

# Council Meeting Agenda

May 8, 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. April 24, 2018 Council Meeting

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### B FINANCIAL REPORTS

- None

### C APPOINTMENTS/PUBLIC HEARINGS

**NOTE:** As per Section 606(2)(a) of the *Municipal Government Act*, the Public Hearings were advertised in the Rocky View Weekly on April 10, 2018 and April 17, 2018.

## MORNING APPOINTMENTS 10:00 A.M.

1. Division 4 – File: PL20180001 (02336005)  
Bylaw C-7781-2018 – Road closure to consolidate a portion of Road Allowance near the Hamlet of Indus

Staff Report

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2. Division 9 – File: PL20160003 (08916006)  
Bylaw C-7705-2017 – Redesignation Item – Ranch & Farm District to Agricultural Holdings District

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3. Division 3 – File: PL20170186 (04711031)  
Bylaw C-7760-2018 – Redesignation Item – Residential Two District to Residential One District

Staff Report

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ROCKY VIEW COUNTY  
Cultivating Communities  
911 – 32 AVENUE NE  
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## AFTERNOON APPOINTMENTS 1:30 P.M.

4. Division 3 – File: PL20180005 (04702038)  
Bylaw C-7761-2017 – Redesignation Item – Residential Two District to  
Residential One District

Staff Report

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### D GENERAL BUSINESS

1. All Divisions – File: N/A – Calgary Metropolitan Region Board – Interim Growth Plan

Staff Report

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2. Division 6 – File: 4055-100 – Budget Adjustment for Range Road 290  
Subgrade Reconstruction Project

Staff Report

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3. All Divisions – File: 2015-550 – Allocation of 2018 Specialized Transportation  
Grant Funds

Staff Report

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### E BYLAWS

1. All Divisions – File: 2025-350 – Borrowing Bylaws C-7771-2018 through  
C-7777-2018 – 2018 Capital Project Funding

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2. Division 9 – File: PL20160091 (06834003/04) – Consideration of second and  
third reading for Bylaw C-7718-2017 – Area Structure Plan Amendment –  
Cochrane North Area Structure Plan

Note: This item should be considered in conjunction with items E-3 and E-4

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3. Division 9 – File: PL20160092 (06834003/04) – Consideration of second and  
third reading for Bylaw C-7719-2017 – Conceptual Scheme Item – Cochrane  
North Conceptual Scheme

Note: This item should be considered in conjunction with items E-2 and E-4

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9:00 a.m.



ROCKY VIEW COUNTY  
Cultivating Communities  
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CALGARY, AB, T2E 6X6

4. Division 9 – File: PL20160093 (06834003/04) – Consideration of second and third reading for Bylaw C-7720-2017 – Redesignation Item – Ranch and Farm District and Ranch and Farm\* District to Direct Control District

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

Staff Report

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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 2 – File: PL20170156 (05708082) – Subdivision Item – Direct Control Bylaw (DC-129) – Harmony Conceptual Scheme Stage 2 Neighbourhood Plan

Staff Report

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2. Division 5 – File: PL20170161 (04328021) – Subdivision Item – Residential Two District – Conrich Road

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3. Division 6 – File: PL20170182 (06224003/06/07) – Subdivision Item – Boundary Adjustment

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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 April 24, 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, Interim County Manager
- B. Riemann, General Manager
- C. O'Hara, General Manager
- A. Keibel, Manager, Legislative and Legal Services
- B. Woods, Manager, Financial Services
- H. Bell, Manager, Roads Maintenance
- C. McCullagh, Manager, Recreation and Community Services
- R. Wiljamaa, Manager, Engineering Services
- M. Wilson, Planning Supervisor, Planning Services
- A. Bryden, Planner, Planning Services
- J. Anderson, Planner, Planning Services
- J. Kirychuk, Planner, Planning Services
- D. Kazmierczak, 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.

**1-18-04-24-01**

**Updates/Acceptance of Agenda**

MOVED by Councillor Henn that the April 24, 2018 Council meeting agenda be accepted as presented.

Carried

**1-18-04-24-02**

**Confirmation of Minutes**

MOVED by Deputy Reeve Gautreau that the April 10, 2018 Council meeting minutes be accepted as presented.

Carried

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**1-18-04-24-03 (B-1)**  
**All Divisions – 2017 Year End Audited Financial Statements**  
**File: 2025-400**

Julie Oliver from MNP presented the 2017 Audit Findings Report to Council.

MOVED by Councillor Hanson that the 2017 Audited Financial Statements be approved as presented in Attachment 'A'.

Carried

**1-18-04-24-04 (B-2)**  
**All Divisions – 2018 Budget Adjustments**  
**File: 2025-350**

MOVED by Councillor Schule that the 2018 budget adjustment be approved as presented in Attachment 'A' and Attachment 'B'.

Carried

**1-18-04-24-16 (E-1)**  
**All Divisions – Bylaw C-7764-2018 – 2018 Tax Rate Bylaw**  
**File: 2025-350**

MOVED by Councillor McKylor that Bylaw C-7764-2018 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-7764-2018 be given second reading.

Carried

MOVED by Councillor Schule that Bylaw C-7764-2018 be considered for third reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7764-2018 be given third and final reading.

Carried

**1-18-04-24-17 (E-2)**  
**Division 4 – Bylaw C-7765-2018 – 2018 Langdon Special Tax Rate Bylaw**  
**File: 2025-350**

MOVED by Councillor Schule that the budget adjustment be approved as per Attachment 'C'.

Carried

MOVED by Councillor Schule that Bylaw C-7765-2018 be given first reading.

Carried

MOVED by Councillor Henn that Bylaw C-7765-2018 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7765-2018 be considered for third reading.

Carried

MOVED by Councillor Schule that Bylaw C-7765-2018 be given third and final reading.

Carried

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**1-18-04-24-09 (D-1)**

**Division 4 – Land Purchase in Langdon to Secure Permanent Right-of-Way**

**File: 4020-200**

MOVED by Councillor Schule that Administration be authorized to enter into the land purchase of municipal address 509 Railway Avenue NE, Langdon in the amount of \$150,000.

Carried

MOVED by Councillor Schule that a budget adjustment of \$150,000 to be funded from the Tax Stabilization Reserve be approved to cover the unbudgeted cost.

Carried

**1-18-04-24-10 (D-2)**

**All Divisions – Spring 2018 Community Recreation Funding Grant – Operational Funding Requests**

**File: 6060**

MOVED by Councillor Henn that recreation operational district funding be approved as recommended by the Recreation District Boards in the amount of \$584,840.58, as per Attachment 'A'.

Carried

In Favour:

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

Opposed:

Deputy Reeve Gautreau

**1-18-04-24-11 (D-3)**

**Division 4 – Spring 2018 Community Recreation Funding Grant – Capital Funding Requests**

**File: 6060**

MOVED by Councillor Kissel that item D-3 be tabled until after the public hearings.

Carried

In Favour:

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

Opposed:

Councillor Kamachi

The Chair called for a recess at 10:13 a.m. and called the meeting back to order at 10:23 a.m. with all previously mentioned members presented.

**1-18-04-24-05 (C-1)**

**Division 7 – Bylaw C-7770-2018 – Redesignation Item – Residential Two District to Residential One District – Balzac East Area Structure Plan**

**File: PL20180011 (06415050)**

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MOVED by Councillor Henn that the public hearing for item C-1 be opened at 10:23 a.m.

Carried

Person(s) who presented: Grant Larsen, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-1 be closed at 10:29 a.m.

Carried

MOVED by Councillor Henn that Bylaw C-7770-2018 be given first reading.

Carried

MOVED by Councillor Schule that Bylaw C-7770-2018 be given second reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7770-2018 be considered for third reading.

