbage disposal = None ( private hauler)

## 10.0 Operations Plan

### Islamic Community Centre Hours, Rules and Regulations.

Please see attached Operations plan (Appendix B)

## 11.0 Openhouse

### Community feedback of the proposed Islamic Community Center:

A open house was held on January 31, 2016 to engage the community regarding the proposed Islamic Community Centre. (Appendix C)

## 12.0 Summary

### Compatibility of the Proposed Developments with the Current and Future Developments:

Most of the current developments are low density country residential. The development of a community centre and a gym are usually a complementary land use within residential areas.

The subject property is on the urban fringe/periphery and will be accessed by the Rocky View County / City of Calgary boundary road – The Rocky Ridge Road. So the overall environment is urban fringe and therefore, in the next 10 years, the time frame of this project, this urban fringe area could become fully urbanized. Thus making the overall proposed developments fully compatible with the adjacent land uses and developments by 2027.

### Contact

**BRZ Partnership Architecture Inc.**  
202, 125-13<sup>th</sup> Street S.E.  
Calgary, AB, T2G 3J4  
t. 403.532.5980  
f. 403.532.5984  
e. hankb@brzarchitecture.ca


## Appendix A

## Appendix B

# The Islamic Association of Northwest Calgary

## RVICC Operations Plan

1. The facility will be operated everyday from dawn to 11 PM for meetings, social gatherings and occasional prayer services.
2. Every Friday afternoons, there will be a prayer service from noon to 2:30pm on weekly basis.
3. Any social use of the community hall will be only for events that do not include gambling, alcohol consumption or loud music - A use contract and a facility manager will ensure compliance with these conditions.
4. The community Centre will be made available to the Bearspaw residents for events that will comply with the above use restrictions, and if the facility is free on the requested date.
5. The gym will also be available on the same restricted conditions.
6. The outdoor playing field will also be made available for community sport events from 9 AM to Sunset.
8. A full time facility manager will be available on site while the facility is in use and for indoor cleaning and maintenance. His/her contact information will be displayed on the main door for contact anytime 24/7.
9. Outdoor, car park and landscape maintenance will be contracted out to local contractors.
10. Liquid effluent and garbage collection and disposal will also be contracted out to local contractors.
11. Outdoor and indoor video surveillance will be installed with sensor operated outside lighting.
12. A 3<sup>rd</sup> party company may be engaged to provide security services of RVICC facility at night.

	Bay 23 7750 Ranchview Drive NW Calgary, Alberta Canada T3G 1Y9	PHONE (403) 374-1532 FAX (403) 374-1532 E-MAIL Islam_NoW@yahooogroups.ca WEB SITE <a href="http://ca.groups.yahoo.com/group/Islam">http://ca.groups.yahoo.com/group/Islam</a>
---	---	--



## Appendix C

**Project:** Rocky View Islamic Community Centre  
**Project No.:** 214-014  
**Attention:** Habib Abdullah  
**From:** Hank Brzezinski  
**Date:** February 1, 2016

---

### RE: Open House Meeting Summary

Approximately 20 community residents attended the open house. Conversations were engaging and meaningful. Following is a summary for their comments and concerns and our response as applicable.

1. **Traffic** – does the road need to be upgraded to handle additional traffic
  - Response: a traffic engineer has calculated the traffic load at the peak hours or 11am – 2:30pm on Fridays and has determined that the road does not have to be upgraded other than the addition of turn lanes
2. **Noise** – will there be noisy events / wedding parties late into the evenings
  - Response: all noisy activities will be required to shut-down by 9pm. Also, alcohol will not be permitted on the site. In addition, a site manager will be assigned to the facility and his phone number will be distributed to the adjacent neighbours.
3. **Property re-designation** – If this property is allowed to re-designate to PS, then other properties will follow suit and the area will become commercial not country residential as it was intended
  - Response: the properties across the street are proposed to be commercial use. This property is not intended to be (strictly speaking) an commercial use, rather, a community facility. The design of the facility will be in keeping with the architectural character of the area.
4. **Water run-off** – will the parking lot be designed to allow storm water to run-off onto adjacent properties
  - Response: the site is required to prevent any water from flooding onto an adjacent property or public property. The stormwater management design has been design to collect rain water on site and allow for a slow / managed release into the storm water ditch.
5. **Impact in well water** – will this facility dry-up my well
  - The water for this facility will not rely on well water and will subscribe to the water co-op available in the area.
6. **Community Centre** – why not use the existing Community Centre or expand an existing facility
  - Other facilities in the area were approached and consulted as to their space availability, rates and size of the available spaces and they were deemed to be insufficient or not meet the need of the Islamic Community. Only a new / purpose-built facility will meet our specific needs and schedule requirements.
  - Building an expansion onto someone else's facility is not plausible.

Your Name:

Address:

MUHAMMAD ABBAS

15 BEARSPAW WAY

Nicole Thomas/Inland

.885 42 Ave SE

Kyle Petryshen

24089 Burma Rd

Jan Wilkinson

125 Rocky Ridge Bay NW

Sam J.

335 Evansdale way

Saifuddin Ahmed

565 Hawkhill Place NW

MOHAMMED NAEI

60 ARBOUR STONE CRESC. NW

Nabeel Azeez

311 Arbour Summit Pl., NW.

RAE JACKSON

255143 Rocky Ridge Rd. NW

TERRY MOORE

Woodlands East

Grant Saylor's Cutty R.

Meadow Dr.

Gordon Thompson

Rocky Ridge Road

ERIC LOWTHER

Rocky Ridge Road 24044 Country Hills BLVD NW

NIGEL SHRIVE

24034 COUNTRY HILLS BLVD NW

ALEX SHRIVE

67 HOLLY ST NW,

Agnesa Darg Gokarana

20 Westview East.

Tai Ofori

12 " "

Tahir Ali

255085 Rocky Ridge Rd NW.

Habib al-dul

15 Bearspaw Way

Your Name:

Address:

Bee Smith

Bsmith@gmail.com

PROPOSED DEVELOPMENT  
ROCKY VIEW ISLAMIC COMMUNITY CENTRE

COMMENTS

Concerns are:

~~Im~~ Negative impact on well water

Increased Traffic,

Increased noise

Hours of operation

Decreased enjoyment of property/lifestyle

Water flooding property as a  
result of parking area

PROPOSED DEVELOPMENT  
ROCKY VIEW ISLAMIC COMMUNITY CENTRE

COMMENTS

Squash Court

PROPOSED DEVELOPMENT  
ROCKY VIEW ISLAMIC COMMUNITY CENTRE

---

## COMMENTS

- Already have 2 comm. centers in Bears paw
  - Not in favour of another.
- Road noise / traffic

---

PROPOSED DEVELOPMENT  
ROCKY VIEW ISLAMIC COMMUNITY CENTRE

---

## COMMENTS

Not interested with having more traffic in the area. We don't need anymore centres then we already have.

PROPOSED DEVELOPMENT  
ROCKY VIEW ISLAMIC COMMUNITY CENTRE

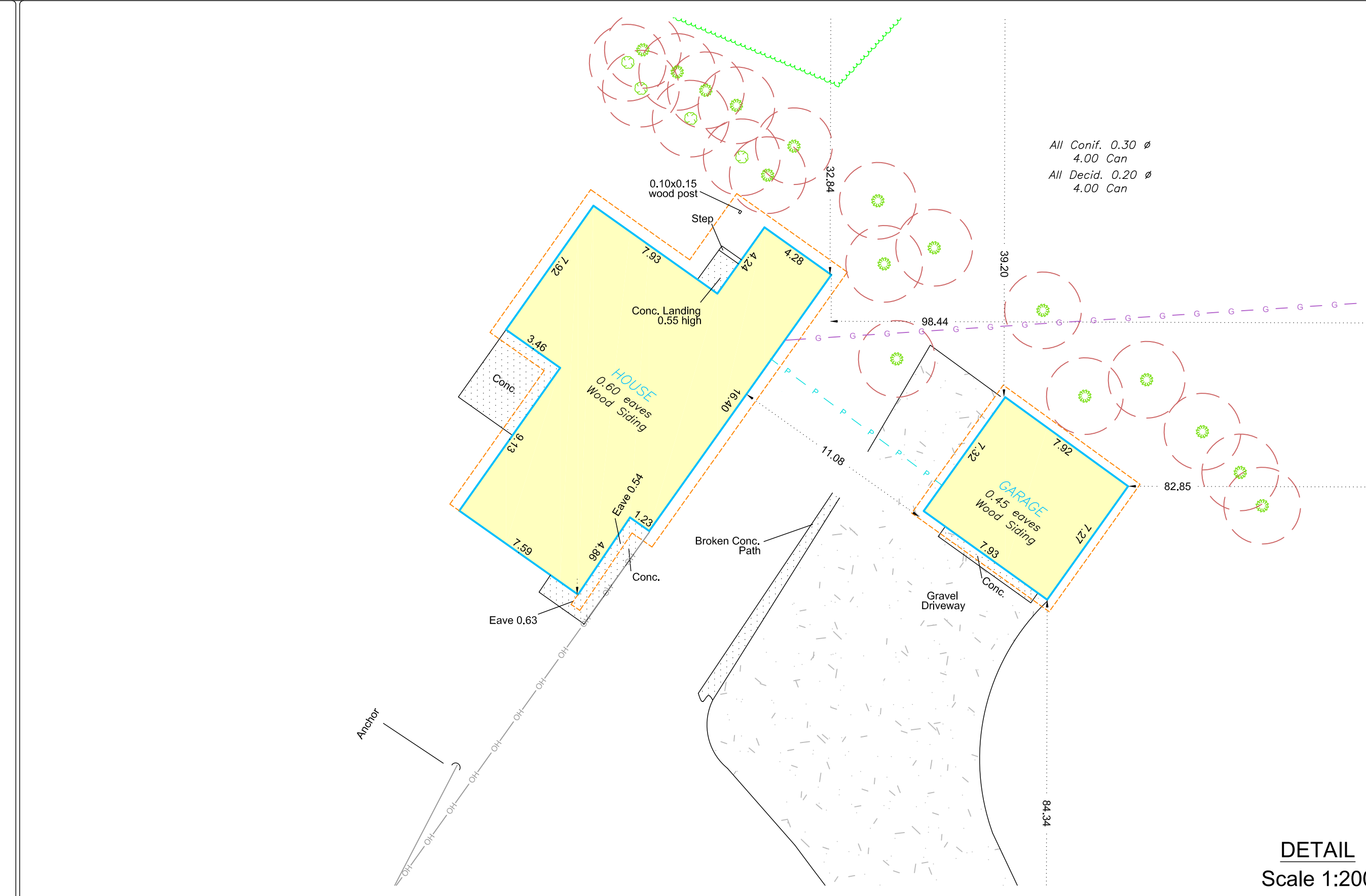
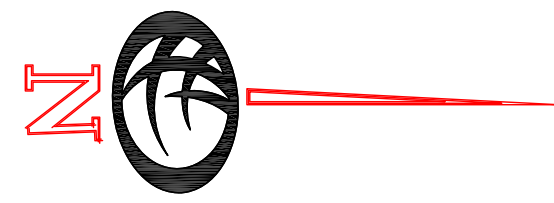
## COMMENTS

- 1-Suggestion: Expansion of existing Community of Beerspan instead of constructing a new community centre to disrupt/increase traffic load in residential area.
- 2-



## Appendix D





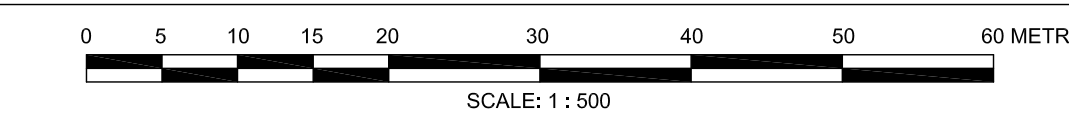
DETAIL  
Scale 1:200

**ROCKY VIEW COUNTY**







































### PLAN

## SITE SURVEY

AFFECTING  
THE NORTHERLY 603.50 OF THE EASTERLY 134.11  
OF THE NORTH EAST QUARTER  
WITHIN  
SEC 32 TWP 25 RGE 2 W5M  
ALBERTA  
2016



## LEGEND

Feature	Symbol
Stationary iron survey post found shown thus	
Stationary survey post about shown thus	
Transfer station placed shown thus	
Wood post found shown thus	
Metal plug found shown thus	
Drill hole found shown thus	
Drill hole found shown thus	
Temporary point shown thus	
or best shown thus	
Alberts Survey Control Marker (ASC/M) shown thus	
Datum (Central angle of arc shown thus	
Erve Fatics are shown thus	
Fences are shown thus	
Building foundation shown thus	
Gas fire shown thus	
Power Lines shown thus	
Overhead Utilities shown thus	
Valve line shown thus	
Valve line shown thus	
Coniferous trees are shown thus	
Deciduous trees are shown thus	
Shrubs are shown thus	
Grass shown thus	
Catch Basins shown thus	
Manholes shown thus	
Catch Basin Manholes shown thus	
Power lines shown thus	
Power Another shown thus	
Signs shown thus	
Fire Hydrant shown thus	
Street shown thus	
Water valves shown thus	
Social Elevations are shown thus	
Concrete surfaces are shown thus	
Asphalt Pavement shown thus	
City Right of Way are shown thus	
Survey Property is shown thus	
Gas meter shown thus	

## ABBREVIATIONS

A	Arc	NAD	North American Datum
ALS	Aircons Cover	NO	Number
ANLS	Aerial Lidar Survey	NP	Non-Terrestrial
ARW	Aircons Right of Way	(NDS)	Not to Scale
ARW	Aircons Survey Control Marker	P	Overlaid Drainage RW
BK	Block	P	Brass Cap
BK	Block	P	Predicted
C	Certificate of Title	PI	Property Line
Can.	Tree Canopy Diagram	P	Proximity
Can.	Canvasser	PS	Position
Ch	Chisel Binding	PL	Pipeline
ck	checked	PL	Public Utility Lot
ck	computer	PL	Predict
ck	computer	RE-UL	Re-established
C	East	Ref	Reference
ER	Environmental Reserve	Res	Restored
Est	Established	R	Right
FC	Filler Cap	R/W	Right of Way
F	Find	R	Radius
GNSS	Global Navigation Satellite System	S	South
L	Lid	TCD	Top Cut Off
L	Stationary Iron Post	T	Transverse
LS	Street Line	UL	Utility
M	Memoir or Meridian	UL	Utility Row
M	Mark	WM	Water
Mk	Mark	W	Transverse Meridian
M	Market Post	CD	Central Delta Angle
M	Municipal Reserve	TR	Tree Trunk Diameter
MWC	Monitoring Well Cap		

### NOTE

Distances are shown in metres and decimals thereof.

Elevations are geoidetic and derived from ASCM 324244, elevation = 1269.812

Fences are within 0.10m of property line unless otherwise noted.

Five dimensions to the line of the fence.

Actual locations of all facilities are to be confirmed prior to excavation.

Any subsequent users of this plan or digital file cannot rely on the information contained hereon without the expressed consent and authority of Gordon M. Linnell, A.L.S.

Contours lines are shown at 0.50 intervals.

## ENCUMBRANCES, LIENS & INTERESTS

TITLE: 111 289 158 [Searched November 7th, 2013]  
Owner (s): Muslim Association of Calgary  
Meridian 5 Range 2 Township 25 Section 32  
The Northerly 603.50m of the Easterly 134.11m  
of the North East Quarter. Containing 8.09 ha (20) acres more or less

SUBJECT TO:  
Caveat RE: Deferred Reserve Reg. No. 7982LF  
Utility Right-of-Way Reg. No. 6888LL

SURVEYOR

Date of Survey: November 12th, 2013  
 Certified Correct this 22nd June, 2018.

---

Gordon M. Linnell, A.L.S.

MUNICIPAL ADDRESS:  
255251 Rocky Ridge Road NW  
Rocky View County, Alberta

Client: IANW

File No.: 13CX0450

13CX0450

Drawn By: T. Viravong, N. Wilson, Lin Shi

**global raymond**  
survey

312, 4000-4th Street S.E.  
Calgary, Alberta T2G 2W3

Phone (403) 263-6455  
E-mail: [admin@globalraymond.ca](mailto:admin@globalraymond.ca)

312, 4000-4th Street S.E.  
Calgary, Alberta T2G 2W3

\_\_\_\_\_

\*\*\* This plan represents the best information at the time of survey. \*\*\*  
 GLOBAL RAYMAYC SURVEYS INC. and its employees take no responsibility  
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 facilities whether shown on or omitted from this plan.  
 All underground installations should be located by the respective  
 authorities prior to construction.  
**CALL ALBERTA ONE CALL : 1-800-242-3447**

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**AGENDA**  
238 of 33



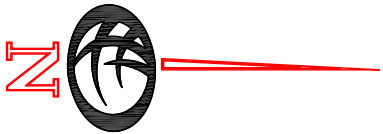
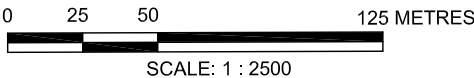
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Site Overview

ROCKY VIEW COUNTY

PLAN  
SHOWING  
SITE SURVEY

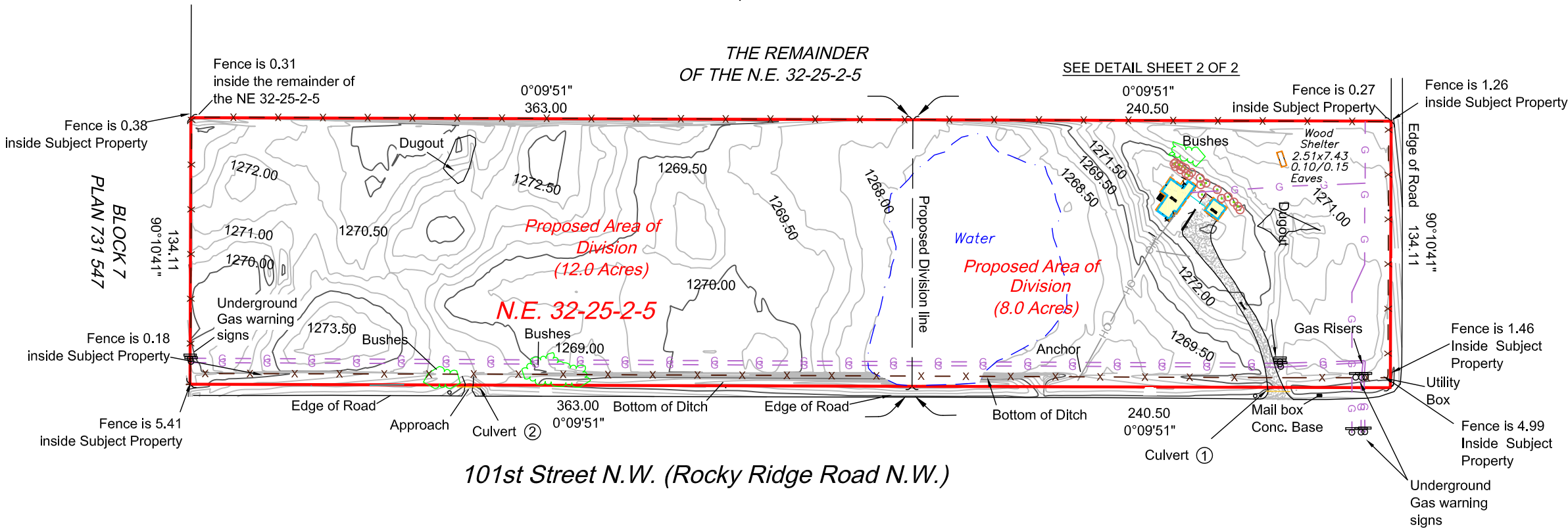
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WITHIN  
SEC 32 TWP 25 RGE 2 W5M  
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Culverts:

- ① Galvanized steel  
Length: 12.31  
Diameter: 0.45  
South Invert: 69.05  
North Invert: 69.35  
Slope: 2.5%
- ② Galvanized steel  
Length: 12.16  
Diameter: 0.61  
South Invert: 70.67  
North Invert: 70.60  
Slope: 0.5%



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13CX0450

Drawn By: T. Viravong, N. Wilson, Lin Shi



312, 4000-4th Street S.E.  
Calgary, Alberta T2G 2W3

Phone (403) 283-5455  
E-mail: admin@globalraymac.ca

SHEET 2 of 2:  
Notes & Yard Detail

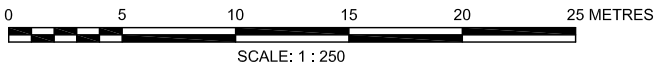


ROCKY VIEW COUNTY

PLAN  
SHOWING  
SITE SURVEY

AFFECTING  
THE NORTHERLY 603.50 OF THE EASTERLY 134.11  
OF THE NORTH EAST QUARTER

WITHIN  
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2016



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Eave dimensioned to the line of the fascia.