Carried

MOVED by Councillor Henn that Bylaw C-7770-2018 be given third and final reading.

Carried

**1-18-04-24-11 (D-3)**

**Division 4 – Spring 2018 Community Recreation Funding Grant – Capital Funding Requests**

**File: 6060**

MOVED by Councillor Kamachi that item D-3 be lifted from the table.

Carried

MOVED by Councillor Kamachi that the Greater Bragg Creek Trails Association's request for \$331,000 to install 472 meters of strong post guardrail and a pedestrian bridge over Bragg Creek be approved with funding as follows:

- a) \$100,000 from the Rocky View West Recreation District Reserve; and
- b) \$231,000 from the Tax Stabilization Reserve.

Carried

In Favour:

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

Opposed:

Deputy Reeve Gautreau

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MOVED by Councillor Schule that the Langdon Community Association's request for up to \$48,000.00 for enhancements to Fieldhouse greenspace be approved from the Bow North Recreation District in the Public Reserve;

AND that the Bow Valley Community Club's funding request for up to \$27,321.81 for locker room and washroom renovations at the Indus Curling Rink be approved from the Bow North Recreation District in the Public Reserve;

AND that the Bearspaw Glendale Community Association's request for up to \$8,560.00 to install wall padding, a scoreboard, and a shot clock in the gymnasium be approved from the Bearspaw Glendale Recreation District in the Public Reserve.

Carried

**1-18-04-24-12 (D-4)**

**All Divisions – Aggregate Resource Plan**

**File: 4010-100**

MOVED by Councillor Hanson that Administration be directed to schedule a workshop with Council regarding the Aggregate Resource Plan prior to further consideration of the outcomes of the Plan by Council.

Carried

In Favour:

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

Opposed:

Councillor Henn  
Councillor Wright

**1-18-04-24-14 (D-6)**

**All Divisions – Appointment of Councillor to the Springbank Airport Community Noise Consultative Committee**

**File: N/A**

MOVED by Councillor Henn that Councillor McKylor be appointed as the Rocky View County representative and that Councillor Kamachi be appointed as an alternate representative on the Springbank Airport Community Noise Consultative Committee until the 2021 Rocky View County Organizational Meeting.

Carried

**1-18-04-24-15 (D-7)**

**All Divisions – Budget Adjustment to Receive ACRP Grant Funds**

**File: 1015-750/1025-225**

MOVED by Councillor Schule that the Cooperative Stormwater Management Initiative budget adjustment in the amount of \$7,600,000 be approved as in Attachment 'A'.

Carried

The Chair called for a recess at 11:13 a.m. and called the meeting back to order at 1:32 p.m. with all previously mentioned members present.

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**1-18-04-24-06 (C-2)**

**Division 7 – Bylaw C-7767-2018 – Redesignation Item – Ranch and Farm District to Industrial – Industrial Activity District**

**File: PL20170018 (07306001)**

MOVED by Councillor Henn that the public hearing for item C-2 be opened at 1:32 p.m.

Carried

Person(s) who presented: Andre Aubut, Applicant

MOVED by Councillor Henn that the late submissions be accepted.

Carried

Person(s) who spoke in favour: None

Person(s) who spoke in opposition: None

The Chair called for a recess at 2:00 p.m. and called the meeting back to order at 2:03 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: None

MOVED by Councillor Henn that the public hearing for item C-2 be closed at 2:03 p.m.

Carried

MOVED by Councillor Henn that Bylaw C-7767-2018 be given first reading.

Carried

MOVED by Councillor Henn that Schedule 'A' of Bylaw C-7767-2018 be amended as follows:

1. Reduce the portion of the subject lands to be redesignated from 10.00 acres to 5.00 acres.

Carried

MOVED by Councillor Schule that Bylaw C-7767-2018 be given second reading as amended.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7767-2018 be considered for third reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-7767-2018 be given third and final reading as amended.

Carried

**1-18-04-24-07 (C-3)**

**Division 5 – Bylaw C-7766-2018 – Redesignation Item – Ranch and Farm District to Industrial – Industrial Activity District and Public Services District**

**File: PL20170114 (03329006)**

MOVED by Deputy Reeve Gautreau that the public hearing for item C-3 be opened at 2:09 p.m.

Carried

Person(s) who presented: Steve Grande, Terradigm, Applicant

Person(s) who spoke in favour: None



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Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Deputy Reeve Gautreau that the public hearing for item C-3 be closed at 2:17 p.m.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7766-2018 be given first reading.

Carried

MOVED by Councillor Schule that Bylaw C-7766-2018 be given second reading.

Carried

MOVED by Councillor McKylor that Bylaw C-7766-2018 be considered for third reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7766-2018 be given third and final reading.

Carried

The Chair called for a recess at 2:18 p.m. and called the meeting back to order at 2:34 p.m. with all previously mentioned members present.

**1-18-04-24-08 (C-4)**

**Division 9 – Bylaw C-7739-2017 – Redesignation Item – Ranch and Farm District to Natural Resource Industrial District**

**File: PL20170145 (06731002)**

**1-18-04-24-13 (D-5)**

**Division 9 – Master Site Development Plan – Summit Aggregates Pit**

**File: PL20170184 (06731002)**

MOVED by Deputy Reeve Gautreau that the public hearing for item C-4 be opened at 2:44 p.m.

Carried

In Favour:

Councillor Kamachi

Councillor McKylor

Councillor Hanson

Reeve Boehlke

Deputy Reeve Gautreau

Councillor Schule

Councillor Henn

Councillor Kissel

Opposed:

Councillor Wright

MOVED by Councillor Kissel that the late letters be accepted.

Carried

Person(s) who presented:

Ken Venner, B&A Planning Group, Applicant

Tige Brady, Mountain Ash, Applicant

The Chair called for a recess at 3:45 p.m. and called the meeting back to order at 3:57 p.m. with all previously mentioned members present.

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Person(s) who spoke in favour: Gerard Nugter, Resident  
John Nugter, Resident

Person(s) who spoke in opposition: Keith Koebisch, Resident, and on behalf of Doug Graner  
Harry Hodgson, Resident  
Janet Ballantyne, Resident, and on behalf of Rocky View Gravel Watch  
Mike Edwards, Resident

MOVED by Councillor Schule that the meeting proceed past 5:00 p.m.

Carried

The Chair called for a recess at 4:56 p.m. and called the meeting back to order at 5:08 p.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Ken Venner, B&A Planning Group, Applicant  
Steve Usher, Applicant  
Tige Brady, Mountain Ash, Applicant

MOVED by Councillor Kissel that the public hearing for item C-4 be closed at 5:31 p.m.

Carried

The Chair called for a recess at 5:32 p.m. and called the meeting back to order at 5:45 p.m. with all previously mentioned members present.

MOVED by Councillor Kissel that Schedule 'A' of Bylaw C-7739-2017 be amended as follows:

1. Reduce the area of the subject lands to be redesignated from 136.00 acres to 57.50 acres.
2. The final area of Natural Resource Industrial District will constitute 82.50 acres, comprising the northern half of the quarter section.

Lost

In Favour:

Councillor Kissel  
Councillor Wright

Opposed:

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

MOVED by Councillor Henn that Bylaw C-7739-2017 be given first reading.

Carried

In Favour:

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

Opposed:

Councillor Wright  
Councillor Kissel

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MOVED by Councillor Schule that Bylaw C-7739-2017 be given second reading.

Carried

In Favour:

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

Opposed:

Councillor Kissel

MOVED by Councillor Henn that Bylaw C-7739-2017 be considered for third reading.

Carried

MOVED by Councillor Schule that Bylaw C-7739-2017 be given third and final reading.

Carried

MOVED by Deputy Reeve Gautreau that the amendments to the Summit Aggregates Master Site Development Plan be approved in accordance with Appendix 'B'.

Carried

In Favour:

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

Opposed:

Councillor Wright  
Councillor Kissel

**Adjournment**

MOVED by Councillor Schule that the April 24, 2018 Council Meeting be adjourned at 5:58 p.m.

Carried

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REEVE

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CAO or Designate

## **ENGINEERING SERVICES**

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**TO:** Council

**DATE:** May 8, 2018 **DIVISION:** 4

**TIME:** Morning Appointment

**FILE:** PL20180001

**SUBJECT:** Road closure to consolidate a portion of Road Allowance near the Hamlet of Indus

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

Motion #1: THAT Bylaw C-7781-2018 be given first reading.

Motion #2: THAT Administration be directed to forward Bylaw C-7781-2018 to the Minister of Transportation for approval.

### **EXECUTIVE SUMMARY:**

This report is to consider the closure for consolidation of a +/- 1.43 acre portion of undeveloped road allowance known as Range Road 281. This portion is located adjacent to the hamlet of Indus. If successful this portion of road allowance would be consolidated with the applicant's adjacent land, Lot 1, Block 1, Plan 0511195.

Council has the authority to complete road Closures by bylaw under Section 22 of the *Municipal Government Act (MGA)*. Administration only requires first reading of Bylaw C-7781-2018 (see Attachment 'A') at this time as per Section 22(3) of the MGA, which states that approval must be granted by the Minister of Transportation prior to a road closure bylaw receiving second reading.

Administration recommends **Option #1**.

### **DISCUSSION:**

The applicants Darrell and Alice Barr have indicated the purpose for this application is to close and consolidate the 1.43 acre portion of undeveloped Road Allowance known as Range Road 281 with their parcel located along the east boundary of the portion to be closed. The closure would allow the applicants to apply for a building permit for a shop located at the North West corner of their property without the requirement for a relaxation of setbacks due to the proximity to the road allowance. The area is not currently nor has it ever been utilized as a road. Attachment 'B' identifies the location within the County, the Road Closure Proposal, Land Use Map, Air Photo and Landowner Circulation Area.

This portion of road allowance is not part of the 30 Year Long Range Transportation Network Plan, nor does Administration have any plans to construct a road within this portion of road allowance. The lands are adjacent to the hamlet of Indus located just north west of the applicants parcel. This closure and consolidation would not restrict or deny access to adjacent parcels, nor does it create any landlocked parcels. This application was circulated in accordance with the *Municipal Government Act* and Administration received no concerns of note by Internal/External Agencies.

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

Angela Pare, Support Technician, Engineering Services



**DATE APPLICATION RECEIVED:** January 5, 2018

**PROPOSAL:** To close for the purpose of consolidation a +/- 1.43 Acre portion of road allowance known as Range Road 281, Located along the west boundary of SW-36-22-28-W4M, adjacent to Highway 791 and Highway 22X. To be consolidated with the adjacent parcel on the east side, Lot 1, Block 1, Plan 0511195.

**APPLICANTS:** Darrell and Alice Barr

**OWNER:** The Crown in Right of Alberta

**GROSS AREA:** 1.43 Acres (to be confirmed at time of survey)

**ADJACENT LANDOWNERS:** The applicant was circulated to 38 landowners. Two Letters of opposition and no letters of support were received from 38 adjacent landowner notifications at initial time of circulation (January 22 to February 12, 2018) which can be found in Attachment 'C'.

**OPTIONS:**

- |           |  |  |
|-----------|--|--|
| Option #1 | Motion #1  | THAT Bylaw C-7781-2018 be given first reading.   |
|           | Motion #2  | THAT Administration be directed to forward Bylaw C-7781-2018 to the Minister of Transportation for approval. |
| Option #2 | THAT the application by Darrell and Alice Barr to close approximately 1.43 acres of road allowance be refused. |  |
| Option #3 | THAT alternative direction be provided.  |  |

Respectfully submitted,

Concurrence,

Byron Riemann

Kent Robinson

\_\_\_\_\_  
General Manager

\_\_\_\_\_  
Interim County Manager

AP

**ATTACHMENTS:**

ATTACHMENT 'A' - Proposed Bylaw C-7781-2018

ATTACHMENT 'B' - Map Package

ATTACHMENT 'C' - Landowner Responses

<b>AGENCY</b>	<b>COMMENTS</b>
<i>School Authority</i>	
Rocky View Schools	No comments received
Calgary Catholic School District	No objections
Public Francophone Education	Not required for circulation
Catholic Francophone Education	Not required for circulation
<i>Province of Alberta</i>	
Alberta Environment	No comments received
Alberta Transportation	No Initial Concerns, Application viewed after 1 <sup>st</sup> reading
Alberta Sustainable Development (Public Lands)	No comments received
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation
Energy Resources Conservation Board	No comments received
Alberta Health Services	No comments received
<i>Public Utility</i>	
ATCO Gas	No objections
ATCO Pipelines	No objections
AltaLink Management	No comments received
FortisAlberta	No objections, no easement required as no facilities located in this road allowance.
Shaw Cablesystems G.P.	No comments received
Telus Communications	Will require a Right of Way Agreement for facilities located within the road area.
TransAlta Utilities Ltd.	No comments received
Rockyview Gas Co-op Ltd.	No comments received
<i>Other External Agencies</i>	
EnCana Corporation	No comments received
Town of Cochrane	Not required for circulation

<b>AGENCY</b>	<b>COMMENTS</b>
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	No comments received
Bow North Recreation Board	No comments received
<i>Internal Departments</i>	
Municipal Lands	No concerns
Agricultural & Environmental Services	No concerns
Development Authority	No comments received
GeoGraphics	No comments received
Building Services	No comments received
Emergency/Enforcement Services	No concerns
Fire Services	No concerns
Infrastructure and Operations-Engineering Services	The closure of the proposed road allowance has the ability to create access issues for the parcel east of the road allowance as the parcel is bounded by rail tracks to the north and Highway 22X to the south. Closure of the road allowance will eliminate the frontage of the parcel along a municipal road allowance and any future proposed access will be subject to Alberta Transportation approval.
Infrastructure and Operations-Maintenance	No Concerns
Infrastructure and Operations-Capital Projects	No Concerns
Infrastructure and Operations-Operations	No Concerns
Circulation Period: January 22, 2018 to February 12, 2018	



## BYLAW C-7781-2018

**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 April 10<sup>th</sup> and Tuesday April 17<sup>th</sup> 2018, 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:

A PORTION OF ORIGINAL GOVERNMENT ROAD ALLOWANCE ADJACENT TO THE SOUTH WEST QUARTER SECTION 36, TOWNSHIP 22, RANGE 28 WEST OF THE FOURTH MERIDIAN, CONTAINING 0.58 HECTARES (1.43 ACRES) MORE OR LESS EXCEPTING THEREOUT ALL MINES AND MINERALS

As shown on Schedule 'A' attached to and forming part of this bylaw.