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MUNICIPAL ADDRESS:  
255251 Rocky Ridge Road NW  
Rocky View County, Alberta

Client: IANW

File No.: 13CX0450

13CX0450

Drawn By: T. Viravong, N. Wilson, Lin Shi,VBK



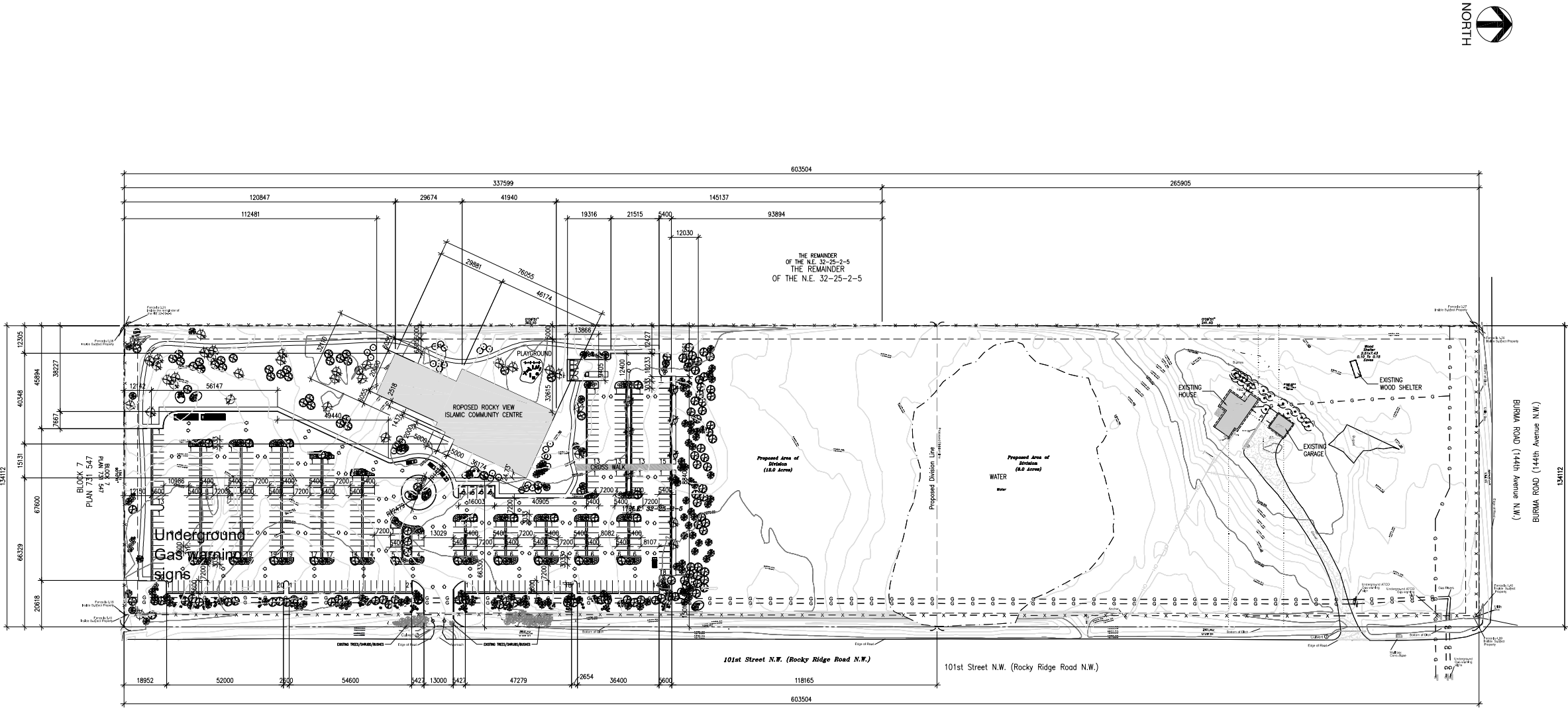
LEGEND

Statutory iron survey post found shown thus	●
Statutory iron survey post placed shown thus	○ and are stamped P235
Traverse station found shown thus	▲
Traverse station placed shown thus	△
Wood post found shown thus	■
Metal plug found shown thus	◆
Metal plug placed shown thus	◆
Drill hole found shown thus	✕
Drill hole placed shown thus	✕
Temporary point shown thus	✕
Iron bar found shown thus	◆
Alberta Survey Control Marker (ASCM) shown thus	⊙
Delta (Central) angle of arc shown thus	Δ
Eave Fascia are shown thus	— X — X —
Fences are shown thus	— X — X —
Building foundation shown thus	— G — G —
Gas line shown thus	— P — P —
Power Lines shown thus	— OH — OH —
Overhead Utilities shown thus	— W — W —
Water line shown thus	— T — T —
Telus Line shown thus	— T — T —
Coniferous trees are shown thus	●
Deciduous trees are shown thus	○
Shrubs are shown thus	■
Tree Canopy shown thus	■
Catch Basins shown thus	■ or ■
Manhole shown thus	⊙
Catch Basin Manholes shown thus	⊙
Power Poles shown thus	⊙
Power Anchor shown thus	⊙
Signs shown thus	⊙
Fire Hydrant shown thus	⊙
Street Lights shown thus	⊙
Water valves shown thus	⊙
Spot Elevations are shown thus	100.00
Concrete surfaces are shown thus	■
Asphalt Pathway shown thus	■
Utility Rights of Way are shown thus	— — —
Subject Property is shown thus	— — —
Gas riser shown thus	⊙

ABBREVIATIONS

A	Arc	NAD	North American Datum
AC	Access Cover	No	Number
ALS	Alberta Land Surveyor	NT	Non-Tangential
ARW	Access Right of Way	(NTS)	Not to Scale
ASCM	Alberta Survey Control Marker	ODRW	Overland Drainage R/W
Blk	Block	P	Brass Cap
C	Short Curve	Ped	Pedestal
C of T	Certificate of Title	Pit	4 Pits
calc	calculated	PL	Property Line
Cant.	Cantilever	Pos	Position
CB	Chord Bearing	P/L	Pipeline
ck m	check measured	PUL	Public Utility Lot
Conc.	Concrete	R	Radius
cs	counter sunk	Re-est	Re-established
E	East	Ref	Reference
ER	Environmental Reserve	Res	Restored
Est	Established	RGE	Range
FC	Filler Cap	R/W	Right of Way
Fd	Found	(R)	Radial
GNSS	Global Navigation Satellite System	S	South
ha	Hectare	SEC	Section
I	Statutory Iron Post	TCO	Top Cut Off
L	Short Line	TWP	Township
M	Mound or Meridian	URW	Utility R/W
Mk	Mark	W	West
Mkd	Marked	3TM	3° Transverse Mercator
Mp	Marker Post	Δ	Central Delta Angle
MR	Municipal Reserve		
MWC	Monitoring Well Cap		
N	North		

## Appendix E



SITE INFORMATION
LEGAL DESCRIPTION: SEC 32 TWP 25 RGE 2 W5M
255251 ROCKY RIDGE ROAD N.W. ROCKY VIEW COUNTY, ALBERTA
BASED ON 'ROCKY VIEW COUNTY LAND USE BYLAW' ZONING:

DEVELOPMENT DESCRIPTION
A TWO STOREY ISLAMIC COMMUNITY CENTRE DEVELOPMENT CONSISTING OF 1 BUILDING OF 2 GYMNASIUM

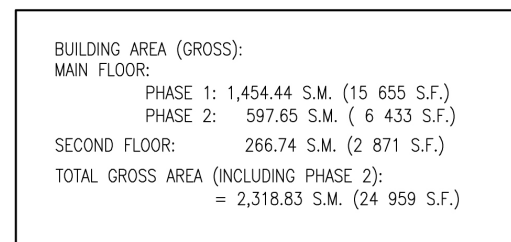
SITE AREAS	
TOTAL SITE AREA 8.09ha (20acres)	80937.12 sq.m
SITE DEVELOPMENT AREA 4.85ha (12acres)	48565 sq.m
TOTAL BUILDING AREA	
TOTAL	2052.07 sq.m
PERCENT OF SITE COVERAGE	4.475%
MAXIMUM ALLOWABLE	XX%
FLOOR AREA (GROSS)	
TOTAL FLOOR AREA	
TOTAL	2319.07 sq.m

HEIGHT RESTRICTIONS	
MAX BUILDING HEIGHT	10 m
EAVELINE HEIGHT	XX m

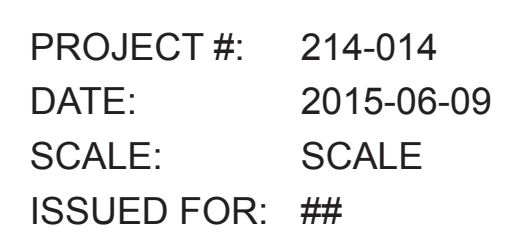
DENSITY	
MIN. DENSITY (ALLOWABLE)	
MAX. DENSITY (ALLOWABLE)	
PROVIDED	

PARKING	
PARKING STALLS	427 STALLS
PARKING STALLS (HANDICAP PARKING)	4 STALLS
TOTAL	431 STALLS
VISITORS	XX STALLS
TOTAL STALLS REQUIRED	XX STALLS
TOTAL STALLS PROVIDED	431 STALLS
NET STALLS	XX STALLS









**BRZ Partnership Architecture Inc.**  
BRZ • 414 • 45th Street SE • Oakdale, MN 55129 • [www.brzpartnership.com](http://www.brzpartnership.com) • 414-834-4000 • 414-834-4001









PROJECT #: 214-014  
DATE: 2015-06-05  
SCALE: SCALE  
ISSUED FOR: ##

# Rocky View Islamic Community Centre

## Colour Option 1

**BRZ Partnership Architecture Inc.**  
800-444-4566 / 416-480-1500 / 416-480-1501 / 416-480-1502 / 416-480-1503



## Appendix F

## Appendix G

## Appendix H

## Appendix I



## Appendix J



7713 Ranchview Dr. N W.  
Calgary, AB. T3G 2B3

June 19, 2017

To Whom It May Concern;

I would like to discuss our relationship with the Islamic Association of the Northwest (IANW). We have been neighbours in the Ranchlands community since 2003. They have proven to be a responsible neighbour in supporting our community objectives. They have been great volunteers at our annual community clean up and also at our Stampede Parade and Breakfast. During our Christmas season, their volunteers came out and shoveled sidewalks and driveways, a wonderful seasonal gesture of good spirit and caring.

They have arranged several events to include those in our neighbourhood;

- Interfaith dialogue with various faiths
- Opening up the Mosque to the neighbours

Initially, we had some issues with traffic, but the IANW worked with us to create a comfortable transition to prayer times that worked for all our residents and their service times.

They have been very good, generous and caring neighbours, and I wish them luck in acquiring a purpose built community centre in Northwest Calgary.

Sincerely yours,

Heather Mudd, President  
Ranchlands Community Association  
[ranchlandscommunity@outlook.com](mailto:ranchlandscommunity@outlook.com)  
403-241-0335

In the Name of Allah, Most Gracious, Most Merciful



Aug. 18, 2017

To the Council of the Rocky View County,  
911-32 Ave NE,  
Calgary Alberta  
T2E-6X6

The Muslim Council of Calgary (MCC), the governing body of the Muslim Association of Calgary owns and operates Muslim places of worship in eight (8) locations in the city of Calgary for decades, including a temporary facility in the North West Calgary that is operated by our affiliated Islamic Association of NW Calgary.

We have ensured that these facilities are operated in conformity with the City bylaws and development permits. Almost all these facilities are located in residential areas of the city and we have not had any problems or complaints from the neighbours regarding traffic, parking and noise.

Therefore, we would like to assure the County of Rocky View Council that the proposed development of the Rockview Islamic Centre on the north east quarter section 32-25-2 west of 5th. meridian in the Bearspaw community will be operated according to the submitted operational plan and will not cause any traffic, parking or noise problems for the area residents.

Respectively,

Mohamad Hajar, Chair MCC Board

Ghazanfar Zafar, Secretary MCC Board



Muslim Council of Calgary  
225-28 Street S.E  
Calgary, AB, T2A 5K4  
Tel: 403-219-0992 Fax: 403-219-0993

## TO WHOM IT MAY CONCERN

My Name is Habib Abdullah and I am a resident of 15 Bearspaw Way Calgary Alberta T3R 1R6

I attended an open house for this project which Islamic Association of North West are in the process building an Islamic Community at the intersection of Rocky Ridge and Burma road.

We are very excited and looking forward for the establishment of a worship place and a community center providing us with the opportunity to pray and use this space for holding events especially where families can come together for a dinner utilizing the hall. I recall from the open house that they have sufficient parking space for private dinners and weddings.

We are looking forward to have this constructed



Handwritten signature of Habib Abdullah, dated Aug 15/17.

Habib Abdullah P.Eng

Tel: 403-210 3498

Address.15 Bearspaw Way

Calgary AB T3R 1R6

## TO WHOM IT MAY CONCERN

My Name is John Audia and I am a resident of 255222 woodland road

I know that Islamic Association of North West are in the process building an Islamic Community at the intersection of Rocky Ridge and Burma Road.

We are very excited and looking forward for the establishment of such a community center providing us with the opportunity to rent the hall for social activities and winter sports, currently we don't have any facility to rent to accommodate large gatherings for dance and weddings etc.

We are looking forward to have this constructed

John Audia

*john audia*

Tel:

Address.

## TO WHOM IT MAY CONCERN

My Name is Habib Abdullah and I am a resident of 15 Bearspaw Way Calgary Alberta T3R 1R6

I attended an open house for this project which Islamic Association of North West are in the process building an Islamic Community at the intersection of Rocky Ridge and Burma road.

We are very excited and looking forward for the establishment of a worship place and a community center providing us with the opportunity to pray and use this space for holding events especially where families can come together for a dinner utilizing the hall. I recall from the open house that they have sufficient parking space for private dinners and weddings.

We are looking forward to have this constructed



Habib Abdullah P.Eng

Tel: 403-210 3498

Address.15 Bearspaw Way

Calgary AB T3R 1R6

## TO WHOM IT MAY CONCERN

My Name is Afshan Habib and I am a resident of 15 Bearspaw Way Calgary Alberta T3R 1R6

I have come to know that Islamic Association of North West is in the process building an Islamic Community at the intersection of Rocky Ridge and Burma road.

I am very excited to have this place being constructed as it will provide us with a large space to conduct our religious events including multi faith events involving Religious leaders from Christians, Jews, Hindu faiths, this will open doors to develop understandings of different religions

I recall from the open house that they have sufficient parking space for private dinners and weddings.

Also they will have enough space to conduct Quran classes for small children enabling them to learn about their religion through Quran meaning classes.

I am also excited that there will be sufficient time available for the girls only event happening over there.

We are looking forward to have this constructed.



Afshan Habib

Tel: 403-667-2368

Address.15 Bearspaw Way

Calgary AB T3R 1R6



## TO WHOM IT MAY CONCERN

My Name is Maham Abdullah and I am a resident of 15 Bearspaw Way Calgary Alberta T3R 1R6

I have come to know that Islamic Association of North West are in the process building an Islamic Community at the intersection of Rocky Ridge and Burma road.

We are very excited and looking forward for the establishment of a worship place and a community center providing us with the opportunity to pray and use this space for holding events especially where families can come together for a dinner utilizing the hall.

I recall from the open house that they have sufficient parking space for private dinners and weddings.

Also they will have enough space to conduct multicultural language classes for small children enabling them to learn *their languages*. This will help them to get in touch with their roots from their original place

I am also excited that there will be sufficient time available for the girls only event happening over there.

We are looking forward to have this constructed.



Maham Abdullah

Tel: 403-926-5268

Address.15 Bearspaw Way

Calgary AB T3R 1R6

## TO WHOM IT MAY CONCERN

My Name is Maria Habib and I am a resident of 15 Bearspaw Way Calgary Alberta T3R 1R6

I attended an open house for this project which Islamic Association of North West are in the process building an Islamic Community at the intersection of Rocky Ridge and Burma road.

We are very excited and looking forward for the establishment of a worship place and a community center providing us with the opportunity to pray and use this space for holding events especially where families can come together for a dinner utilizing the hall. I recall from the open house that they have sufficient parking space for private dinners and weddings.

I am also excited that there will be sufficient time available for the girls only event happening over there

We are looking forward to have this constructed



Maria Habib

Tel: 403-404 78652

Address.15 Bearspaw Way

Calgary AB T3R 1R6

August 15, 2017

To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

The organization was also a part of Calgary Interfaith Council which won the First Prize in an international interfaith competition thus making Calgarians very proud.

Thank you.

24043 BURNARD  
CALGARY AB T3R 1E3  
S. S. Nihal

August 15, 2017


To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

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Thank you.

 ABDUL SALEH  
403 919 4994  
24107 meadow Drive N.W.  
T3R 1A7

August 15, 2017

To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

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Thank you.

V. O. B. L. L. L.

~~255017~~ 255017 ROCKY REASER RD  
CALGARY. ALTA T3R 1J

403 239 0450

## TO WHOM IT MAY CONCERN

My Name is Nabeel Abdullah and I am a resident of 15 Bearspaw Way Calgary Alberta T3R 1R6

I attended an open house for this project ,which Islamic Association of North West are in the process building an Islamic Community at the intersection of Rocky Ridge and Burma road.

We are very excited and looking forward for the establishment of a worship place and a community center providing us with the opportunity to pray and use this space for holding events especially where families can come together for a dinner utilizing the hall. ♣

I have come to know that they will be providing space to residents of the area at a very reasonable costs

We are looking forward to have this constructed



Nabeel Abdullah

Tel: 403-714 5267

Address.15 Bearspaw Way

Calgary AB T3R 1R6

September 8, 2017

To  
The Council  
County of Rockyview, Alberta

Subject: Letter of support for Rockyview Islamic Community Centre on Rocky Ridge Road.

Dear Respected Council members,

We the undersigned residents of Rockyview County support the proposed Rockyview Islamic Community Centre on Rocky Ridge Road.

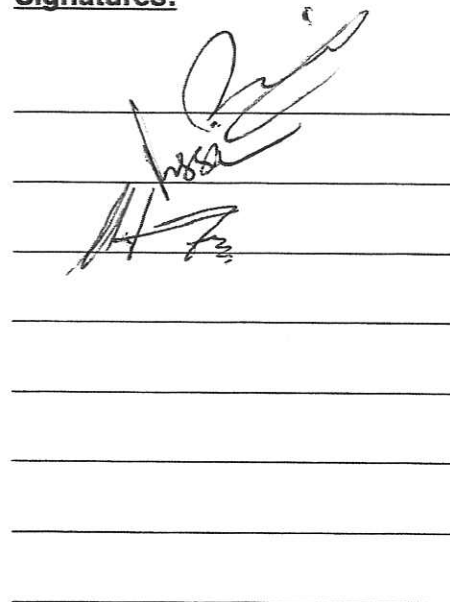
We Muslim residents of Rockyview County in association with the Islamic Association of NW Calgary (IANWC), which is an affiliate of the Muslim Association of Calgary (MAC) raised funds and purchased 20 acre parcel on NE Quarter Section 32-25-2 West of 5th Meridian at the NE corner of Rocky Ridge Road and Burma Road to build the proposed Islamic Community Centre to have a nearby permanent place of worship with ancillary social and sporting facilities where we and our female family members could enjoy religious, social and sporting amenities in an islamic environment unique to our needs.