**Division: 4**  
**File: PL20180001**

PUBLIC HEARING WAS HELD IN COUNCIL this \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

READ A FIRST TIME IN COUNCIL this \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
REEVE / DEPUTY REEVE

\_\_\_\_\_  
CAO or DESIGNATE



APPROVED BY  
ALBERTA TRANSPORTATION:

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

Approval Valid for \_\_\_\_ Months

\_\_\_\_\_  
MINISTER OF TRANSPORTATION

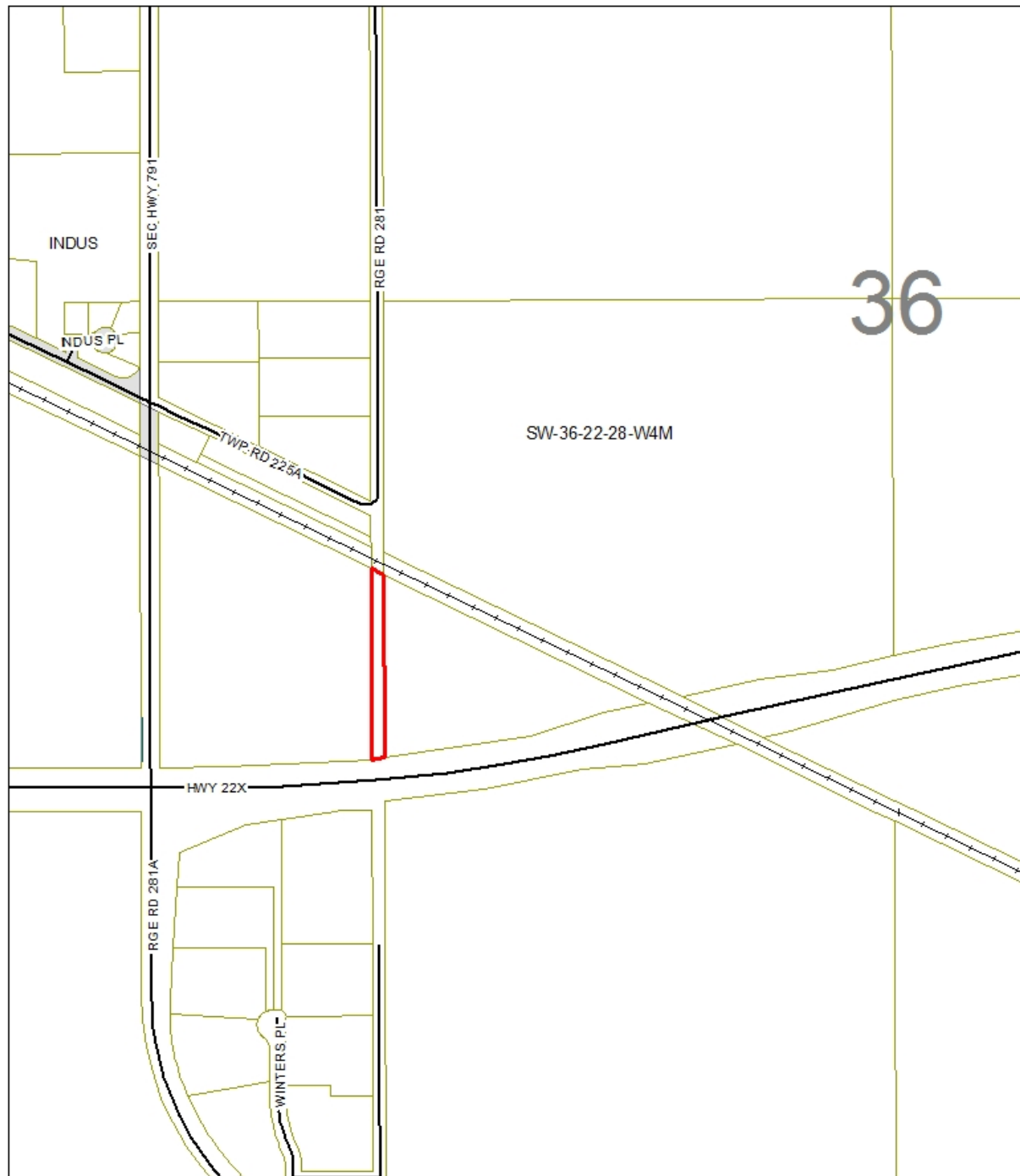
READ A SECOND TIME IN COUNCIL this \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

READ A THIRD TIME IN COUNCIL this \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
REEVE / DEPUTY REEVE

\_\_\_\_\_  
CAO or DESIGNATE

## SCHEDULE 'A'

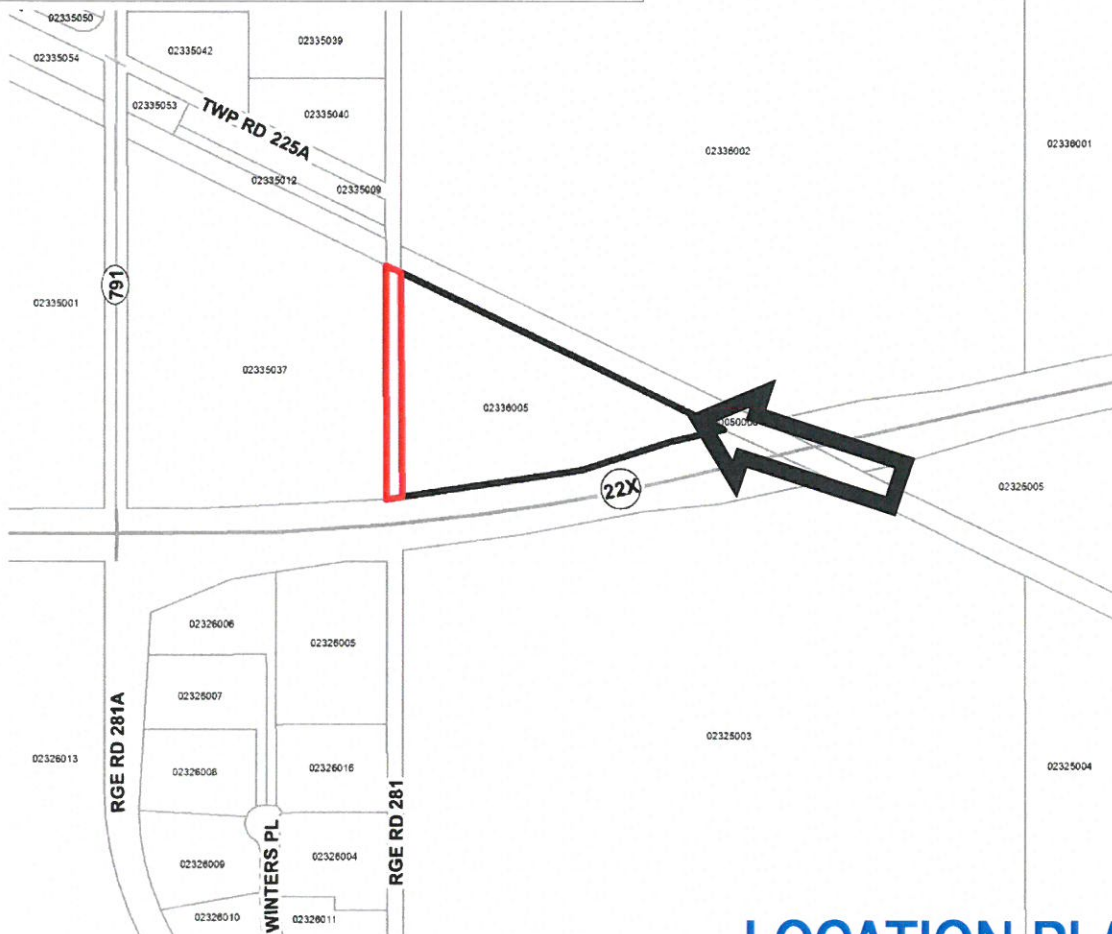
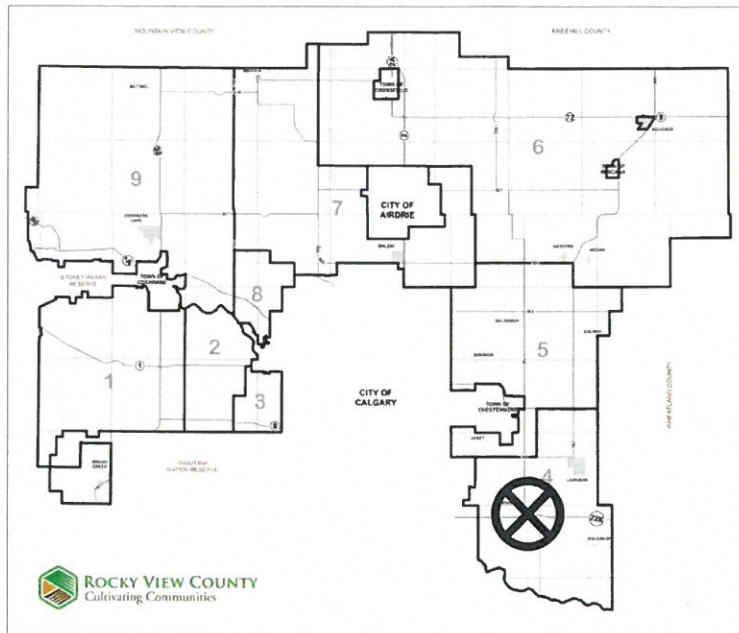


**ROCKY VIEW COUNTY**  
Cultivating Communities

Information as depicted is subject to change, therefore Rocky View County assumes no responsibility for discrepancies after date of printing.

**SCHEDULE 'A'**  
**BYLAW C-7781-2018**





LOCATION PLAN



Lot:1 Block:1 Plan:0511195  
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001

02335009

02335012

**ROAD CLOSURE PROPOSAL:** To  
Close for the purpose of  
Consolidation, a 1.43 Acre portion of  
Road Allowance known as Range  
Road 281, To be consolidated with the  
adjacent parcel on the East Side.

00050006

02336005

02335037

22X

02325003

02328005

## ROAD CLOSURE PROPOSAL

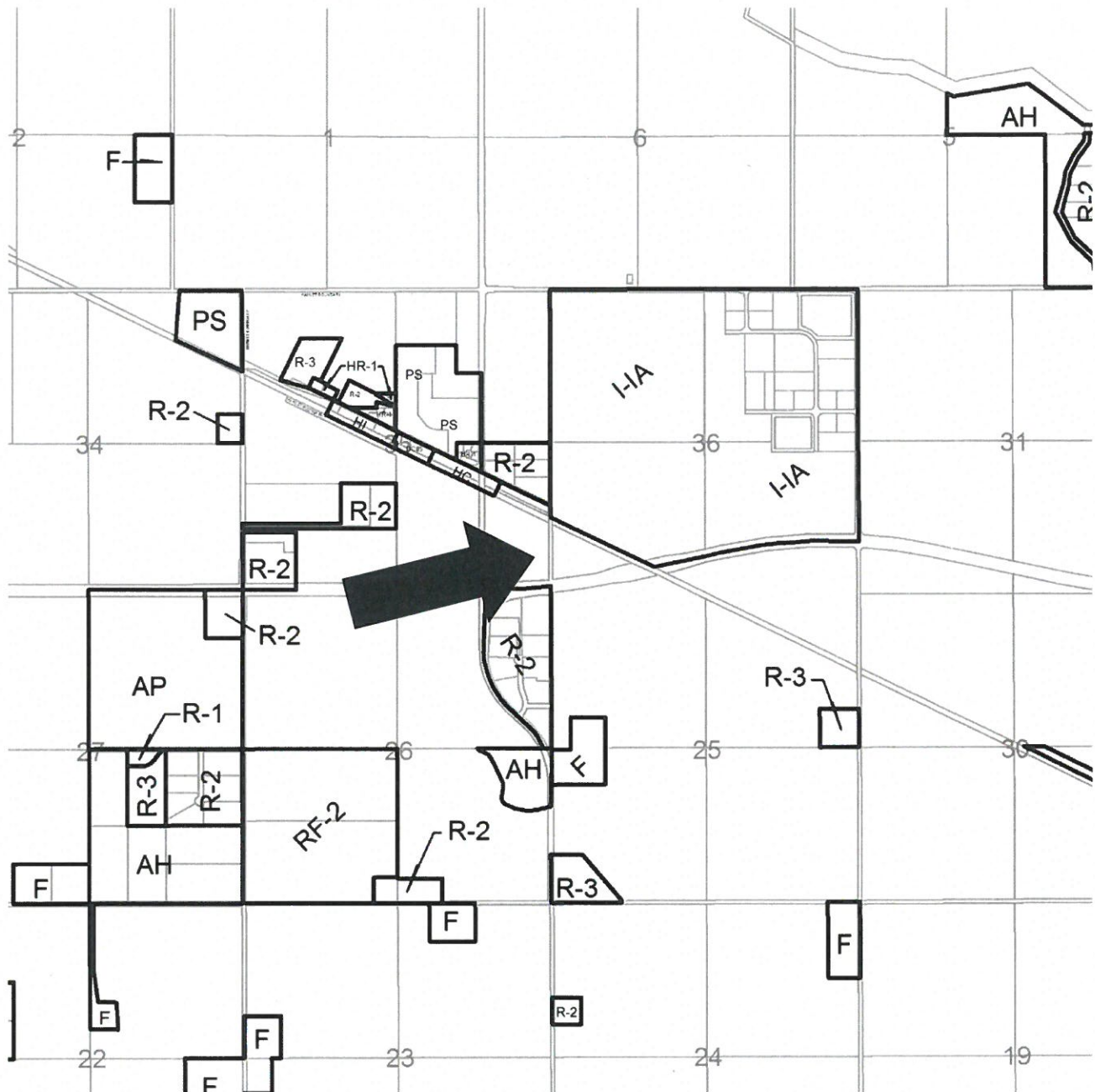


Lot:1 Block:1 Plan:0511195  
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001



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

## LAND USE MAP

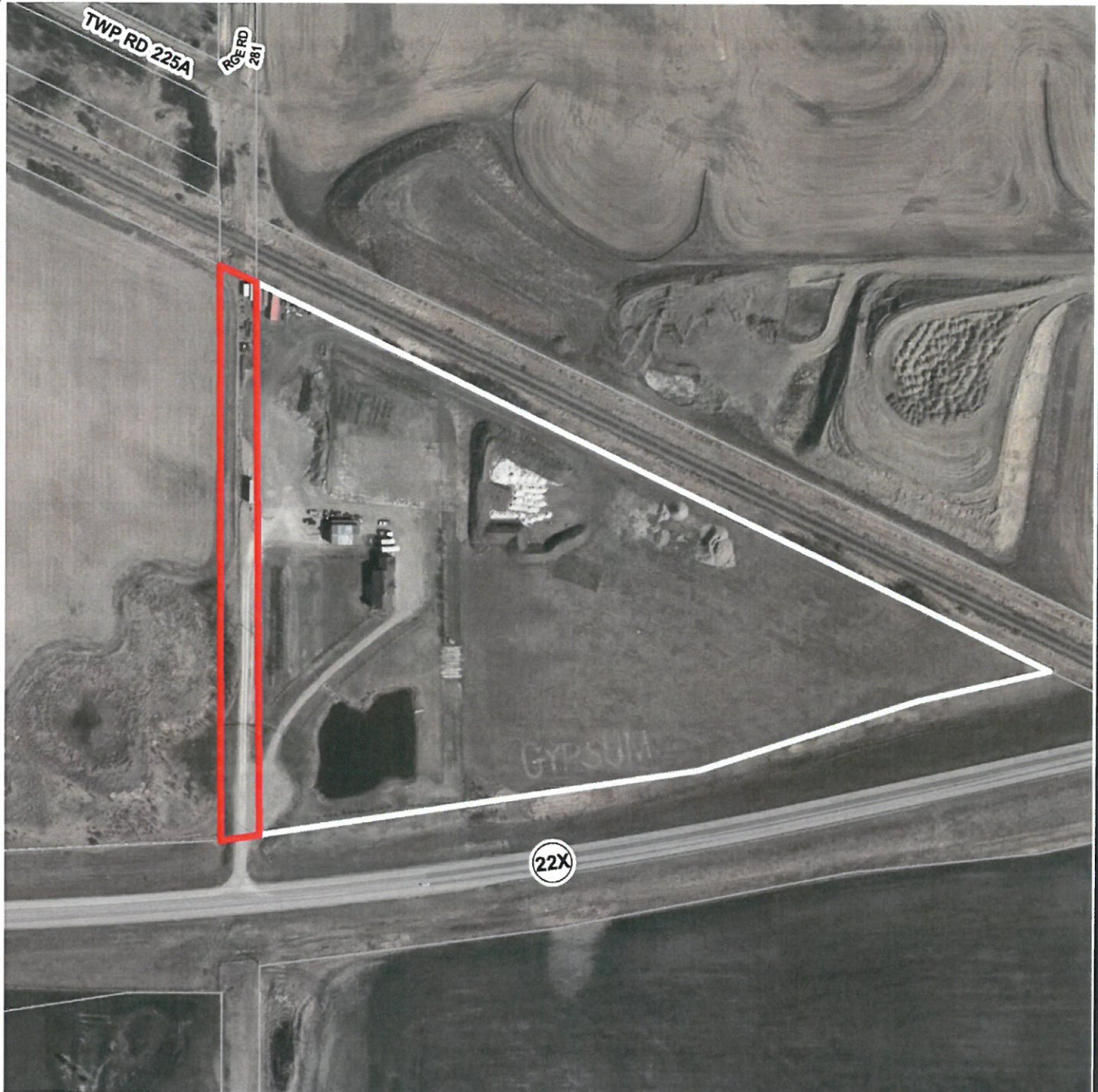
Lot:1 Block:1 Plan:0511195  
SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001