Therefore, we the undersigned request the Rockyview County Council to approve the proposed Islamic Community Centre.

**Name:**

ZAHID RAFIQ  
FIZZA RAFIQ  
TAIMOOR SAIED

**Signatures:**





August 15, 2017

To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

The organization was also a part of Calgary Interfaith Council which won the First Prize in an international interfaith competition thus making Calgarians very proud.

Thank you.

24043 Bernard  
Calgary AB T3R 1E3  
S. S. Indal

August 15, 2017


To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

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Thank you.

  
ABDUL SALEH  
403 919 4994  
24107 meadow Drive N.W.  
T3R 1A7

August 15, 2017

To Whom it may concern:

Re: Islamic Association of Northwest Calgary

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The organization was also a part of Calgary Interfaith Council which won the First Prize in an international interfaith competition thus making Calgarians very proud.

Thank you.

V. O. B. L. ~~25~~ 255017 ROCKY REASON RD  
CALGARY. ALTHOUGH IT  
403 239 0450

August 15, 2017

To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

The organization was also a part of Calgary Interfaith Council which won the First Prize in an international interfaith competition thus making Calgarians very proud.

Thank you.

*Ahmad Sharifzadeh*  
Ahmad Sharifzadeh  
24018 Meadow Drive  
Calgary, AB T3R 1A7

August 15, 2017


To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

The organization was also a part of Calgary Interfaith Council which won the First Prize in an international interfaith competition thus making Calgarians very proud.

Thank you.

  
Dr. Essa AlAwad  
24061 Meadow Drive  
Calgary - AB T3R1A7

August 15, 2017

To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

The organization was also a part of Calgary Interfaith Council which won the First Prize in an international interfaith competition thus making Calgarians very proud.

Thank you.



TAHIR ALVI

255085 Rocky Ridge Rd  
Calgary AB T3R 1J9

August 15, 2017

To Whom it may concern:

Re: Islamic Association of Northwest Calgary

This letter is to acknowledge that we have our home in bears paw area and know of people in our neighborhood who are members of Islamic Association of NW Calgary and Muslim Association of Northwest Calgary. We are pleased to have them as our neighbors as they have been very caring and thoughtful in interacting with us. They have actively participated in developing a very loving and caring community.

The organization was also a part of Calgary Interfaith Council which won the First Prize in an international interfaith competition thus making Calgarians very proud.

Thank you.

*Mary Buchwitz*

255091 Rocky Ridge Road  
Calgary AB T3R 1J9



September 8, 2017

To the Council of County of Rockyview, Alberta

We the undersigned residents of the Bearspaw community in the Rocky View County support the proposed Rocky View Islamic Community Centre on part of NE Quarter Section 32-25-2 West of 5<sup>th</sup> Meridian at the NE corner of Rockyview Road and Burma Road.

We have reviewed the proposed development and its operational plans and are satisfied that the proposed development will not have any significant adverse impact on our residential properties nor quality of life.

Name

Deepak Khosla  
Neeraj Khosla

Signatures

*[Signature]*  
*[Signature]*

September 8, 2017

To the Council of County of Rockyview, Alberta





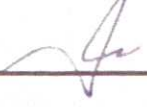

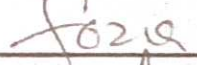
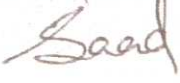
We the undersigned MUSLIM residents of the Bearspaw community in the Rocky View County support the proposed Rocky View Islamic Community Centre on Rocky Ridge Road.

We Muslim residents of Bearspaw in association with the Islamic Association of NW Calgary (IANWC), which is an affiliate of the Muslim Association of Calgary (MAC) raised funds and purchased the 20 acre parcel on NE Quarter Section 32-25-2 West of 5<sup>th</sup> Meridian at the NE corner of Rockyview Road and Burma Road to build the proposed Islamic Community Centre to have a nearby permanent place of worship with ancillary social and sporting facilities where we and our female family members could enjoy religious, social and sporting amenities in an Islamic environment unique to our needs.

Therefore, we the undersigned request the Rockyview County Council to approve the proposed Islamic Community Centre.

Name

Signatures

Ahmad Sharifzadeh Najafi 403-2893053	
Zohreh Hedayati	
Mojtaba Sharifzadeh Najafi	
Javad Sharifzadeh Najafi	
Bahar Soufi	
Tahir Alvi	
Fozia Alvi	
Saad Alvi	

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Therefore, we the undersigned request the Rockyview County Council to approve the proposed Islamic Community Centre.

Name

Signatures

Essa Altwad



Halah Obaid



Saleem Akhtar



Isma Ahmed



Rabia Hlikhan



September 8, 2017  
To the Council of County of Rockyview, Alberta

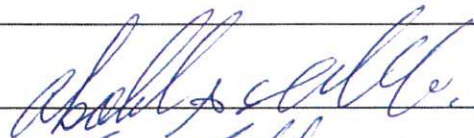
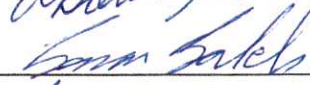


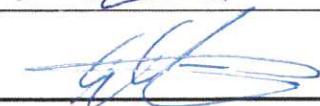
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Name

Signatures

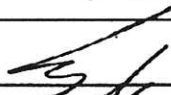




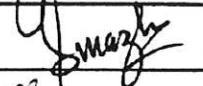

ABDUL Saleh	
Sana Saleh	
Amer Saleh	
Rolaa Saleh	
Emad Saleh	

September 8, 2017  
To the Council of County of Rockyview, Alberta

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Therefore, we the undersigned request the Rockyview County Council to approve the proposed Islamic Community Centre.

Name	Signatures
ARSHAD Rizvi	
KOMAIL Rizvi	
SYED N ABBAS	
ZESHAN H. ZAHID	
IQBAL HAIDER	
Syed Mazhar	
IRFAN KAZMI	

Scanned by CamScanner



September 8, 2017  
To the Council of County of Rockyview, Alberta

We the undersigned residents of the Bearspaw community in the Rocky View County support the proposed Rocky View Islamic Community Centre on part of NE Quarter Section 32-25-2 West of 5<sup>th</sup> Meridian at the NE corner of Rockyview Road and Burma Road.

We have reviewed the proposed development and its operational plans and are satisfied that the proposed development will not have any significant adverse impact on our residential properties nor quality of life.

Name

V. O. Bluth

Signatures

RMB

VIPINI Bluth

R. Bluth



**NE-32-25-02-W05M**



**Proposal:** To redesignate a  $\pm 4.86$  hectare ( $\pm 12$  acre) portion of land from Residential One (R-1) District to Public Services (PS) District, and to approve a Master Site Development Plan (MSDP) to guide the future development of a centre for religious assembly and community services.



## DEVELOPMENT PROPOSAL

NE-32-25-02-W05M



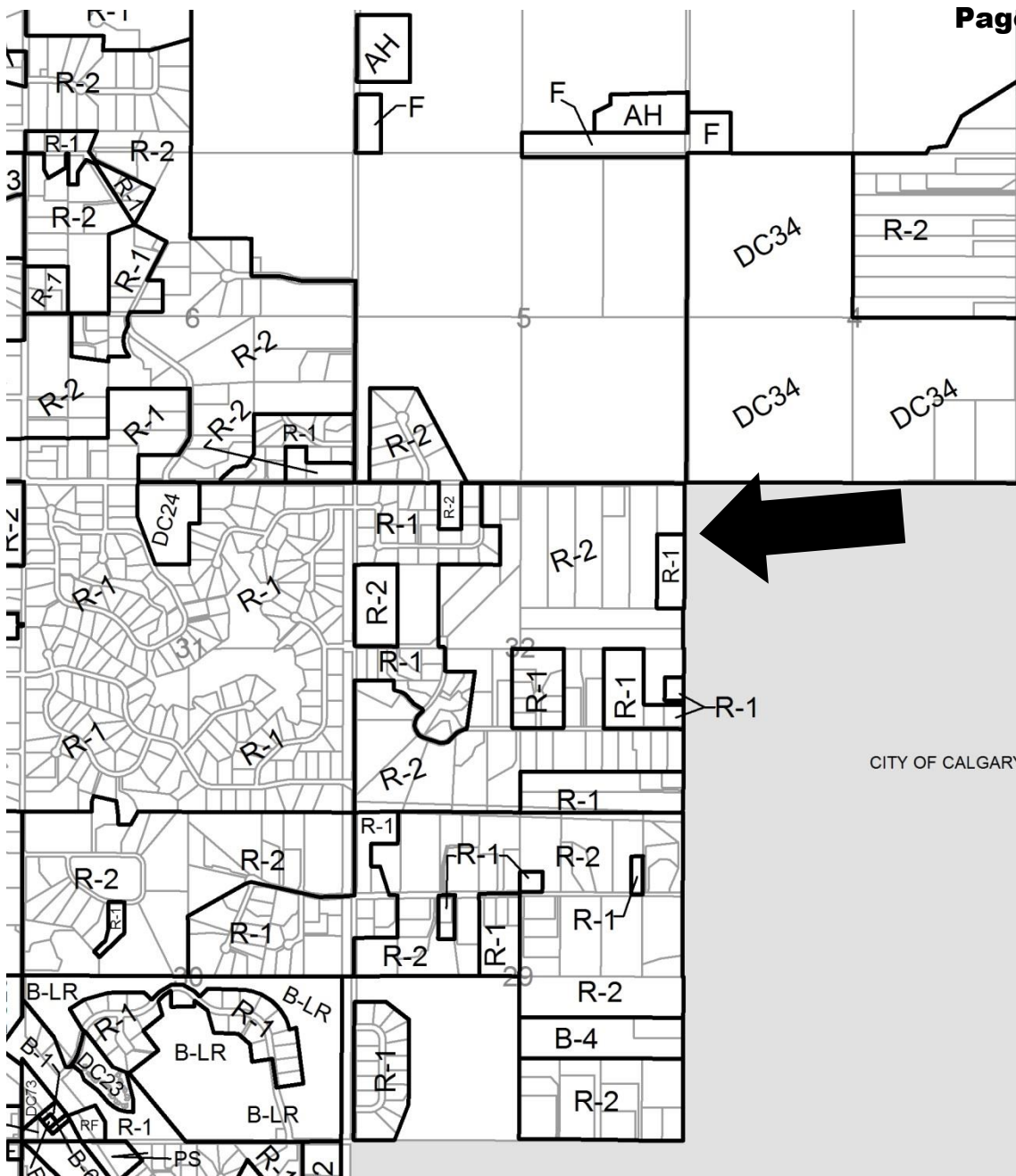
Date: Aug 24, 2017

Division # 8

File: 05632020

**AGENDA**

Page 279 of 334



CITY OF CALGARY

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

LAND USE MAP

NE-32-25-02-W05M

# TOPOGRAPHY

*Contour Interval 2 M*



**NE-32-25-02-W05M**





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

**AIR PHOTO**

*Spring 2014*

**NE-32-25-02-W05M**

Date: Aug 24, 2017

Division # 8

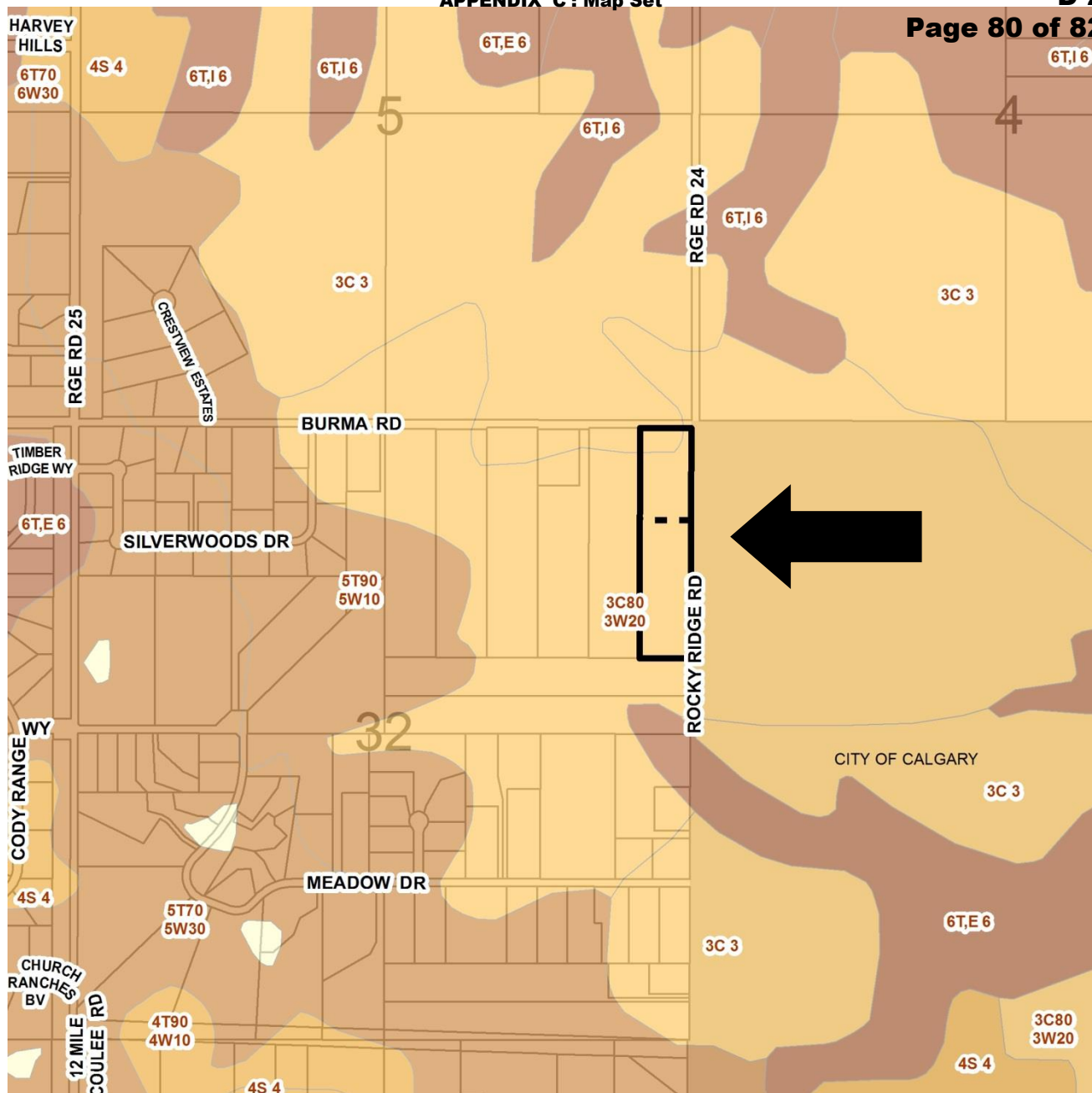
File: 05632020

**AGENDA**

**Page 282 of 334**



Page 283 of 334

**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-32-25-02-W05M**Date: Aug 24, 2017

Division # 8

File: 05632020**AGENDA****Page 284 of 334**



**NE-32-25-02-W05M**





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## ENGINEERING SERVICES

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**TO:** Council  
**DATE:** April 10, 2018 **DIVISION:** 9  
**FILE:** PL20160018  
**SUBJECT:** Bylaw C-7745-2017 Road Closure and Consolidation Application for two portions of Undeveloped Road Allowance known as Range Road 45

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### <sup>1</sup>ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7745-2017 be given second reading.
- Motion #2 THAT Bylaw C-7745-2017 be given third and final reading.
- Motion #3 THAT the 5.98 acres of land be transferred and sold to the applicants Joel Hillis and Elmer (Buster) Fenton subject to:
- a) a sales agreement being signed at the appraised value of \$2,340.00 per acre, totaling \$14,000.00 (rounded), plus \$2,750.00 for the cost of the appraisal and all applicable taxes;
  - b) that all incidental costs to create title and consolidation with the adjacent lands are at the expense of the applicants; and
  - c) the terms of the sales agreement shall be completed within one year after Bylaw C-7745-2017 receives third and final reading.

### EXECUTIVE SUMMARY:

The purpose of this report is to consider second and third readings to Bylaw C-7745-2017 for the closure and consolidation of 5.98 acres of undeveloped road allowance known as Range Road 45 (in two portions). The closure area is located on the east side of NE/SE-30-28-04-W5M.

The public hearing and first reading for this bylaw was held on January 9, 2018. After closing the Public Hearing, Council gave first reading to Bylaw C-7745-2017 and directed Administration to forward the Bylaw to Alberta Transportation for Ministerial consent as required by the *Municipal Government Act*. On March 21, 2018, Administration received approval from the Minister and is recommending second and third readings to Bylaw C-7745-2017.

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

### DISCUSSION:

This is a joint application by Joel Hillis and Elmer (Buster) Fenton. The purpose of this application is to close and consolidate 5.98 acres of undeveloped road allowance in two portions. Parcel 1 (1.96 acres) is to be consolidated with the NE quarter (Hillis) and Parcel 2 (4.02 acres) is to be consolidated with the SE quarter (Fenton). It is a requirement of Alberta Transportation that the applicant for a road closure must be the directly adjacent landowner, therefore requiring the split of road allowance into 2 parcels.

The applicant (Hillis) is looking to construct a dwelling on the NE Quarter section of his lands in the future. To acquire a building permit, he would be required to have access from a developed county

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<sup>1</sup>Administration Resources

Angela Pare, Engineering Services Support Technician



road. If successful this will allow the applicants to construct a driveway in the former road allowance similar to a panhandle layout rather than be required to construct a full road to County Standard.

This portion of road allowance is not part of the 30 Year Long Range Transportation Network Plan (LRTNP), nor does Administration have any plans to construct a road within this allowance.

Township Road 284 and Horse Creek Road are in close proximity to the LRTNP, but this closure will not have a negative impact on those roads. This closure and consolidation does not restrict access to any adjacent parcels, nor does it create any landlocked parcels as remaining open road allowance is available for the adjacent parcels from both the north and south road allowances. The primary applicant Joel Hillis has also provided a signed document advising that he will be providing a registered access easement agreement to the adjacent parcels (Attachment 'C').

After closing the January 9<sup>th</sup>, 2018 Public Hearing, Council gave first reading to Bylaw C-7745-2017 and directed Administration to forward the Bylaw to Alberta Transportation for Ministerial consent as required by the *Municipal Government Act*. Administration received approval back from the Minister on March 21, 2018. Administration requested and received an appraisal of the subject lands and the value provided is \$2,340.00 per acre, for a rounded amount of \$14,000.00. The applicants are in agreement with the appraised value of the lands and Administration is now proceeding with a recommendation to finalize the closure by providing second and third (final) reading to the bylaw.

#### **OPTIONS:**

- Option #1:     Motion #1     THAT Bylaw C-7745-2017 be given second reading.
- Motion #2     THAT Bylaw C-7745-2017 be given third and final reading.
- Motion #3     THAT the 5.98 Acres of land be transferred to the applicants Joel Hillis and Elmer (Buster) Fenton subject to:
- a) a sales agreement being signed at the established value of \$2,340.00 per acre, totaling \$14,000.00 (rounded), plus \$2,750.00 for the cost of the appraisal and all applicable taxes;
  - b) that all incidental costs to create title and consolidation with the adjacent lands are at the expense of the applicant; and
  - c) the terms of the sales agreement shall be completed within one year after Bylaw C-7745-2017 receives third and final reading.
- Option #2:     THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Kent Robinson"

\_\_\_\_\_  
 General Manager

\_\_\_\_\_  
 Acting County Manager

AP

#### **ATTACHMENTS:**

ATTACHMENT 'A' - Bylaw C-7745-2017 signed by Minister of Transportation

ATTACHMENT 'B' – Maps

ATTACHMENT 'C' – Landowner Agreement for Easement

**BYLAW C-7745-2017**

**A Bylaw of Rocky View County in the Province of Alberta for the Purpose of closing to public travel and creating title to portions of public highway in accordance with Section 22 of the *Municipal Government Act*, Chapter M26.1, Revised Statutes of Alberta 2000, as amended.**

The Council of Rocky View County enacts as follows:

**WHEREAS**

The lands hereafter described are no longer required for public travel; and

**WHEREAS**

Application has been made to Council to have the highway closed; and

**WHEREAS**

Rocky View County Council deems it expedient to provide for a bylaw for the purpose of closing to public travel certain roads, or portions thereof, situated in the said municipality, and therefore disposing of the same; and

**WHEREAS**

Notice of the intention of Council to pass a bylaw has been given in accordance with Section 606 of the Municipal Government Act, and was published in the Rocky View Weekly on Tuesday December 12<sup>th</sup>, 2017 and December 19<sup>th</sup>, 2017 the last of such publications being at least one week before the day fixed for the Public Hearing of this Bylaw; and

**WHEREAS**

Rocky View County Council was not petitioned for an opportunity to be heard by any person claiming to be prejudicially affected by the bylaw.

**NOW THEREFORE BE IT RESOLVED** that the Council of Rocky View County in the Province of Alberta does hereby close to public travel for the purpose of creating title to the following described highway. Subject to the rights of access granted by other legislation:

**PARCEL 1**

A PORTION OF THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH HALF OF THE NORTH EAST QUARTER SECTION 30, TOWNSHIP 28, RANGE 4, WEST OF THE 5<sup>TH</sup> MERIDIAN CONTAINING 0.79 HECTARES (1.96 ACRES) MORE OR LESSEXCEPTING THEREOUT ALL MINES AND MINERALS

**PARCEL 2**

THE ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE EAST HALF OF THE SOUTH EAST QUARTER SECTION 30, TOWNSHIP 28, RANGE 4, WEST OF THE 5<sup>TH</sup> MERIDIAN CONTAINING 1.63 HECTARES (4.02 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

As Shown on PLAN \_\_\_\_\_, Schedule 'A' attached to and forming part of this bylaw.

Division: 9  
File: PL20160018

READ A FIRST TIME IN COUNCIL this 9<sup>th</sup> DAY OF January, 20 18

PUBLIC HEARING WAS HELD IN COUNCIL this 9<sup>th</sup> DAY OF January, 20 18

  
REEVE / DEPUTY REEVE

  
CAO or DESIGNATE

APPROVED BY  
ALBERTA TRANSPORTATION:

APPROVED THIS 15<sup>th</sup> DAY OF March, 20 18

Approval Valid for \_\_\_\_\_ Months

  
MINISTER OF TRANSPORTATION

READ A SECOND TIME IN COUNCIL this \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

READ A THIRD TIME IN COUNCIL this \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

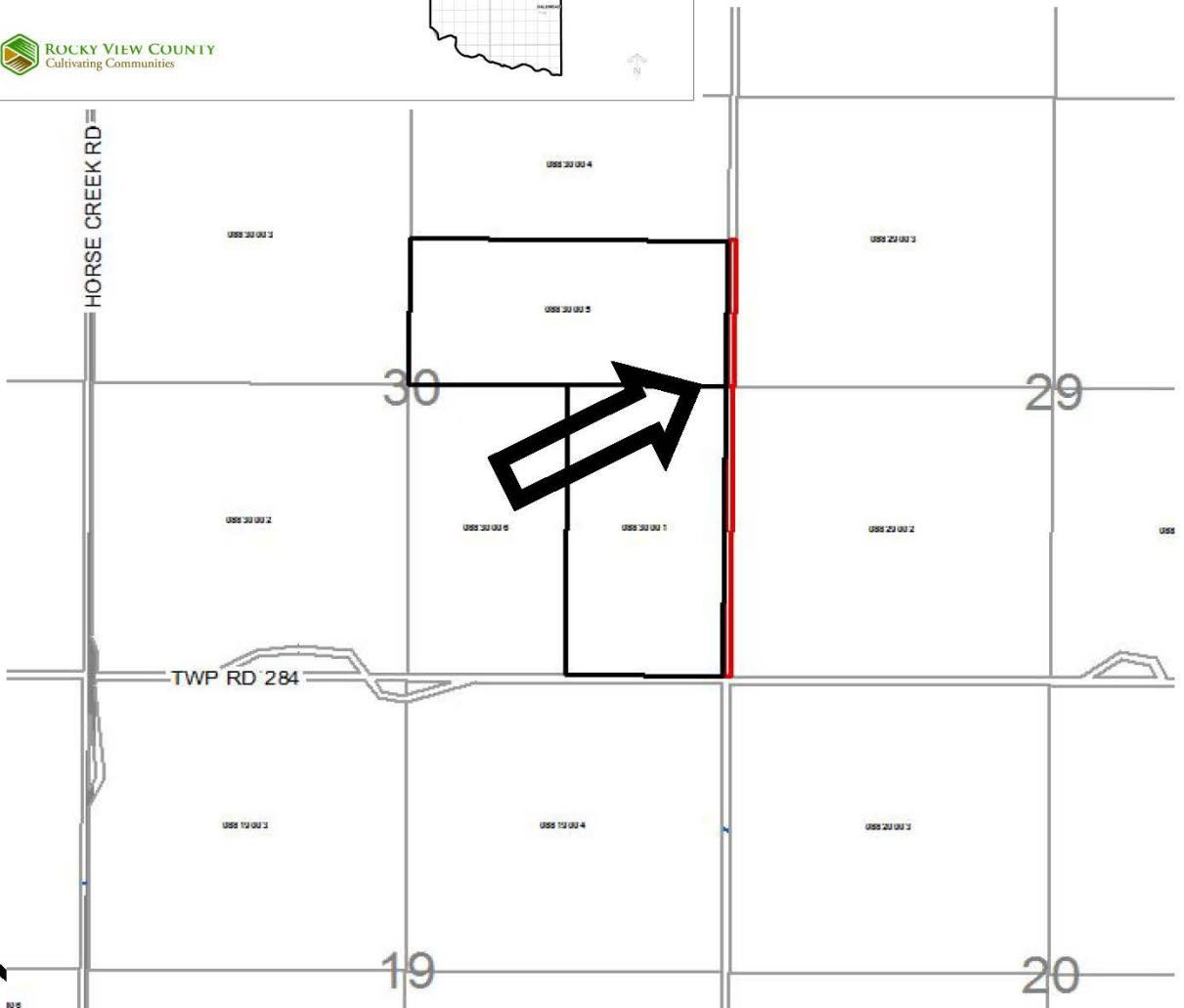
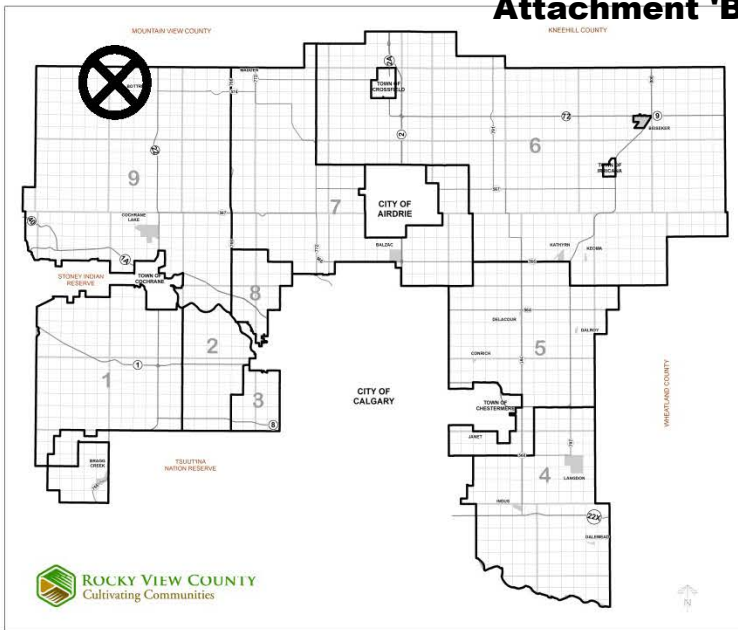
\_\_\_\_\_  
REEVE / DEPUTY REEVE

\_\_\_\_\_  
CAO or DESIGNATE

SCHEDULE 'A'

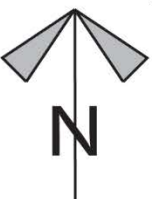
INSERT COPY OF ROAD CLOSURE PLAN ONCE REGISTERED

# Attachment 'B'

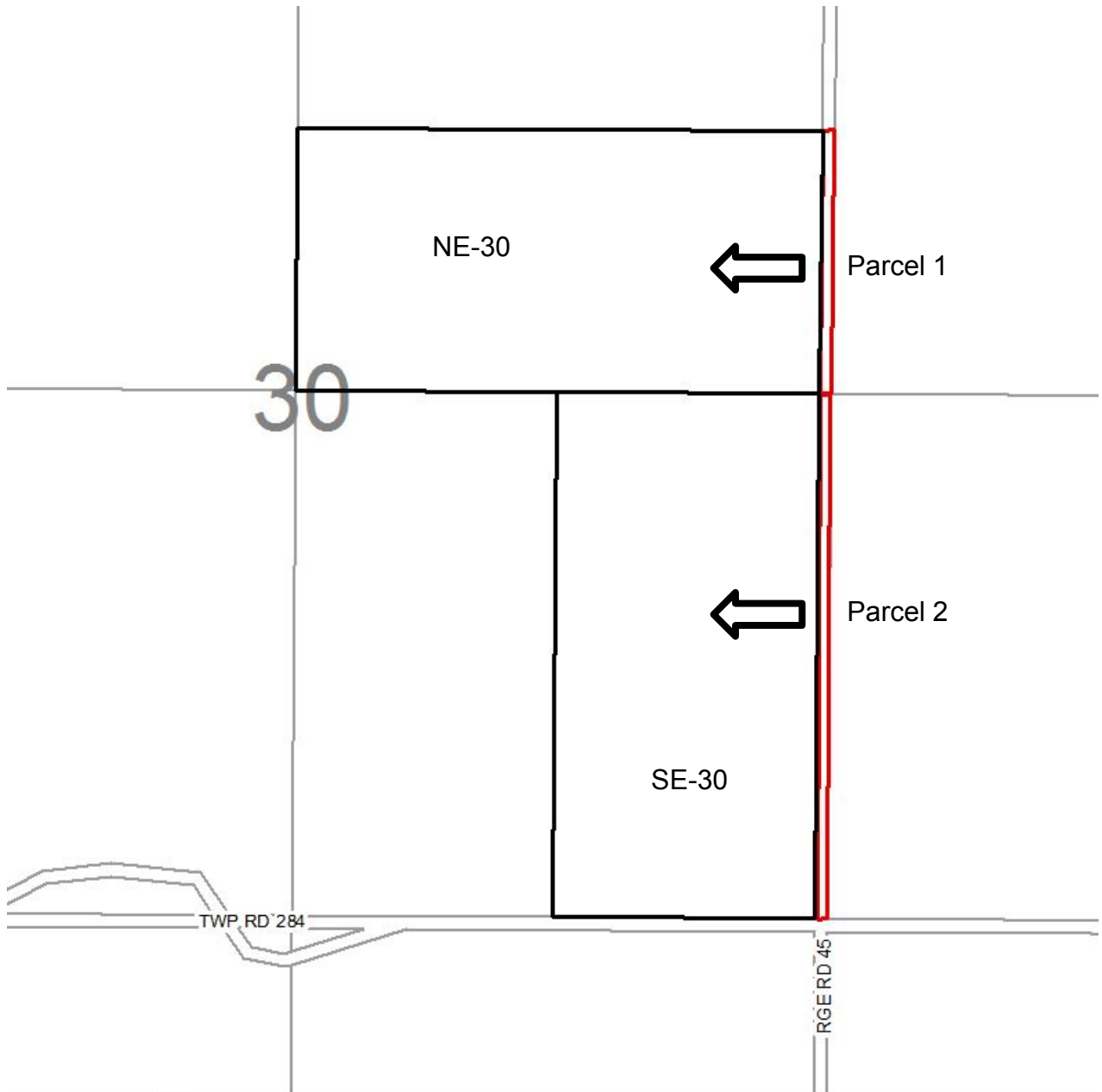


## LOCATION PLAN

NE/SE-30-28-04-W05M







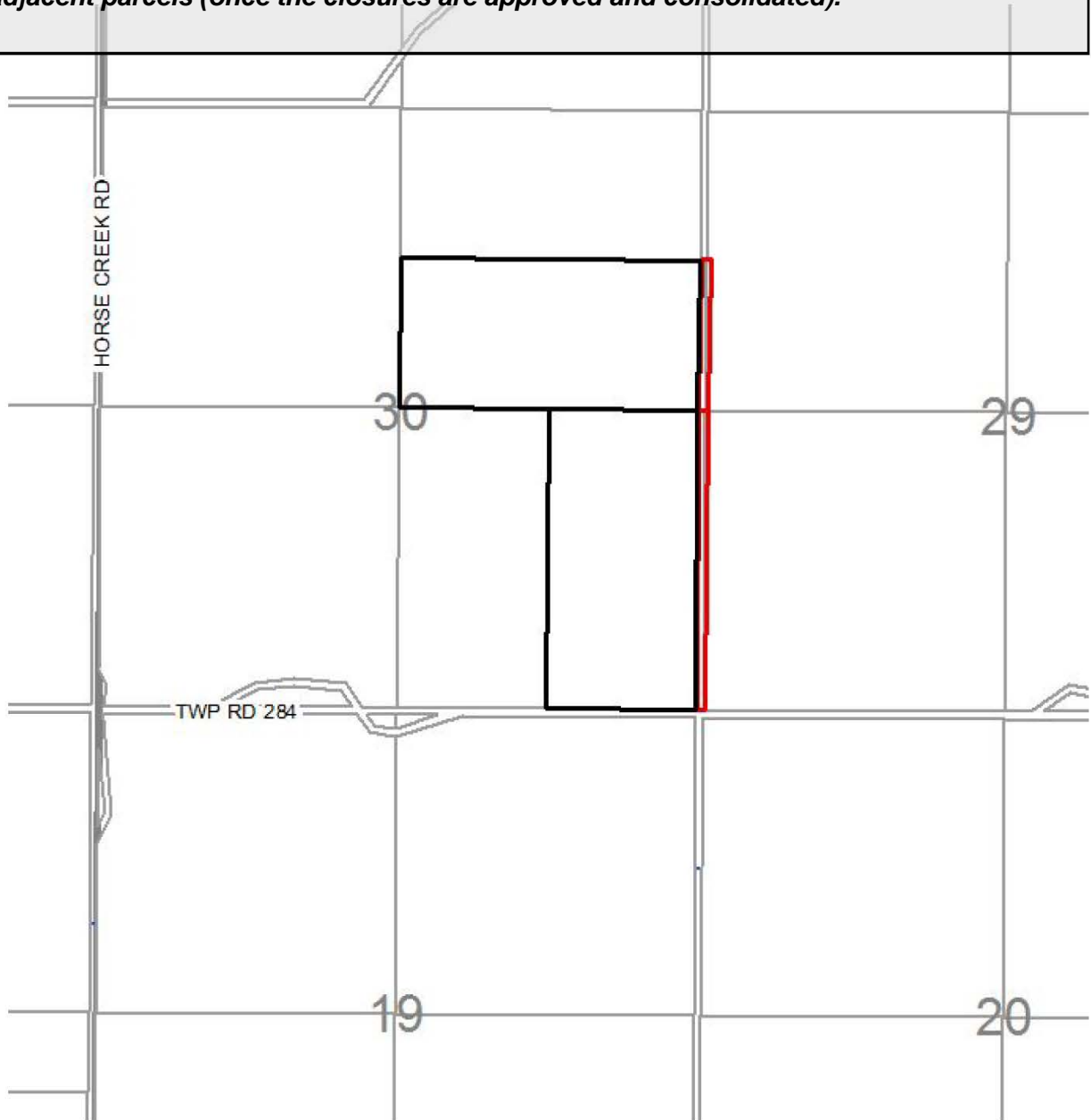
Parcel 1 to be Consolidated into NE-30  
Parcel 2 to be Consolidated into SE-30

**TENTATIVE PLAN**

**NE/SE-30-28-04-W05M**

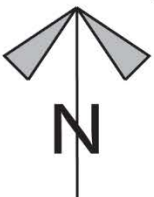


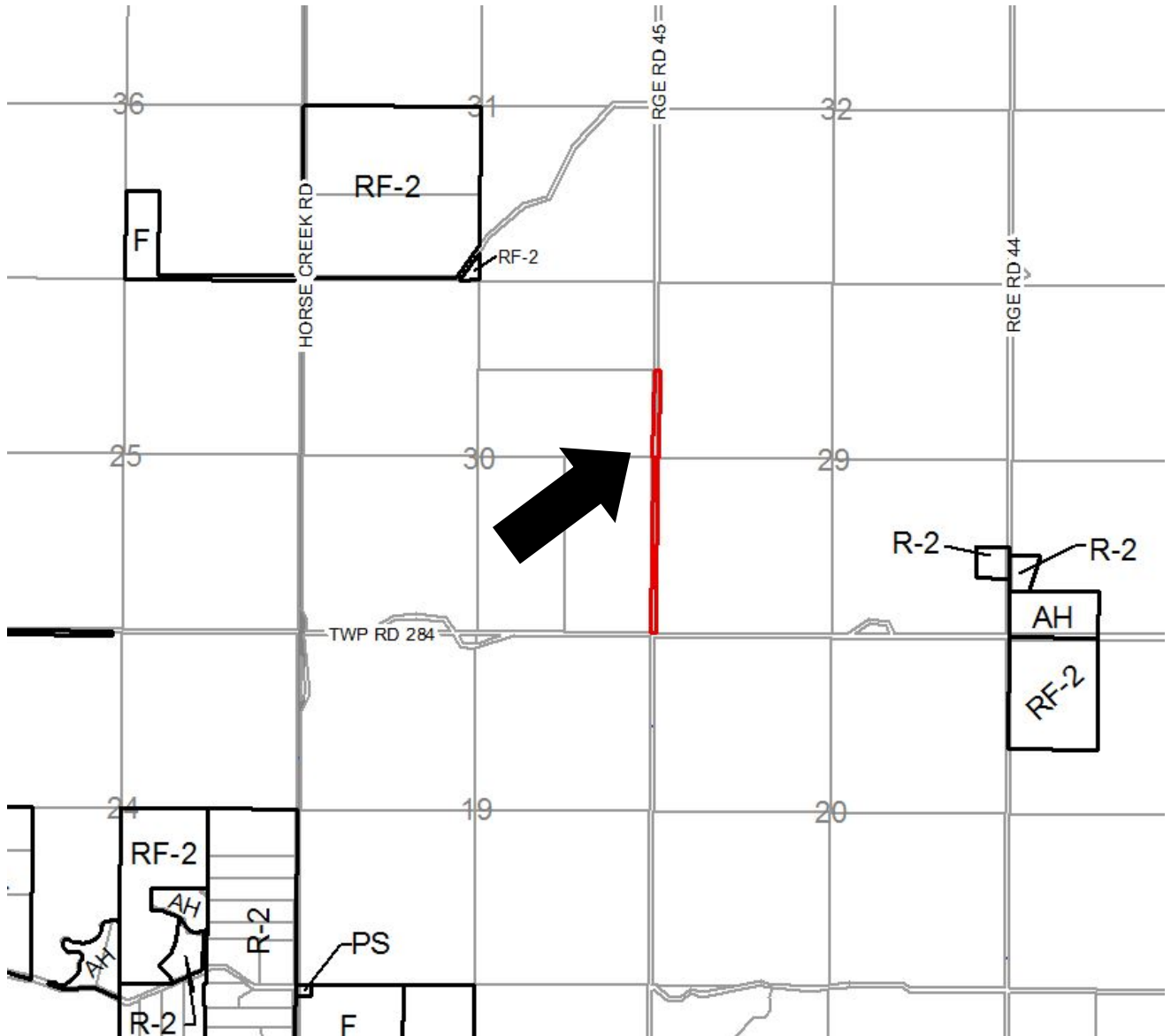
**Attachment 'B'**  
**ROAD CLOSURE PROPOSAL: Joint Application to Close for Consolidation** **Page 8 of 13**  
 purposes, 2 portions of Road Allowance Adjacent to the NE/SE-30-28-04-W5M. Parcel 1 (+/- 1.96 Acres) would be consolidated with the NE Quarter. Parcel 2 (+/- 4.02 Acres) would be consolidated with the SE Quarter. *NOTE: Both Applicants are prepared to enter into Access Easement Agreements to allow access to adjacent parcels (once the closures are approved and consolidated).*