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

**AIR PHOTO**

Spring 2016

**Lot:1 Block:1 Plan:0511195**  
**SW-36-22-28-W04M**

Date: Jan 22, 2018

Division # 4

File: PL20180001

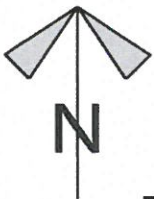






Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

**TOPOGRAPHY**  
Contour Interval 2 M



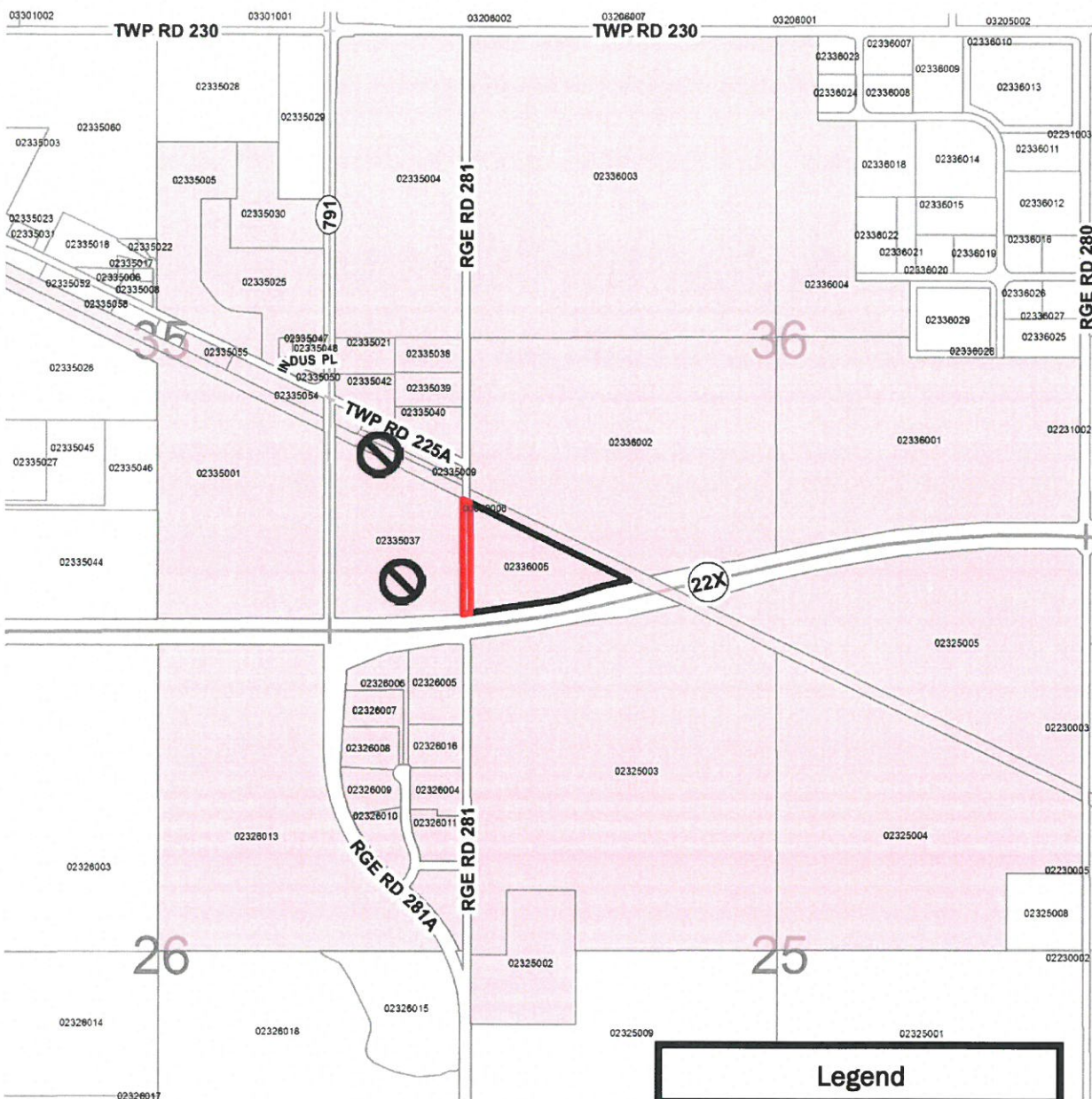
**Lot:1 Block:1 Plan:0511195**  
**SW-36-22-28-W04M**

Date: Jan 22, 2018

Division # 4

File: PL20180001





Letters in Opposition



Letters in Support

## LANDOWNER CIRCULATION AREA

Lot:1 Block:1 Plan:0511195

SW-36-22-28-W04M

Date: Jan 22, 2018

Division # 4

File: PL20180001





**ROCKY VIEW COUNTY**  
Engineering Services

911 - 32 Avenue NE | Calgary, AB | T2E 6X6  
Phone: 403-230-1401 | Fax: 403-277-5977  
www.rockyview.ca

### ROAD ALLOWANCE RESPONSE FORM

**FILE NUMBER:** PL20180001

**DESCRIPTION:** To Close for the purpose of Consolidation, a 1.43 Acre portion of Road Allowance known as Range Road 281, Located along the west boundary the SW-36-22-28-W4M on the North side of Secondary Highway 22X. If successful this portion of Road Allowance will be consolidated with the adjacent parcel on the East side of the Road Allowance.

**GENERAL LOCATION:** Road Allowance Adjacent on the West side of SW-36-22-28-W4M (225020 RR281)

**APPLICANT:** Barr, Darrell & Alice

**OWNER:** The Crown in right of Alberta

**GROSS AREA:** 1.43 acres, (to be confirmed by plan of survey)

I, Shelley Wearmouth, the owner of 3 1 0510800  
Wearmouth Demolition 1 2 0510800  
Services  
and/or SE 35 22 28 W4M  
Qtr Sec Twp Rge

Support or Oppose this proposed road closure for consolidation purposes.