## ROAD CLOSURE PROPOSAL

**NE/SE-30-28-04-W05M**





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

## LAND USE MAP

NE/SE-30-28-04-W05M

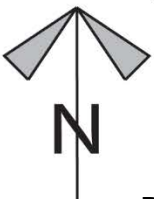


Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

*Spring 2016*

**NE/SE-30-28-04-W05M**



Date: Feb 27, 2017

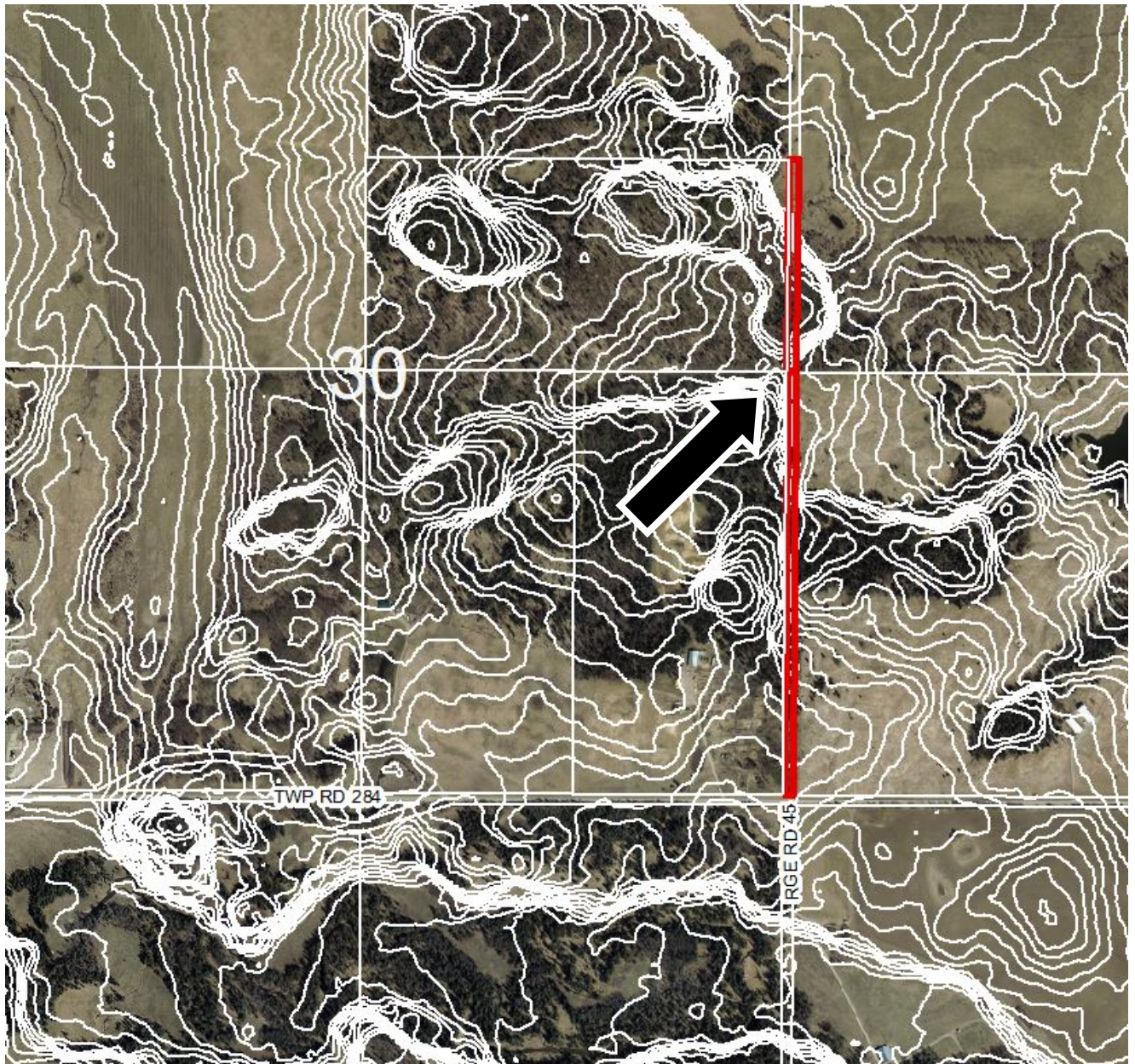
Division # 9

File: PL20160018

**AGENDA**

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

## TOPOGRAPHY

*Contour Interval 2 M*

**NE/SE-30-28-04-W05M**



**OPPOSE****SUPPORT****Legend**

Circulation Area



Subject Lands

**LANDOWNER CIRCULATION AREA****NE/SE-30-28-04-W05M**



## ROAD CLOSURE, CONSOLIDATION AND EASEMENT AGREEMENT

The parties involved in the access easement agreement are:

Joel and Carlye Hillis (Hillises)

Elmer (Buster) Fenton


#Company 406484 Alberta Limited (Fernando Peris)

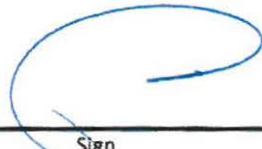
Mike Bourns and Pat Comer

The Hillises and Buster Fenton are jointly applying for road closure and consolidation of 2 portions of road allowance adjacent to the NE/SE-30-28-4-W5M. Parcel 1(+ 1.96 acres) would be consolidated with the NE quarter. Parcel 2(+4 acres) would be consolidated with the SE quarter.



To insure certainty between all parties involved, the parties agree to enter into a legal mutual access easement agreement regarding reasonable access upon successful closure and consolidation of both portions of the road allowance. Joel Hillis will be covering all costs and fees associated with the easement access agreement.

Signed by:

 Joel Hillis 16 Mar 2017  
Sign Print Date

 406484 ALBERTA 16. MAR. 2017  
Sign Print Date

 ELMER FENTON 16 Mar 2017  
Sign Print Date

 MIKE BOURNS 16. Mar. 2017  
 PAT COMER 16. Mar. 2017.  
Sign Print Date

## **LEGISLATIVE & LEGAL SERVICES**

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<b>TO:</b>	Council	<b>DIVISION:</b> All
<b>DATE:</b>	April 10, 2018	
<b>FILE:</b>	0160	
<b>SUBJECT:</b>	Assessment Review Boards Bylaw C-7778-2018 and Appointment of Chair	

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### **<sup>1</sup>ADMINISTRATION RECOMMENDATION:**

- Motion #1: THAT Bylaw C-7778-2018 be given first reading.
- Motion #2: THAT Bylaw C-7778-2018 be given second reading.
- Motion #3: THAT Bylaw C-7778-2018 be considered for third reading.
- Motion #4: THAT Bylaw C-7778-2018 be given third and final reading.
- Motion #5: THAT Ken Sawatzky be appointed as Chair of the Assessment Review Boards until the 2018 Organizational Meeting.

### **EXECUTIVE SUMMARY:**

On January 1, 2018, amendments to the *Municipal Government Act* (MGA) pertaining to the establishment and functions of Assessment Review Boards came into force. Although Rocky View County has an existing Assessment Review Boards Bylaw (Bylaw C-6903-2010), it is no longer in compliance with the recent amendments to the MGA and as a result the bylaw requires an update.

Administration has reviewed the MGA amendments as well as researched bylaws from other municipalities across the province, and has drafted a new Assessment Review Boards Bylaw for Council's consideration. Assessment Review Boards Bylaw C-7778-2018 (see Attachment 'A') will ensure that the County is in compliance with provincial legislation and using best municipal practices.

One of the MGA amendments requires the Chair of the Assessment Review Boards to be appointed by Council. Administration has provided a recommended appointment for Council's consideration.

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

### **BACKGROUND:**

The *Municipal Government Act* requires municipalities to establish by bylaw a Local Assessment Review Board (LARB) and Composite Assessment Review Board (CARB). Both of the County's Assessment Review Boards are currently established by Bylaw C-6903-2010.

However, recent amendments to the MGA now require the Chair of the Assessment Review Boards to be appointed by Council and the discretion to appoint one-member panels to hear assessment complaints has been given to the Chair. Both of these changes to provincial legislation require the County to update its existing Assessment Review Boards Bylaw.

In addition to the MGA amendments, Administration has researched bylaws from other municipalities and has included amendments that reflect best practices from across the province. These changes include adding a code of conduct for members of the Assessment Review Boards, removing outdated schedules from the existing bylaw, and requiring complainants and respondents to submit four copies of their disclosure documents in accordance with provincial regulations.

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<sup>1</sup> **Administration Resources**

Angie Keibel, Legislative & Legal Services



**BUDGET IMPLICATION(S):**

There are no budget implications.

**OPTIONS:**

- Option #1:
- Motion #1: THAT Bylaw C-7778-2018 be given first reading.
  - Motion #2: THAT Bylaw C-7778-2018 be given second reading.
  - Motion #3: THAT Bylaw C-7778-2018 be considered for third reading.
  - Motion #4: THAT Bylaw C-7778-2018 be given third and final reading.
  - Motion #5: THAT Ken Sawatzky be appointed as Chair of the Assessment Review Boards until the 2018 Organizational Meeting.
- Option #2: THAT alternative direction be provided.

Respectfully submitted,

## “Kent Robinson”

A/County Manager

cs/ak

**ATTACHMENTS:**

Attachment 'A': Assessment Review Boards Bylaw C-7778-2018



# BYLAW C-7778-2018

## A Bylaw of Rocky View County, in the Province of Alberta, to establish the Assessment Review Boards.

**WHEREAS** section 454 of the *Municipal Government Act* requires Council to establish by bylaw a Local Assessment Review Board and a Composite Assessment Review Board;

**NOW THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is “*Assessment Review Boards Bylaw*.”

### Definitions

- 2 In this Bylaw, unless the context otherwise requires, the following definitions apply:
- (a) “**Assessment Review Boards**” means the Local Assessment Review Board and the Composite Assessment Review Board collectively;
  - (b) “**Clerk**” means the designated officer appointed as the clerk of the Assessment Review Boards in accordance with section 456 of the *Municipal Government Act*;
  - (c) “**Composite Assessment Review Board**” means a board established to hear and make decisions on complaints about any matter referenced in section 460.1(2) of the *Municipal Government Act*;
  - (d) “**Council**” means the duly elected Council of Rocky View County;
  - (e) “**Local Assessment Review Board**” means a board established to hear and make decisions on complaints about any matter referenced in section 460.1(1) of the *Municipal Government Act*;
  - (f) “**Member**” means a member of the Assessment Review Boards as appointed by Council;
  - (g) “**Master Rates Bylaw**” means the Rocky View County bylaw known as the “*Master Rates Bylaw*”;
  - (h) “**Municipal Government Act**” means the *Municipal Government Act*, RSA 2000, c M-26; and
  - (i) “**Rocky View County**” means Rocky View County as a municipal corporation established pursuant to the laws of the Province of Alberta and the area within the jurisdictional boundaries of Rocky View County, as the context of this Bylaw so requires.



### Establishment of Boards

3 Council hereby establishes the following boards:

- (a) Local Assessment Review Board; and
- (b) Composite Assessment Review Board.

### Appointment of Members

- 4 At its Annual Organizational Meeting, Council appoints up to five Members for a three year term and in a manner that the expiry dates of their appointments are staggered.
- 5 Notwithstanding section 4, a Member may be re-appointed when their term expires but the person must re-apply for appointment.
- 6 In the event a Member is unable to finish their appointed term, Council may appoint a replacement whose term will end at the following Organizational Meeting, at which time the replacement Member may re-apply.
- 7 All Members serve at the pleasure of Council and may be removed by resolution of Council where, in the opinion of Council, that Member has contravened the Code of Conduct as set out in "Schedule A" or as may be established by resolution of Council from time to time.

### Appointment of Chair

- 8 At its Annual Organizational Meeting, Council appoints a Chair for the Assessment Review Boards from the appointed Members.
- 9 The Chair of the Assessment Review Boards is the Chair of both the Local Assessment Review Board and the Composite Assessment Review Board.

### Remuneration

- 10 Remuneration and traveling expenses for Members are as set out in Rocky View County Council Policy C-221, "Council Committee Remuneration."

### Clerk of the Assessment Review Board

- 11 The Chief Administrative Officer is the designated Clerk of the Assessment Review Boards.

### Filing a Complaint

- 12 The complainant and respondent must each submit to the Assessment Review Boards four copies of their disclosure documents in accordance with the *Matters Relating to Assessment Complaints Regulation*, Alta Reg 310/2009.
- 13 A complaint must be accompanied by the appropriate fee as established by Council in the *Master Rates Bylaw*.



**Transitional**

- 14 Bylaw C-6903-2010 is hereby repealed, upon this bylaw coming into full force and effect.
- 15 Bylaw C-7778-2018 comes into force and effect when it receives third reading, and is signed by the Reeve or Deputy Reeve and the Chief Administrative Officer or designate.

READ A FIRST TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2018

READ A SECOND TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2018

UNANIMOUS PERMISSION FOR THIRD READING \_\_\_\_\_ day of \_\_\_\_\_, 2018

READ A THIRD TIME IN COUNCIL this \_\_\_\_\_ day of \_\_\_\_\_, 2018

\_\_\_\_\_  
Reeve or Deputy Reeve

\_\_\_\_\_  
CAO or Designate

\_\_\_\_\_  
Date Bylaw Signed





**Schedule "A"**  
**Assessment Review Board Code of Conduct**

- 1 In this Schedule:
  - (a) **"Administration"** means the general operations of Rocky View County, including all employees and volunteers;
  - (b) **"Board"** means the Assessment Review Boards;
  - (c) **"Corporation", "director", "distributing corporation", "officer", "shareholder", "voting rights", and "voting shares"** have the meanings given to them in the *Business Corporations Act*, RSA 2000, c B-9;
  - (d) **"Member's Family"** means the Member's spouse or adult interdependent partner, the Member's children, the parents of the Member and the parents of the Member's spouse of adult interdependent partner;
  - (e) **"Spouse"** means the spouse of a married person but does not include a spouse who is living separate and apart from the person if the person and spouse have separated pursuant to a written separation agreement or if their support obligations and family property have been dealt with by a court order.
- 2 A Member has a pecuniary interest in a matter if:
  - (a) The matter could monetarily affect the Member or an employer of the Member, or
  - (b) The Member knows or should know that the matter could monetarily affect their Family.
- 3 A Member is monetarily affected by a matter if the matter monetarily affects:
  - (a) The Member directly;
  - (b) A corporation, other than a distributing corporation, in which the Member is a shareholder, director or officer;
  - (c) A distributing corporation in which the Member beneficially owns voting shares carrying at least 10% of the corporation or of which the Member is a director or officer; or
  - (d) A partnership or firm of which the person is a member.
- 4 A Member does not have a pecuniary interest by reason only of any interest:
  - (a) that the Member, an employer of the Member or a member of the Member's Family may have as an elector, taxpayer or utility customer of the municipality,



- (b) of the Member, an employer of the Member or a member of the Member's Family that is held in common with the majority of electors of the municipality or, if the matter affects only part of the municipality, with the majority of electors in that part; or
  - (c) that is so remote or insignificant that it cannot reasonably be regarded as likely to influence the Member.
- 5 Where a Member has a pecuniary interest of the matter before the Board that Member shall:
  - (a) Disclose the nature of the pecuniary interest to the Chair or presiding officer and Clerk;
  - (b) Abstain from participating in the hearing of the matter;
  - (c) Abstain from any deliberations and decision-making on the matter; and
  - (d) Be absent from the room in which the complaint is heard, except to the extent that the Member is entitled to be heard before the Board as a complainant or a person affected by the matter before the Board.
- 6 Where Council becomes aware of a breach of these provisions by a Member of the Board, the Council shall review the facts of the case and make a determination as to whether the Member, in the opinion of Council, has breached pecuniary interest provisions of this Schedule.
- 7 Where Council determines that a breach of the pecuniary interest provisions has occurred, Council may remove the Member from the Board.
- 8 A Member of the Board shall:
  - (a) Not discuss any matter under complaint with any party to that complaint, outside of the formal hearing process;
  - (b) Keep in-camera discussions of the Board and any legal advice provided to the Board confidential except where required to disclose that information by law; and
  - (c) Attend all Board meetings and hearings to which he or she has been assigned unless prior written consent has been received from the Chair.
- 9 A Member must treat Administration, other Board Members, and parties before the Board with respect and must act in a professional and courteous manner at all times.
- 10 Where Council has reasonable grounds to believe that a Member has breached any of the provisions of "Schedule A", Council may remove that Member from the Assessment Review Boards in accordance with the provisions for appointment and removal of a Member under this Bylaw.



# BYLAW C-6903-2010

## OFFICE CONSOLIDATION

**BEING** a Bylaw of Rocky View County to establish Assessment Review Boards.

**WHEREAS**, pursuant to Section 454(1) of the *Municipal Government Act*, RSA 2000, Chapter M-26; a Council may establish one or more Assessment Review Boards by bylaw for the purpose of hearing complaints about any assessment or taxation matters described in Section 460(1) of the *M.G.A.*

**NOW THEREFORE**, the Council of Rocky View County, in the Province of Alberta, duly assembled hereby enacts:

### Title

1. That this Bylaw may be cited as the 'Assessment Review Board Bylaw'.

### Definitions

2. In this Bylaw:
  - a. "Authorized Substitute" means a Local Member who is authorized for appointment to fill a vacancy;
  - b. "Complainant" means a person who, pursuant to the *M.G.A.* and this Bylaw, has served a notice of appeal on the Board;
  - c. "Complaint form" means the Assessment Review Board Complaint form contained within the "Matters Relating to Assessment Complaints Regulation, Schedule 1";
  - d. "Composite Assessment Review Board" means a board established to hear and make decisions on complaints about any matter referred to in section 460(5) of the *M.G.A.* that is shown on an assessment notice for a non-residential property and residential property with four or more dwelling units;
  - e. "Council" means the Council of Rocky View County;
  - f. "Local Assessment Review Board" means a board established to hear and make decisions on complaints about any matter referred to in section 460(5) of the *M.G.A.* that is shown on an assessment notice or tax notice other than a property tax notice for residential properties with three or less dwelling units, or farmland;
  - g. "Member" means a member of a Local Assessment Review Board or Composite Assessment Review Board duly appointed by Council. A Member may not be an assessor, an employee of the County or an agent (Section 50 AR310/2009).
  - h. "Provincial Member" means a provincially appointed member to the Composite Review Board, under section 454.2(2) of the *M.G.A.*

- i. "Respondent" is the County Assessor or Minister.
- j. "Vacancy" means an absence from a hearing due to
  - i. a pecuniary interest in the subject matter of the complaint;
  - ii. a direct or indirect interest in the complaint; or
  - iii. a Local Member's ill health or other emergency.