**Comments:**

Oppose, until further information is available  
in regards to; traffic, stormwater,  
current and future land use per  
area structure plans

SW

Signature

Feb, 2018

Date



**ROCKY VIEW COUNTY**  
Engineering Services

911 - 32 Avenue NE | Calgary, AB | T2E 6X6  
Phone: 403-230-1401 | Fax: 403-277-5977  
www.rockyview.ca

### ROAD ALLOWANCE RESPONSE FORM

**FILE NUMBER:** PL20180001

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**GENERAL LOCATION:** Road Allowance Adjacent on the West side of SW-36-22-28-W4M (225020 RR281)

**APPLICANT:** Barr, Darrell & Alice

**OWNER:** The Crown in right of Alberta

**GROSS AREA:** 1.43 acres, (to be confirmed by plan of survey)

I, Susan Komble, the owner of \_\_\_\_\_,

Lot Block Plan

and/or SE, 35, 22, 28, W4M

Qtr Sec Twp Rge

Support or Oppose this proposed road closure for consolidation purposes.

Comments:

This Road Allowance was closed in 1980 as part of an agreement to Redesign Highway 291 thru our lands. At that time it was agreed to have the Road Allowance land attached to Adjacent lands  
Venue Komble

[Signature]  
Signature for Susan Komble

13, 2, 2018  
Date

on the East + West side of the Road Allowance equally. Accordingly the fence was built in the centre of the Road Allowance. We will support a Consolidation of the Road Allowance lands equally to both Adjacent



## PLANNING SERVICES

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**TO:** Council  
**DATE:** May 8, 2018 **DIVISION:** 9  
**TIME:** Morning Appointment  
**FILE:** 08916006 **APPLICATION:** PL20160003  
**SUBJECT:** Redesignation Item –Ranch & Farm District to Agricultural Holdings District

---

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

THAT application PL20160003 be refused.

### **EXECUTIVE SUMMARY:**

The purpose of the application is to redesignate the subject lands from Ranch and Farm District to Agricultural Holdings District in order to allow for the subdivision of an  $\pm 8.09$  hectare ( $\pm 20.01$  acre) parcel (Lot 1) with an  $\pm 8.09$  hectare ( $\pm 20.01$  acre) remainder (Lot 2).

The lands are not located within the policy area of an area structure plan; as a result, the application was evaluated in accordance with the County Plan. The County Plan supports specific types of development outside of identified growth areas (area structure plans); however, this application does not meet any of the criteria for such applications. The redesignation to Agricultural Holdings District is not consistent with the County Plan policies for the following reasons:

- The proposal is not consistent with the types of development that may be supported outside of an identified growth area as defined by the County Plan, which includes: a farmstead, agricultural first parcel out, or residential first parcel out as defined by the County Plan;
- The Applicant is not proposing a new or distinct agricultural use as per section 8 of the County Plan;
- The proposal does not meet the Fragmented Country Residential Policies because the quarter section in which the lands are located does not contain six or more residential or agricultural parcels less than 10 hectares (24.7 acres) in size as per section 10 of the County Plan; and
- The Applicant did not provide a Phase 1 Groundwater Supply Evaluation, in accordance with the requirements of the County Servicing Standards.

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

**DATE APPLICATION DEEMED COMPLETE:** March 6, 2018 (Received: May 5, 2017)

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**PROPOSAL:** To redesignate the subject lands from Ranch & Farm District to Agricultural Holdings District in order to facilitate the creation of a  $\pm 8.09$  hectare ( $\pm 20.01$  acre) parcel with  $\pm 8.09$  hectare ( $\pm 20.01$  acre) remainder.

**LEGAL DESCRIPTION:** Block 2, Plan 9111177; SE-16-28-05-W05M

**GENERAL LOCATION:** Located 0.41 km (1/4 mile) west of Range Road 53, and on the north side of Township Road 282.

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<sup>1</sup> **Administration Resources**  
Jessica Anderson, Planning Services  
Eric Schuh, Engineering Services



<b>APPLICANT:</b>	Normand Gagnon & Patty Fraser
<b>OWNERS:</b>	Normand Gagnon
<b>EXISTING LAND USE DESIGNATION:</b>	Ranch and Farm District
<b>PROPOSED LAND USE DESIGNATION:</b>	Agricultural Holdings District
<b>GROSS AREA:</b>	± 16.19 hectares (± 40.00 acres)
<b>SOILS (C.L.I. from A.R.C.):</b>	<b>5H, V, E</b> – Very severe limitations due to temperature liming factors, high acid content and past erosion damage.

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

The application was circulated to 14 adjacent landowners, and no responses were received. The application was also circulated to a number of internal and external agencies. Those responses are found in Appendix 'A'.

#### **HISTORY:**

**June 12, 1991** Plan 9111177 was registered to create two 40.06 acre parcels, one being the subject lands.

#### **BACKGROUND:**

The purpose of the application is to redesignate the subject lands from Ranch and Farm District to Agricultural Holdings District in order to allow for the subdivision of an ± 8.09 hectare (± 20.01 acre) parcel (Lot 1) with an ± 8.09 hectare (± 20.01 acre) remainder (Lot 2).

Lot 1 contains a dwelling, with associated servicing infrastructure provided by means of septic fields and water wells, and accessory buildings. The remainder lands are currently undeveloped. The existing parcel is accessed via Township Road 282 by an existing gravel approach that is in good condition.

The subject land is located in a predominantly agricultural area of the County with some large agricultural parcels and a Recreation Business site (Triple Diamond RV Park) approximately 1/4 mile to the southeast. The Applicant stated that the purpose of the application is for estate planning purposes, which does not constitute a planning rationale.

The topography of the land is undulating with slopes towards the north and south; the remainder lands contain a significant area with development potential. There are six minor wetlands on the site; however, none of these inhibit subdivision potential.

#### **POLICY ANALYSIS:**

The application was evaluated against the policies of the County Plan.

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

The overall goal of the County Plan with respect to agriculture is to preserve the municipality's agricultural land base as appropriate, avoiding fragmentation of agricultural lands while encouraging business opportunities. The County Plan further supports and encourages the viability and flexibility of the agriculture sector by allowing a range of parcel sizes where appropriate. The County Plan supports specific types of development outside of identified growth areas (area structure plans); however, this application does not meet any of the criteria for such applications.

Section 8 provides support for several agricultural redesignation scenarios; specifically:

- a. A farmstead, agricultural first parcel out, or a residential first parcel out; or
- b. A new or distinct agricultural use.



The subject lands are not an un-subdivided quarter section, and therefore, they do not qualify as a first parcel out as per the criteria of the County Plan. The Applicant did not propose a new or distinct agricultural use; therefore, the proposal does not meet the provisions of Section 8 of the County Plan.

The application was also assessed in accordance with Section 10 of the County Plan, which supports further development within fragmented country residential areas. A fragmented quarter section is defined as:

*A quarter section of land within the agriculture area divided into six or more:*

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

During the assessment of the application, it was noted that the subject quarter has historically been fragmented by previously-approved subdivision applications and has resulted in six parcels within the quarter section. Despite this fragmentation, the proposal does not meet the requirements of the fragmented country residential policies.

Further, the proposed subdivision design does not meet Policy 8.30 of the County Plan because it does not address the Agricultural Boundary Design Guidelines.

The lands are located within a predominately agricultural area of the County, and the Applicant proposes the further separation of an existing parcel for estate planning purposes, which does not constitute a planning rationale.

In addition, the minimum technical information required to assess a redesignation application as per the *Municipal Government Act* and County policies, including information on availability of water supply, was not provided. A Phase 1 Groundwater Supply Evaluation is required in accordance with the County Servicing Standards for applications; however, the Applicant requested that the application proceed without this information. Therefore, Administration cannot satisfactorily determine if the lands are suitable for development.