**Assessment Review Board**

- 3. Council hereby establishes the following Assessment Review Boards for Rocky View County in accordance with Sections 454 (1) & (2) of the *M.G.A.*
  - a. One Member Local Assessment Review Boards consisting of one (1) Local Member.
  - b. Local Assessment Review Boards No. 1 to 10 shall consist of three (3) Local Members, comprised of different combinations of members as per Schedule 'A'.
  - c. One Member Composite Assessment Review Boards consisting of one (1) Provincial Member appointed by the Minister responsible for the administration of the *M.G.A.*
  - d. Composite Assessment Review Boards No. 1 to 10 shall consist of two (2) Local Members, comprised of different combinations of members as per Schedule 'A'; and one (1) Provincial Member.

**Membership and Vacancies**

- 4. Local Members shall be appointed by Council at the Annual Organizational Meeting for a three year term and in a manner that the expiry date of appointments are staggered.
- 5. A Local Member is an Authorized Substitute for any other Local Member due to a vacancy at any Local Assessment Review Board or Composite Assessment Review Board hearing.
- 6. In the event a Local Member resigns prior to the end of their term, Council may appoint a replacement whose term will end at the following Organizational Meeting, at which time the member may re-apply.

**Chair**

- 7. At the first meeting of each Board, a Chair must be elected by vote of the majority of the Members.

**Remuneration**

- 8. Remuneration and traveling expenses for Local Members shall be established by Council and included in this Bylaw as 'Schedule 'B'.

**Quorum**

- 9. Quorums are established in accordance with Section 458 (1) and (2) of the *M.G.A.*

**Clerk of the Assessment Review**

- 10. In accordance with Section 455(1) of the *M.G.A.*, Council hereby appoints the Chief Administrative Officer to act as the Clerk, of the Assessment Review Board. Duties and responsibilities are as outlined in the *M.G.A.*, Part 11, and Matters Relating to Assessment Complaints Regulation 310/2009.

**Filing a Complaint**

11. A person wishing to make a complaint must do so under Section 460(1) of the *M.G.A.* and documents to be filed by the Complainant must be in accordance with Section 2 of Matters Relating to Assessment Complaints Regulation 310/2009.

**Effective Date**

12. This Bylaw shall come into effect upon third and final reading and is signed in accordance with Section 213(3) of the *M.G.A.*

**Repeal of Bylaw**

13. That Bylaw C-6010-2004 is hereby repealed upon third reading of this bylaw.

**Readings by Council**

First reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30<sup>th</sup> day of March, 2010, on a motion by Councillor Buckley.

Second reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30<sup>th</sup> day of March, 2010, on a motion by Councillor Yurchak.

Permission for third reading was passed unanimously in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30<sup>th</sup> day of March, 2010, on a motion by Councillor Branson.

Third reading passed in open Council, assembled in the City of Calgary, in the Province of Alberta, this 30<sup>th</sup> day of March, 2010 on a motion by Councillor Rheubottom.

“Lois Habberfield”

\_\_\_\_\_  
Reeve or Deputy Reeve

“S. Peterson-Keyes”

\_\_\_\_\_  
Municipal Secretary

## SCHEDULE 'A'

## LOCAL ASSESSMENT REVIEW BOARDS

## 3-MEMBER BOARD COMBINATIONS

Member A	#1	<u>A</u>	<u>B</u>	<u>C</u>
Member B	#2	<u>A</u>	<u>B</u>	<u>D</u>
Member C	#3	<u>A</u>	<u>B</u>	<u>E</u>
Member D	#4	<u>A</u>	<u>C</u>	<u>D</u>
Member E	#5	<u>A</u>	<u>C</u>	<u>E</u>
	#6	<u>A</u>	<u>D</u>	<u>E</u>
	#7	<u>B</u>	<u>C</u>	<u>D</u>
	#8	<u>B</u>	<u>C</u>	<u>E</u>
	#9	<u>B</u>	<u>D</u>	<u>E</u>
	#10	<u>C</u>	<u>D</u>	<u>E</u>

## LOCAL ASSESSMENT REVIEW BOARDS

## 1-MEMBER BOARD COMBINATIONS

Member A, Member B, Member C, Member D or Member E

## COMPOSITE ASSESSMENT REVIEW BOARDS

2-MEMBER BOARD COMBINATIONS  
PLUS ONE PROVINCIALY APPOINTED MEMBER

Member A	#1	<u>A</u>	<u>B</u>
Member B	#2	<u>A</u>	<u>C</u>
Member C	#3	<u>A</u>	<u>D</u>
Member D	#4	<u>A</u>	<u>E</u>
Member E	#5	<u>B</u>	<u>C</u>
	#6	<u>B</u>	<u>D</u>
	#7	<u>B</u>	<u>E</u>
	#8	<u>C</u>	<u>D</u>
	#9	<u>C</u>	<u>E</u>
	#10	<u>D</u>	<u>E</u>



**SCHEDULE 'B'**

**[REPEALED BY BYLAW C-7473-2015]<sup>1</sup>**

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<sup>1</sup> Bylaw C-7473-2015, Amendment No.1



## PLANNING SERVICES

**TO:** Subdivision Authority  
**DATE:** April 10, 2018  
**FILE:** 07723008  
**SUBJECT:** Subdivision Item – Ranch and Farm Three District and Residential Three District

**DIVISION:** 7  
**APPLICATION:** PL20170188

### <sup>1</sup>ADMINISTRATION RECOMMENDATION:

THAT Subdivision Application PL20170188 be approved with the conditions as noted in Appendix A.

### EXECUTIVE SUMMARY:

The purpose of this application is to create one  $\pm$  4.49 hectare ( $\pm$  11.09 acre) parcel and one  $\pm$  4.29 hectare ( $\pm$  10.59 acre) parcel with a  $\pm$  13.27 hectare ( $\pm$  32.79 acre) remainder. The subject lands are located in an agricultural area of the County and are surrounded by fragmented agricultural parcels to the north and west, an unsubdivided quarter to the east, and residential development to the south.

Access is currently available from an existing paved approach from Highway 766. As a condition of subdivision approval, the Owner is required to register an access easement agreement and right-of-way plan in order to provide access to proposed Lots 1 and 3. There is an existing access easement agreement (instrument # 891243196) which would need to be revised to provide access to proposed Lot 2. Proposed Lot 3 currently contains an existing dwelling, single detached, and is serviced via water well and private sewage treatment system, whereas proposed Lots 1 and 2 are currently undeveloped.

The subject lands do not fall within the boundaries of any area structure plan; therefore, the application was assessed in accordance with the County Plan. Administration determined that:

- The proposed subdivision is consistent with the original land use approval (2008-RV-208); and
- All technical considerations are addressed through the conditions of subdivision approval.

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

<b>PROPOSAL:</b> To create one $\pm$ 4.49 hectare ( $\pm$ 11.09 acre) parcel and one $\pm$ 4.29 hectare ( $\pm$ 10.59 acre) parcel with a $\pm$ 13.27 hectare ( $\pm$ 32.79 acre) remainder	<b>GENERAL LOCATION:</b> Located approximately 0.5 km (1/3 mile) south of Township Road 274, on the east side of Secondary Highway 766.
<b>LEGAL DESCRIPTION:</b> SW-23-27-03-W5M	<b>GROSS AREA:</b> $\pm$ 22.04 hectares ( $\pm$ 54.47 acres)
<b>APPLICANT:</b> Charles Goodhart <b>OWNER:</b> Rupert, Genevieve, and Charles Goodhart	<b>RESERVE STATUS:</b> Municipal Reserves are outstanding and comprise 10% of the subject lands.
<b>LAND USE DESIGNATION:</b> Residential Three District and Ranch and Farm Three District	<b>LEVIES INFORMATION:</b> The Transportation Off-Site Levy is applicable in this case.

### <sup>1</sup>Administration Resources

Paul Simon, Planning Services  
Erika Bancila, Engineering Services



<b>DATE SUBDIVISION APPLICATION RECEIVED:</b> December 1, 2017	<b>APPEAL BOARD:</b> Municipal Government Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Phase Two Groundwater Evaluation prepared by Groundwater Information Technologies Ltd. (August 2017)</li> <li>Level Three Private Sewage Treatment System Assessment prepared by Sedulous Engineering Inc. (August 2017)</li> </ul>	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>County Plan (Bylaw C-7280-2013)</li> <li>Land Use Bylaw (Bylaw C-4841-97)</li> </ul>

### **PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 23 adjacent landowners. At the time of this report, one letter in support and one letter in opposition were received (See Appendix 'D'). The application was also circulated to a number of internal and external agencies, and those comments are available in Appendix 'B'.

### **HISTORY:**

<b>May 28, 2013</b>	Revised redesignation application 2008-RV-208 was approved by Council, redesignating the subject lands from Ranch and Farm District to Ranch and Farm Three District and Residential Three District.
<b>September 27, 2011</b>	Redesignation application 2008-RV-208 received first reading (Bylaw C-7092-2011) to change land use to Ranch and Farm Three, Residential Three, and Residential Two for the subject lands.
<b>October 26, 1989</b>	Registration of Plan 891 1695 occurred, creating two $\pm 3.2$ hectare ( $\pm 8.00$ acre) parcels and one $\pm 4.9$ hectare ( $\pm 12.00$ acre) parcel from SW 23-27-3-W5M.
<b>November 18, 1988</b>	Registration of Plan 881 1688 occurred, completing a boundary adjustment between the western parcels of NW and SW 23-27-03-W05M, west of Highway 766.
<b>August 16, 1983</b>	Registration of Plan 831 1331 occurred, creating a $\pm 11.1$ hectare ( $\pm 27.5$ acre) parcel on the SE portion of SW 23-27-03-W05M.
<b>1979</b>	Registration of Plan 791 0371 occurred, re-routing Highway 766 (Lochend Road) to a more westerly alignment. The western boundary of the subject lands represents the original alignment of Highway 766.

### **TECHNICAL CONSIDERATIONS:**

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

#### **a) The site's topography:**

The subject lands generally slope from east to west. The topography does not appear to inhibit any future development potential for residential purposes.

Conditions: None.



b) The site's soil characteristics:

The subject lands contain Class 5 soils, with very severe limitations due to temperature factors and adverse topography. The lands also contain Class 6 soils, where production is not feasible due to excessive wetness and poor drainage.

Conditions: None.

c) Stormwater collection and disposal:

No impacts to stormwater management have been identified with this subdivision application.

Conditions: None.

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

The County's wetland mapping indicates that small wetlands are present on all of the proposed lots. However, given the size of the parcels to be created in conjunction with the proposed access strategy, development in proximity to the wetlands is easily avoidable. If development in proximity to the wetlands does occur, it is the responsibility of the Applicant/Owner to obtain relevant Alberta Environment and Parks approvals.

Conditions: None.

e) Accessibility to a road:

Proposed Lot 3 is currently accessed via an approach from Highway 766 and an internal driveway. The Applicant/Owner shall register an access easement agreement and right-of-way plan in order to provide access to proposed Lots 1 and 3 from the existing approach.

The subject lands are also one party to an existing access easement agreement shared with the three immediately adjacent lots to the south (Lots 1, 2, & 3, Block 3, Plan 8911695). As a condition of subdivision, this access easement agreement would need to be revised to include proposed Lot 2.

Given that the subject lands front Highway 766, which is under the control of Alberta Transportation, as a condition of subdivision, the Applicant/Owner would be required to dedicate, by caveat, a 30 m service road along the highway frontage of proposed Lot 3 (the remainder).

*Transportation Offsite Levy*

The Applicant/Owner is required to provide payment of the Transportation Off-Site Levy (TOL) in accordance with applicable levy at time of subdivision approval. The TOL will be applicable on 3.00 acres of proposed Lot 1 and 2.

- Base TOL = \$4,595/acre. Acreage = (2 parcels)\*(3 acres/parcel) = 6 acres. Estimated TOL payment = (\$4,595/acre)\*(6 acres) = \$27,570.

Conditions: 2, 3, 4, 6

f) Water supply, sewage, and solid waste disposal:

Proposed Lot 3 is currently serviced by an existing water well and a conventional private sewage treatment system. In support of the application, the Applicant/Owner submitted a Level Three PSTS Assessment. Two test pits on each of the proposed parcels were excavated in areas that could potentially serve as future PSTS sites. The report concludes both sites (Lot 1 & 2) are adequate for conventional PSTS.

The applicant has submitted Phase Two Groundwater Supply Evaluation Reports for proposed Lots 1 and 2. Water wells have been drilled on each lot and pumping tests performed. The report



concluded there is adequate long term supply of potable water available for each lot with no adverse effects to existing domestic, licensed or traditional agricultural groundwater users.

Conditions: None.

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

The land use in the vicinity of the subject land is generally agricultural in nature, with small pockets of country residential acreages to the south and east. No impacts to adjacent land uses were identified as a result of the proposed subdivision.

Conditions: None

h) Other matters:

*Municipal Reserves*

Given the current land use designations in conjunction with the existing development in the quarter section, there is no support for further subdivision in accordance with the current New or Distinct Agriculture policies contained in Section 8.22 of the County Plan or the Fragmented Residential Development policies contained in Section 10.11 of the County Plan:

- The Ranch and Farm Three District remainder (Lot 3) would not qualify for a New or Distinct Agricultural application under Policy 8.22 of the County Plan, which allows for redesignation/subdivision to an agricultural land use district. The land use district with the smallest minimum parcel size is the Agricultural Holdings district, being 8.10 hectares (20.01 acres). Proposed Lot 3 would be  $\pm 13.27$  hectares ( $\pm 32.79$  acres), and would therefore result in an undersized remainder if it were to be further subdivided, which is not supported by policy; and
- After the proposed subdivision, the subject lands would not qualify as a Fragmented Quarter Section in accordance with the policies contained in Section 10.11 of the County Plan, as these policies require six or more residential parcels and/or small agricultural parcels, each of which is less than 10.0 hectares (24.7 acres) in size. This subdivision would result in five residential parcels, and three agricultural parcels; each agricultural parcel is greater than 10.0 hectares (24.7 acres) in size.

Therefore, Municipal Reserves would be collected in full via cash-in-lieu payment for the entire subject lands.

The reserves owing for the subject site are 10% of the subject lands, which equates to approximately 5.447 acres. This would be confirmed at the time of endorsement through the Plan of Survey.

- Subject Lands:  $\pm 22.04$  hectares ( $\pm 54.47$  acres)  $\times 10\% = 5.447$  acres owing to be provided by cash-in-lieu, in accordance with the Appraisal Report prepared by Northern Lights Real Estate Appraisals, file 1712035, dated December 20, 2017, in the amount of \$16,798.24 per acre.

Conditions: 7.

**POLICY CONSIDERATIONS:**

The application is comprised of lands that are not located within an area structure plan; therefore, the application was assessed in accordance with the County Plan. The detailed policy review was provided to Council at the redesignation stage with application 2008-RV-208. The application was recommended to be refused as there was no policy support in the Municipal Development Plan to support further redesignation for residential purposes. However, Council approved the redesignation



application, and this subdivision is consistent with that approval.

All three proposed lots hold the appropriate land use designation to support subdivision in accordance with the Land Use Bylaw.

### CONCLUSION:

The proposal was evaluated in accordance with Statutory Policy found within the County Plan, and Administration determined that:

- The subject lands hold the appropriate land use designation to support subdivision; and
- The technical aspects of the subdivision proposal can be addressed through the conditional approval requirements.

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

### OPTIONS:

Option #1: THAT Subdivision Application PL20170188 be approved with the conditions noted in Appendix A.

Option #2: THAT Subdivision Application PL20170188 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

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Acting County Manager

PS/rp

### APPENDICES

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner Comments





## APPENDIX A: APPROVAL CONDITIONS

- A. The application to create one  $\pm 4.49$  hectare ( $\pm 11.09$  acre) parcel and one  $\pm 4.29$  hectare ( $\pm 10.59$  acre) parcel with a  $\pm 13.27$  hectare ( $\pm 32.79$  acre) remainder within SW-23-27-03-W05M, having been evaluated in terms of Section 654 of the *Municipal Government Act*, Sections 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, is approved as per the Tentative Plan for the reasons listed below:
  1. The application is consistent with the Statutory 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 conditions 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 Applicant/Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application 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) In order to provide access to Lots 1 and 3, the Owner shall:
  - a) Provide an access right-of-way plan; and
  - b) Prepare and register respective easements on each title, where required.
- 3) The Owner shall demonstrate that Lot 2 has been provided legal access through the existing access easement agreement (instrument # 891243196). If the existing access easement agreement does not provide legal access to Lot 2, the Applicant/Owner shall:
  - a) Amend the existing access easement agreement (instrument #891243196) to ensure Lot 2 has legal access; or
  - b) Provide a new access right-of-way plan and prepare and register respective easements on title, where required.
- 4) The Owner is to dedicate, by caveat, a 30 m wide service road along the highway frontage boundary of Lot 3 (the remainder), to the satisfaction of Alberta Transportation.



*Payments and Levies*

- 5) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two (2) new lots.
- 6) The Owner shall pay the Transportation Off-Site Levy (TOL) in accordance with Bylaw C-7356-2014 prior to subdivision endorsement.
  - a) The TOL will be applicable on 3.00 acres of Lot 1.
  - b) The TOL will be applicable on 3.00 acres of Lot 2.
  - c) The TOL will be deferred on Lot 3 (the remainder).

*Municipal Reserve*

- 7) The provision of Reserve in the amount of 10 percent of the area of Lots 1, 2, and 3, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value listed in the land appraisal prepared by Northern Lights Real Estate Appraisals, file 1712035, dated December 20, 2017, pursuant to Section 666(3) of the *Municipal Government Act*.

*Taxes*

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

**D. SUBDIVISION AUTHORITY DIRECTION:**

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

**APPENDIX B: APPLICATION REFERRALS**

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	Rocky View Schools has no objection to this application.
Calgary Catholic School District	No objection. As per the circulation, Municipal reserve has been dedicated through a cash-in-lieu payment.
<b><i>Province of Alberta</i></b>	
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 of the Subdivision and Development Regulation, due to the proximity of Highway 766. Presently, the application does not appear to comply with any category of Section 14 or 15 of the Regulation.</p> <p>The department grants unconditional variance of Section 14 of the Subdivision and Development Regulation. As outlined in Section 15 of the Subdivision and Development Regulation, a 30 meter wide service road right of way dedication parallel and adjacent to Highway 766 from the south boundary of proposed Lot 1 to the north boundary of proposed lot 2 is required as indicated on attached plan. Details on preparing and registering the service road agreement and caveat can be found on Alberta Transportation's website, at <a href="http://www.transportation.alberta.ca/3633.htm">http://www.transportation.alberta.ca/3633.htm</a></p> <p>The department will accept dedication (by caveat) as there is no need to construct the service road at this time. Dedication of the service road will provide options to possibly relocate and/or consolidate access to three lots at the time of any future highway upgrades. The existing Access Easement 891243196 on title should be revised to include and grant access to proposed new lots.</p> <p>From the departments perspective, any appeals regarding this subdivision application must be heard by the Municipal government Board.</p>
Alberta Environment	No comments received.
Alberta Culture and Community Spirit (Historical Resources)	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Health Services	No comments received.



AGENCY	COMMENTS
<b><i>Public Utility</i></b>	
ATCO Gas	ATCO Gas has no objection to the proposed subdivision as it is not in our franchise area.
ATCO Pipelines	Based on the information you provided and a review of our plans, we have determined that ATCO pipelines does not have an interest or facility in the proposed area of activity; therefore, we have no objection.
AltaLink Management	No comments received.
FortisAlberta	No comments received.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
Cochrane Lake Gas Coop	No comments received.
<b><i>Other External Agencies</i></b>	
EnCana Corporation	No comments received.
<b><i>Rocky View County Boards and Committees</i></b>	
ASB Farm Members and Agricultural Fieldsmen	No comments received.
Rocky View Recreation Board (All)	As Municipal Reserves were provided by a cash-in-lieu payment, no comments are being provided by the Ranch lands Recreation Board.
<b><i>Internal Departments</i></b>	
Municipal Lands	If reserves are owing: 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.
Development Authority	No comments received.
GeoGraphics	No comments received.
Building Services	No comments received.
Agricultural Services	If this application is approved, the application of the Agricultural Boundary Design Guidelines will be beneficial in buffering the residential land use from the agriculture land use to the east of



AGENCY	COMMENTS
Emergency Services	<p>the parcels. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust and normal agricultural practices.</p> <p>Fire Services: No comments at this time.</p> <p>Enforcement Services: Concern that applicant has indicated that there are no existing structures on the property, when aerial maps clearly indicate the presence of what appear to be structures.</p>
Infrastructure and Operations - Engineering Services	<p><b><u>General</u></b></p> <ul style="list-style-type: none"> <li>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> <li>The comments provided herein pertain to the subdivision application.</li> </ul> <p><b><u>Geotechnical</u></b> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> <li>ES has no requirements at this time.</li> </ul> <p><b><u>Transportation</u></b> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> <li>The two proposed sites are planned to make use of existing accesses onto Hwy 766. As per the Rocky View Engineering standards, where a shared approach is required, an easement document must be placed on the titles defining the easement area(s), benefited and burdened parcels and the rights and responsibilities of the landowners. As a condition of subdivision the existing access easement on title should be revised to include and grant access to proposed new lots.</li> <li>As a condition of subdivision, the applicant shall be required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval for 1.2 hectares (3.0 acres) on each of the ± 10.0 acre proposed parcels, as the applicant is proposing to subdivide a Residential 3 District parcel. <ul style="list-style-type: none"> <li>Base TOL = \$4595/acre. Acreage = (2 parcels)*(3 acres/parcel) = 6 acres. Estimated TOL payment = (\$4595/acre)*(6 acres) = \$27,570.</li> </ul> </li> <li>According to the letter received from Alberta Transportation (AT) dated February 13, 2018 the department is requesting dedication (by caveat) of 30 m wide service road right of way parallel and adjacent to Highway 766 from the south boundary of proposed Lot 1 to the north boundary of proposed Lot 2. As a condition of subdivision, the applicant shall comply with AT requirements.</li> </ul>



AGENCY	COMMENTS
	<p><b><u>Sanitary/Waste Water</u></b> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> <li>The applicant has submitted a Level III Assessment for PSTS Site Suitability, prepared by Sedulous Engineering dated August, 2017. The assessment deems the new parcels suitable for PSTS over long term. ES has no further requirements at this time.</li> </ul> <p><b><u>Water Supply And Waterworks</u></b> - Section 600.0 &amp; 800.0 requirements:</p> <ul style="list-style-type: none"> <li>As part of the application, the applicant provided two Phase II Groundwater Evaluation reports for each proposed lot, prepared by Groundwater Information Technologies Ltd dated August 3<sup>rd</sup>, 2017. The report concluded the underlying aquifers have the ability to support the proposed parcels for long term and would not interfere with existing groundwater users. The well driller reports provided to Rocky View County indicate a minimum pump rate of 1 IGPM. ES has no further requirements.</li> <li>The water quality on both sites is acceptable showing concentrations below the maximum acceptable concentrations for drinking water standards, with the exception of manganese and iron (high iron concentration on lot 1). It is recommended water be treated for high manganese and iron concentration levels.</li> </ul> <p><b><u>Storm Water Management</u></b> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> <li>ES have no requirements at this time.</li> </ul> <p><b><u>Environmental</u></b> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> <li>The wetland impact model shows wetlands exist on both proposed lots. Any proposed impact to wetlands must receive approval from AEP, however avoidance of disturbance to wetlands is recommended in accordance with County and Provincial Policies and can likely be achieved based on the lot sizes and layout proposed.</li> <li>ES have no requirements at this time.</li> </ul>
Infrastructure and Operations – Maintenance	No issues.
Infrastructure and Operations – Capital Delivery	No concerns.
Infrastructure and Operations – Operations	No concerns.



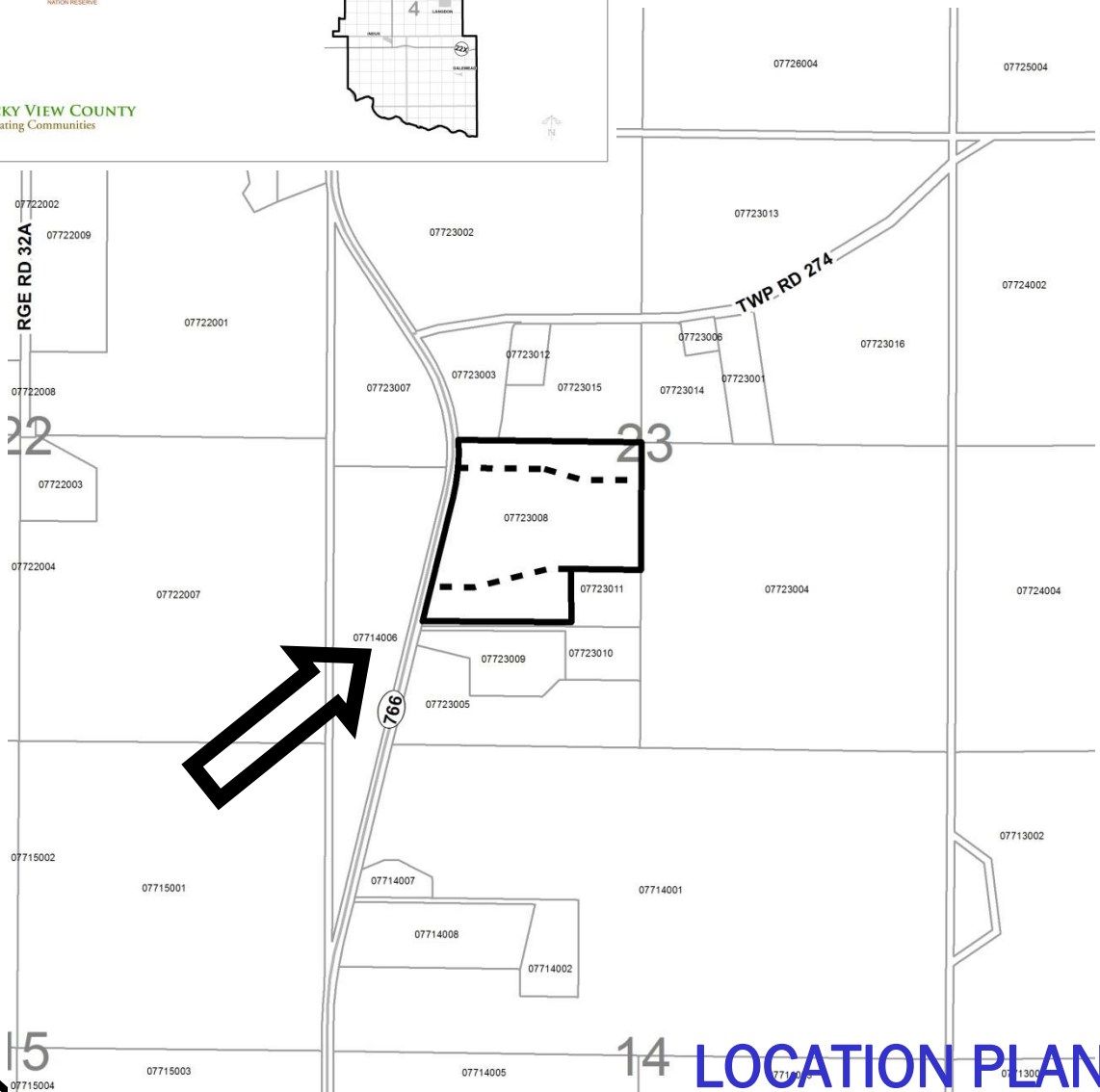
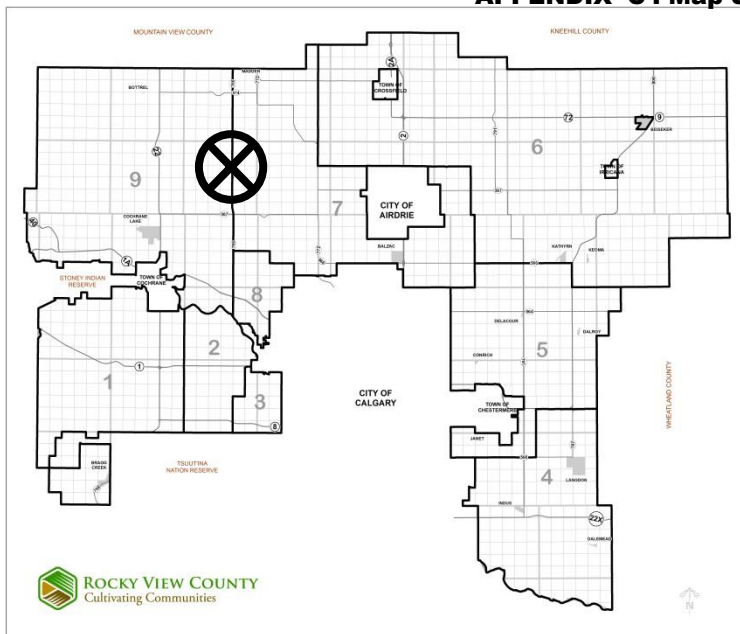


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AGENCY	COMMENTS
Infrastructure and Operations – Road Operations	Applicant to contact Alberta Transportation for new approach application because access will come from Highway 766 which falls under Alberta Transportation jurisdiction.

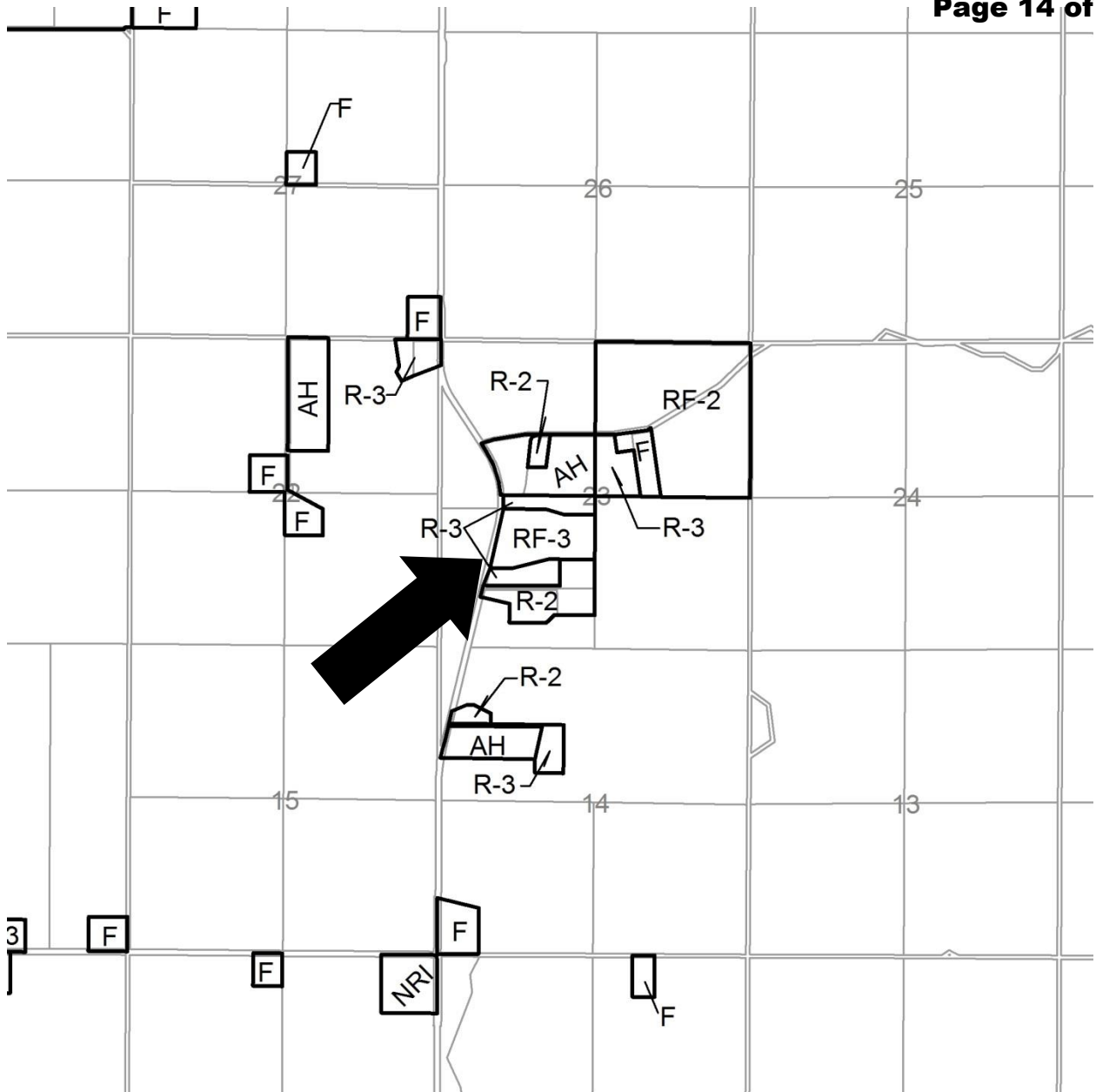
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Circulation Period: December 14, 2017 – January 8, 2018



LOCATION PLAN

SW-23-27-03-W05M

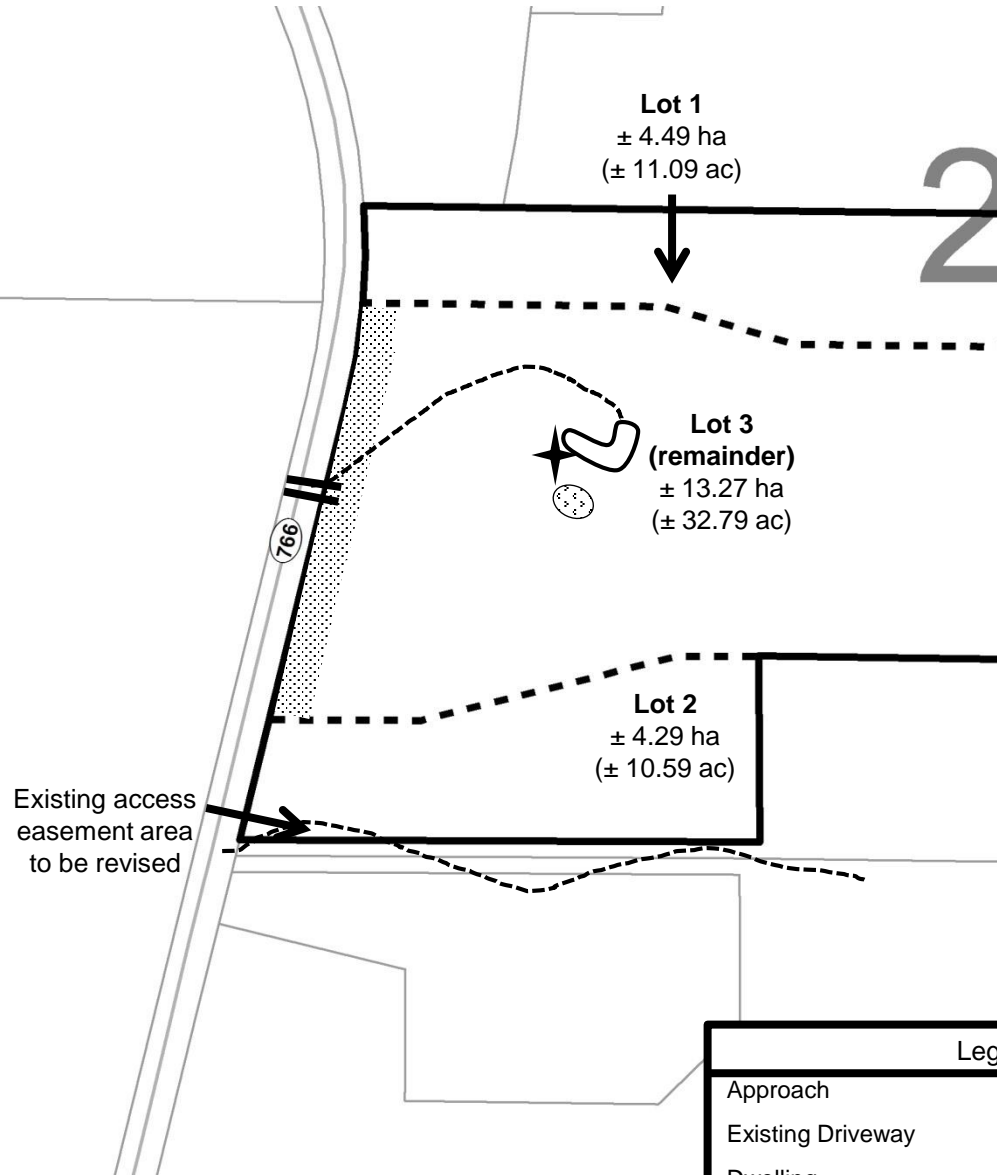


RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business
R-3	Residential Three	NRI	Natural Resource Industrial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

## LAND USE MAP

SW-23-27-03-W05M

**Subdivision Proposal:** To create one  $\pm 4.49$  ha ( $\pm 11.09$  ac) parcel and one  $\pm 4.29$  ha ( $\pm 10.59$  ac) parcel with a  $\pm 13.27$  ha ( $\pm 32.79$  ac) remainder.



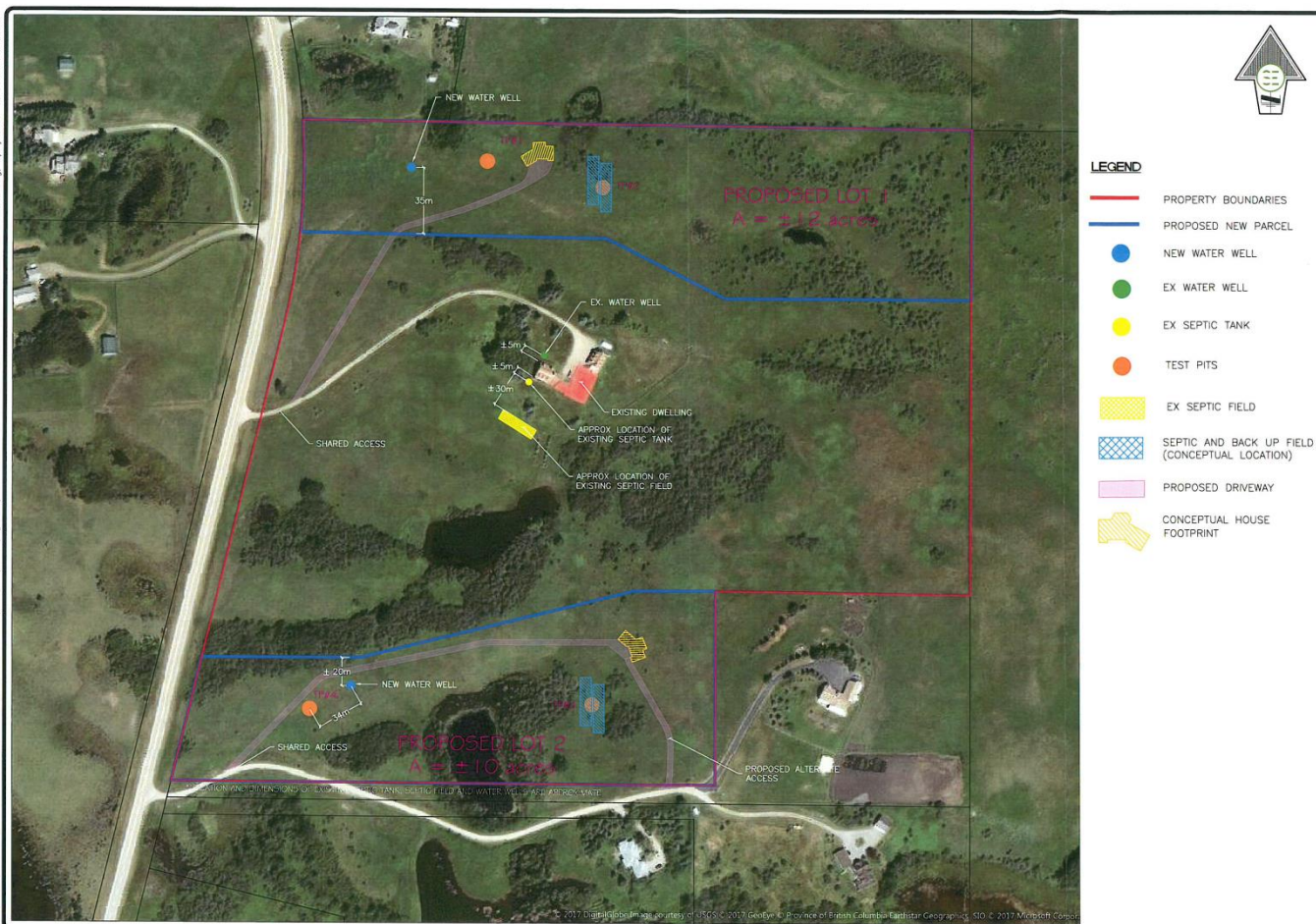
**Surveyor's Notes:**

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.

Legend	
Approach	
Existing Driveway	
Dwelling	
Water Well	
Septic Field	
30 m Service Road (AT)	

**TENTATIVE PLAN**

**SW-23-27-03-W05M**



## SITE PLAN & ACCESS STRATEGY

SW-23-27-03-W05M





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

# TOPOGRAPHY

*Contour Interval 2 M*



**SW-23-27-03-W05M**

Date: Dec 11, 2017

Division # 7

File: 07723008

**AGENDA**

Page 328 of 334





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

**AIR PHOTO**

*Spring 2016*

**SW-23-27-03-W05M**

Date: Dec 11, 2017

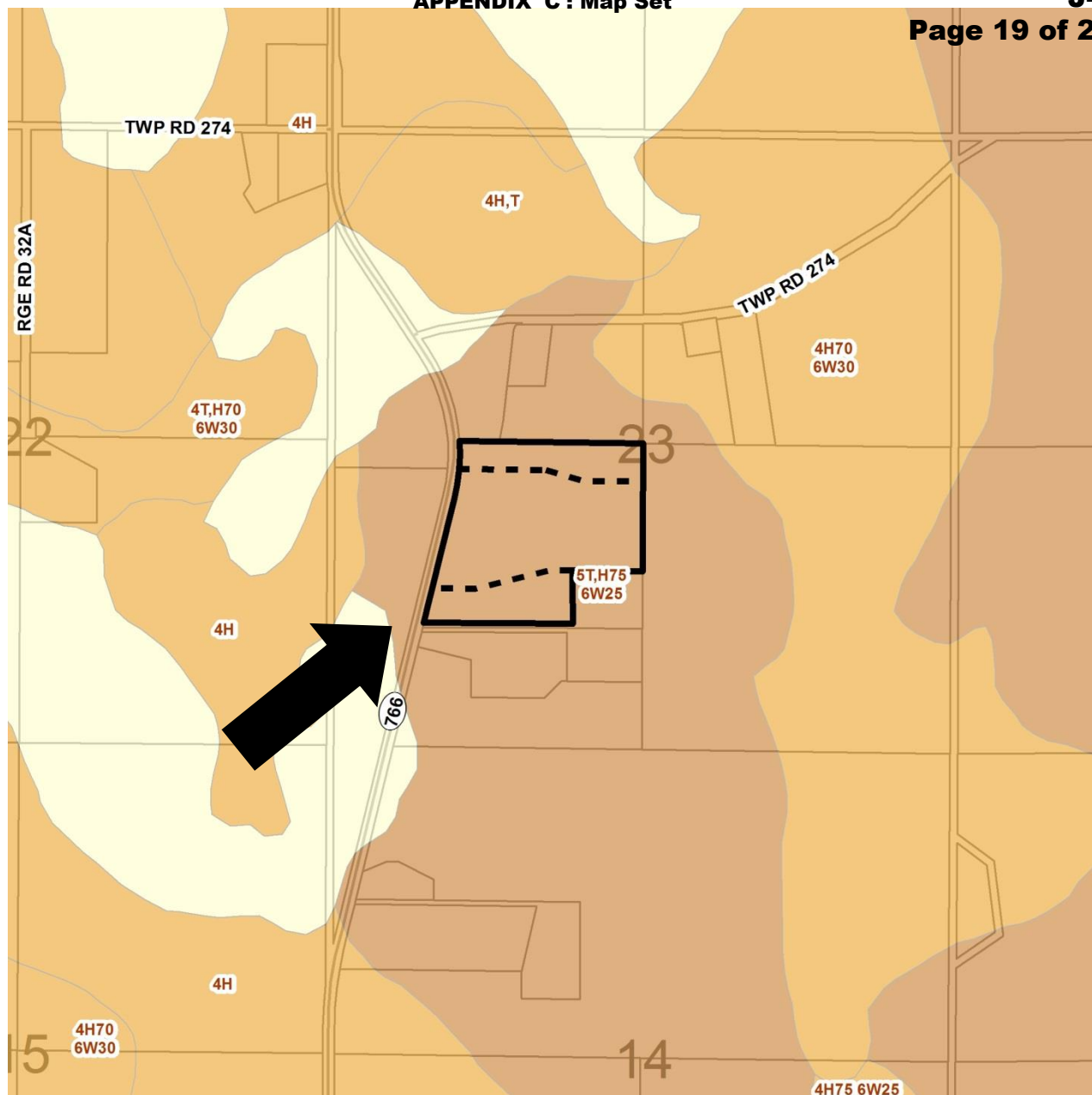
Division # 7

File: 07723008

**AGENDA**

Page 329 of 334





### 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

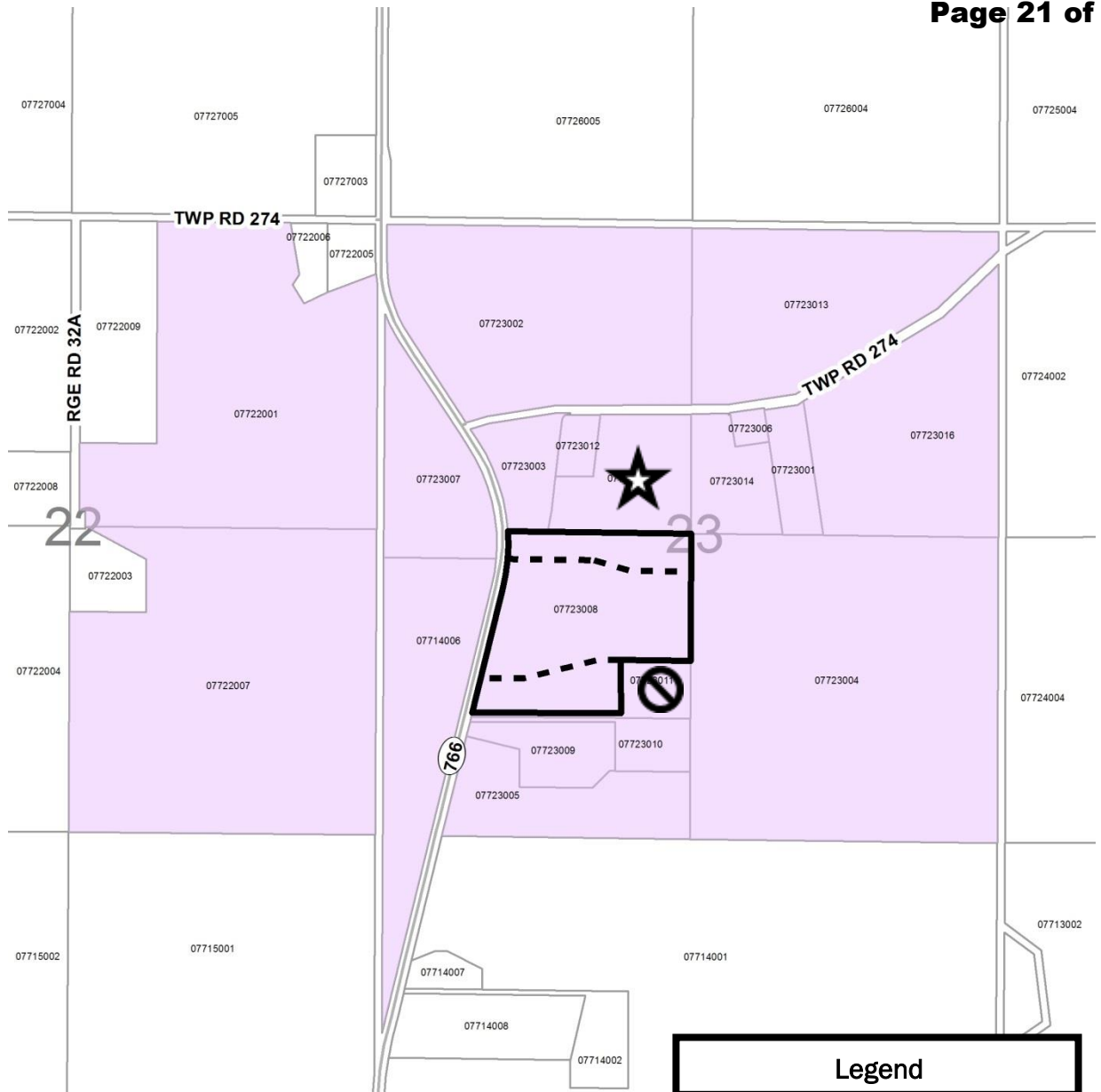
- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture
- N - high salinity
- P - excessive surface stoniness
- 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-23-27-03-W05M

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

Page 331 of 334



Letters in Opposition

Letters in Support

Legend	
	Circulation Area
	Subject Lands

## LANDOWNER CIRCULATION AREA

SW-23-27-03-W05M



Jan 7 2018



I am writing this letter to express my support of Rupert Goodhart's proposed subdivision. We have been neighbors for going on 2 years and are on good terms. My support comes in consideration of the fact that much of the adjacent land parcels are zoned agricultural in one form or another but are not suitable for the majority of agricultural ~~par~~ uses that are possible on smaller parcels. This is mostly to the hilly and ~~hilly~~ hummocky land. The topography does not work for much of this zoning. It is clear that these smaller parcels are better used as rural residential plots, particularly in this area as there are already around a dozen of us living in close proximity acting as a small supportive community. We would gladly welcome more residents to our group.

Kind Regards  
Brett Poppetwell  
Please contact me at

January 8, 2018

Rocky View County  
911-32 Avenue NE  
Calgary, AB. T2E 6X6

by email only to: [PSimon@rockyview.ca](mailto:PSimon@rockyview.ca)

Attention: Paul Simon, Planning Services Department

**RE: File Number 07723008; Application Number PL20170188; Division 7**

We have received the December 14, 2017 notice for the proposed development on SW23-27-03W5M applied for by Charles And Genevieve Goodhart. We are the owners and residents of Parcel

We have objections to the proposed development with respect to the following:

1. The location plan attached in your letter does not illustrate where the access for the proposed development will be situated. We have a Common Private Roadway (CPR) with two other residents. This CPR is entirely located on our properties. Any access pertaining to the proposed development is not covered by the existing CPR.
2. We are aware that additional water wells have been drilled on the proposed development. We were not informed of that activity which used the CPR to gain access **with out our permission**. We are concerned that the additional wells could adversely affect our water quality and volumes.

Therefore, we are not prepared to approve the proposed development without substantial assurance that our water source will not be adversely affected and that the access to the proposed development will not encroach on or interfere with our CPR.

Please do not hesitate to contact the undersigned at \_\_\_\_\_ should you have questions or would like to discuss this objection.

Your truly



For Robyn Swanson and Jim Mussell



# Council Meeting Agenda Additions

April 10, 2018

9:00 a.m.



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

## 1. Agenda Item C-2

Division 8 – File: PL20150134 (05632020)

Bylaw C-7668-2017 – Redesignation Item – Residential One District to Public  
Services District

Submission Attachments

Page 2

March 28, 2018

Dominic Kazmierczak  
Municipal Planner  
Rocky View County  
[dkazmierczak@rockyview.ca](mailto:dkazmierczak@rockyview.ca)  
[SWright@rockyview.ca](mailto:SWright@rockyview.ca)

**FILE #05632020/PL20150134**

**RE: Re-Designation for Lands for the Islamic Community Centre**

Dear Mr. Kazmierczak,

We are in opposition of the application to re-designate the lands for the Islamic Community Centre for the following reasons in no particular order:

- Traffic Traffic Traffic, With the proposed additional and existing gravel pits in the same area and in conjunction with the existing heavy truck traffic Rocky Ridge road and feeder roads will be overloaded. If you want to see an example of traffic problems outside similar places just go by the NE location on a Friday afternoon. It is bedlam.
- Rocky Ridge road will have to be upgraded to include a turning lane to accommodate the traffic.
- The peak use time 2:30 PM Friday will only add to existing traffic congestion. The proposed car and traffic counts are lower than reality. They do not consider **the month of Ramadan?** It is not hard to see what happens when you look in other municipalities that have Islamic centres with regard to traffic. Who will pay for the policing required to direct the traffic during Ramadan and Friday afternoons?

- Will this group pay for road upgrades? Is it true religious assemblies do not pay taxes? Even if they did, they wouldn't be sufficient to cover a road upgrade. Rocky view taxpayers will take the hit. If approved, any upgrades must be at their cost.
- Thank you for expanding the notice area, it is a big improvement and reflects more of those who will be impacted. It will impact many Bearspaw residents, not just those who live beside it. Question is who will it benefit?
- Community centres should benefit the community they operate in. When a community group applies for a grant in Rocky View, they must prove the benefit to Rocky View residents. Where is this benefit? **This center is being built in the county for the primary use of Calgary residents. Their application states this clearly.**
- There are already a number of "community centres" in Bearspaw and Calgary. Do we need another? There is a fantastic YMCA just opened down the street, the BLC has gym space. The Lions Hall is there for rental. There's the old school and red barn. Has the county determined the need?
- There is an existing wetland on the property. There are already significant water problems in the immediate area. I thought this application was dead, I recently deleted my photos showing the flooding on this property.
- Storm water management. This property has ponds and lowlands on it already. There is substantial flooding further south along Rocky Ridge road. Meadow Drive is still awaiting the county's remediation plan. This proposal is just north of that area. At the county's last open house it was estimated to cost the county \$7 million to fix Meadow's issues. How much will this proposal add to that?

- **A center this large with a huge parking lot (likely to be expanded in the future) must have a engineering company take liability for the “overland drainage” ensuring that it does not affect their neighbors or the county in any negative way.** The runoff impact could be huge. As a taxpayer and resident of Bearspaw I am tired of seeing my tax dollars wasted on pumping storm water due to poor design and engineering.
- The place is just one giant parking lot, we know that storm water is encouraged to go North to the Bow river water shed. However, this shows the water going south to a storm pond. How is it going to get there without causing problems or making things worse for people who already have flooding and high water problems?
- **This is only phase I, what will be the further impacts of phase II?** Their original application states phase II is going to be an additional 597 square meters.
- Concerning the **existing pipeline ROW running through those properties** North to South. There are setbacks that need to be enforced around those ROW's. Have they been considered?
- They propose to use 100,000 litres of water per day. The application states that water will be disposed through a septic system of some sort. **Someone needs to prove that injecting 100,000 litres of water to the ground in that area will not contribute to the existing flooding and high-water table.**

- One reason why Bearspaw has flooding issues is that we take water and don't return it to that source. Instead we inject it in the ground through our septic systems. **A center this large needs to have a better waste water disposal system, it is not feasible to try to dispose of that much waster water through a septic system. Is there enough room on that land for a septic system large enough to handle a facility that size? Pump and haul trucks will only contribute to additional truck traffic.**

Regards,

Darrin Durda  
31 Big Sky Close, Bearspaw

Dominic Kazmierczak  
Municipal Planner  
MD of Rockyview  
dkazmierczak@rockyview.ca.  
**FILE #05632020**

**RE: Re-Designation for Lands for the Islamic Community Centre**

Dear Mr. Kazmierczak,

We are in opposition of the application to re-designate the lands for the Islamic Community Centre for the following reasons in no particular order:

- Traffic Traffic Traffic, with the proposed additional gravel pit going in the same area in conjunction with the existing heavy truck traffic Rocky Ridge road will be overloaded. If you want to see an example of traffic problems outside these places just go by the NE location on a Friday afternoon.
- Rocky Ridge road will have to be upgraded to include a turning lane of some sort. The peak use time 2:30 PM Friday will only add to existing traffic congestion. Will this group pay for road upgrades or will the Rocky view taxpayers take the hit ?
- No benefit to the County. This center/Mosque will most likely have some tax exempt status. I think this center is being built in the county for the primary use of Calgary residents. It would be different if there was a substantial Muslim community in Bears paw.
- The center may say that it is “open to all” but that is contrary to reality. Typically these centers are a “no go” area for non muslims. Just drive by the center in the NE and you get “the look” from the people there. I was physically assaulted by a group standing in the middle of the road stopping traffic at the NE center a few years ago. They were standing in the middle of the road blocking traffic so that a plethora of taxis and other people could exit the parking lot.



- There is an existing wetland on the property, I am very skeptical of any promise to effectively deal with surface water and flooding. There are already significant problems in the immediate area. The engineering company that says it will be ok should be on the hook financially for any flooding events.
- I believe that there is an existing pipeline ROW running through those properties North to South. There are setbacks that need to be enforced around those ROW's.
- They propose to use 100,000 litres of water per day. I assume that water will be disposed through a septic system of some sort. Someone needs to prove to me that injecting 100,000 litres of water to the ground in that area will not contribute to the existing flooding and high water table. One reason why Bearspaw is having flooding issues is that we take water from one source and inject it in the ground through our septic systems.
- Very poor community engagement, I have lived in Bearspaw for 16 years and I just heard of this proposal a few days before the closing date for comment.

Regards,

Darrin Durda  
31 Big Sky Close, Bearspaw

March 19, 2018

ATTN: Rocky View County or Councilor D. Kazmierczak and Samantha Wright

Bylaw C-7668-2017 - application by BRZ Partnership Architecture on behalf of Muslim Association

Not only do we have to fight gravel pits now we have to fight against land being given for development of commercial use. The land is zone for residential use not to be rezoned for commercial.

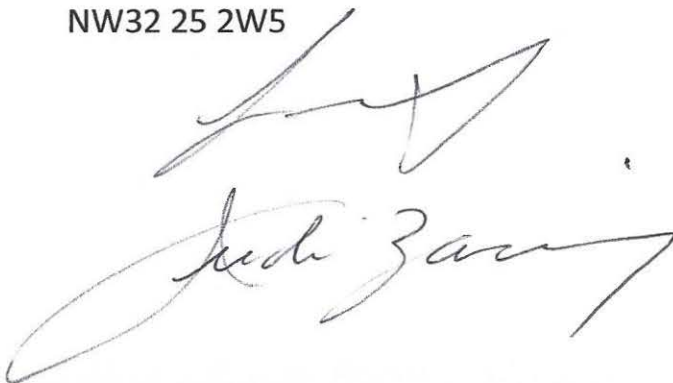
We face that area and looking at a parking lot across the field, well not be pleasing to the eye. Dealing with noise and garbage is not what we signed up for when we bought here for our retirement country living. Rocky ridge road has enough traffic on it as is. Plus our value of our home is at risk. This commercial building will effect our value of our land. We face that area, we look out onto that land and watch the deer and enjoy the open field. Our peaceful nights are also in danger again, with the sounds of cars, and a lot of people. Also the garbage that will be thrown out that may blow our way. We hear the gravel pit and now this.

We do **NOT** honor the rezoning of that land. **Totally against it Totally opposed**

Lawrence and Judith Zariwny

21 Silverwoods Drive

NW32 25 2W5

The block contains two handwritten signatures in black ink. The top signature is a stylized, cursive 'L' followed by a horizontal stroke. The bottom signature is more legible, appearing to read 'Judith Zariwny' in a cursive script.