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

The minimum parcel size for an Agricultural Holdings District parcel is 20.01 acres, and as such, the proposed parcel meets the Land Use Bylaw provisions for size. The listed uses associated with the Agricultural Holdings District are intended to provide for traditional agricultural pursuits on large parcels of land, including residential uses and required accessory buildings.

#### **CONCLUSION:**

The lands are not located within the policy area of an area structure plan; as a result, the application was evaluated in accordance with the County Plan. The overall goal of the County Plan with respect to agriculture is to preserve the municipality's agricultural land base as appropriate and to avoid fragmentation of agricultural lands. The redesignation to Agricultural Holdings District is not consistent with the County Plan policies for the following reasons:

- The proposal is not consistent with the types of development that may be supported outside of an identified growth area as defined by the County Plan, which includes: a farmstead, agricultural first parcel out, or residential first parcel out as defined by the County Plan;
- The Applicant is not proposing a new or distinct agricultural use as per section 8 of the County Plan;
- The proposal does not meet the Fragmented Country Residential Policies because the quarter section in which the lands are located does not contain six or more residential or agricultural parcels less than 10 hectares (24.7 acres) in size as per section 10 of the County Plan; and
- The Applicant did not provide a Phase 1 Groundwater Supply Evaluation, in accordance with the requirements of the County Servicing Standards.



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

**OPTIONS:**

- Option # 1:    Motion #1    THAT Bylaw C-7705-2017 be given first reading.  
                  Motion #2    THAT Bylaw C-7705-2017 be given second reading.  
                  Motion #3    THAT Bylaw C-7705-2017 be considered for third reading.  
                  Motion #4    THAT Bylaw C-7705-2017 be given third and final reading.
- Option # 2:    THAT application PL20160003 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

---

General Manager

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Interim County Manager

JA/rp

**APPENDICES:**

- APPENDIX ‘A’: Application Referrals  
APPENDIX ‘B’: Bylaw C-7705-2017 and Schedule A  
APPENDIX ‘C’: Map Set





**APPENDIX A: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i>School Authority</i>	
Rocky View Schools	No comments provided.
Calgary Catholic School District	No comments provided.
Public Francophone Education	No comments provided.
Catholic Francophone Education	No comments provided.
<b><i>Province of Alberta</i></b>	
Alberta Environment	No comments provided.
Alberta Transportation	No comments provided.
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	No comments provided.
<b><i>Public Utility</i></b>	
ATCO Gas	No comments provided.
ATCO Pipelines	No comments provided.
AltaLink Management	No comments provided.
FortisAlberta	No comments provided.
Telus Communications	No comments provided.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.
<b><i>Other External Agencies</i></b>	
EnCana Corporation	No comments provided.
<b><i>Rocky View County – Boards</i></b>	

AGENCY	COMMENTS
<b><i>and Committees</i></b>	
ASB Farm Members and Agricultural Fieldman	The redesignation of a parcel of land from Ranch and Farm District to Agricultural Holdings District is not supported by policy.
Ranch Lands Recreation Board	The Ranch Lands Recreation District Board had no comments on this circulation.
<b><i>Internal Departments</i></b>	
Municipal Lands	The Municipal Lands Office has no concerns at this time; however, comments pertaining to reserve dedication will be provided at any future subdivision stage.
Development Authority	No comments provided.
GeoGraphics	No comments provided.
Building Services	No comments provided.
Emergency Services	The Fire Service has no comments to this circulation at this time. •
Infrastructure and Operations – Engineering Services	<p><u>General</u></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> </ul> <p><u>Geotechnical</u></p> <ul style="list-style-type: none"> <li>GIS contours indicate the subject lands contain slopes greater than 15%;</li> <li>At the time of future subdivision, the applicant shall submit a Slope Stability Assessment, in accordance with the requirements of the County Servicing Standards. If the Slope Stability Assessment indicates further investigation is required, a Slope Stability Analysis shall be required as a condition of subdivision.</li> </ul> <p><u>Transportation</u></p> <ul style="list-style-type: none"> <li>Access to the parcel is from Township Road 282, which is a gravel road;</li> <li>As a condition of future subdivision, the applicant shall be required to construct a new gravel approach to access the proposed parcel;</li> <li>The current panhandle width is shown as 12m. ES recommends that this be increased to 12.5 m width as per the County Servicing Standards;</li> <li>As a condition of future subdivision, the applicant shall be required to enter into a road acquisition agreement for the</li> </ul>



AGENCY	COMMENTS
	<p>panhandle portion of the proposed parcels allowing the County to acquire the lands for future road allowance for \$1.00;</p> <ul style="list-style-type: none"> <li>As a condition of future 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 ± 20.0 acre proposed parcels, as the applicant is proposing to subdivide an Agricultural Holdings District parcel: <ul style="list-style-type: none"> <li>Base TOL = \$4,595/acre. Acreage = (2 parcels)*(3 acres/parcel) = 6 acres. Estimated TOL payment = (\$4,595/acre)*(6 acres) = \$27,570.</li> </ul> </li> </ul> <p><u>Sanitary/Waste Water</u></p> <ul style="list-style-type: none"> <li>ES has no requirements at this time;</li> <li>At the time of future subdivision, the applicant is required to submit a Level 1 Assessment Variation for the existing septic field describing the existing system type, maintenance requirements and include a sketch showing its location and size. The assessment shall also provide measurements to pertinent features (wetlands, surface water, wells, property lines, home, etc.) and comment on the general suitability of the existing system based on visual inspection. This assessment shall be prepared by the homeowner and shall be submitted prior to subdivision approval;</li> <li>At the time of future subdivision, the applicant will be required to submit a Level 2 PSTS Assessment, prepared by a qualified professional, determining the suitability of the proposed parcel to support a PSTS;</li> </ul> <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> <li>As there are 6 or more lots in the subject quarter section, a Phase 1 Groundwater Supply Evaluation is required.</li> <li>At this time, the applicant shall submit a Phase 1 Groundwater Supply Evaluation, in accordance with the requirements of the County Servicing Standards; <ul style="list-style-type: none"> <li>It is noted that the applicant indicated that they would not be providing this report, and requested to proceed to Council without submitting this report.</li> </ul> </li> <li>As a condition of future subdivision, the applicant will be required to submit Phase 2 Aquifer Pumping &amp; Testing Report, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing Standards. The applicant will also be required to drill a new well on the proposed parcel and provide the County with a Well Driller's Report confirming a minimum pumping rate of 1.0 igpm.</li> </ul>



AGENCY	COMMENTS
	<u>Storm Water Management</u>
	<ul style="list-style-type: none"><li>• ES has no requirements at this time.</li></ul>
	<u>Environmental</u>
	<ul style="list-style-type: none"><li>• ES has no requirements at this time;</li></ul>
	<ul style="list-style-type: none"><li>• The wetland impact model indicates intact wetlands on the subject lands;</li></ul>
	<ul style="list-style-type: none"><li>• As a permanent condition of future subdivision, any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.</li></ul>
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Applicant will need to submit approach application to road ops if new approach proposed to serve new parcel.

Circulation Period: June 12, 2017 to July 04, 2017



## **BYLAW C-7705-2017**

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

The Council of Rocky View County enacts as follows:

#### **PART 1 – TITLE**

This Bylaw shall be known as Bylaw C-7705-2017.

#### **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. 89 of Bylaw C-4841-97 be amended by redesignating Block 2, Plan 9111177 within SE-16-28-05-W05M from Ranch and Farm District to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** Block 2, Plan 9111177 within SE-16-28-05-W05M is hereby redesignated to Agricultural Holdings District as shown on the attached Schedule 'A' forming part of this Bylaw.

#### **PART 4 – TRANSITIONAL**

Bylaw C-7705-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

**Division: 9**  
**File: 08916006 / PL20160003**

<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

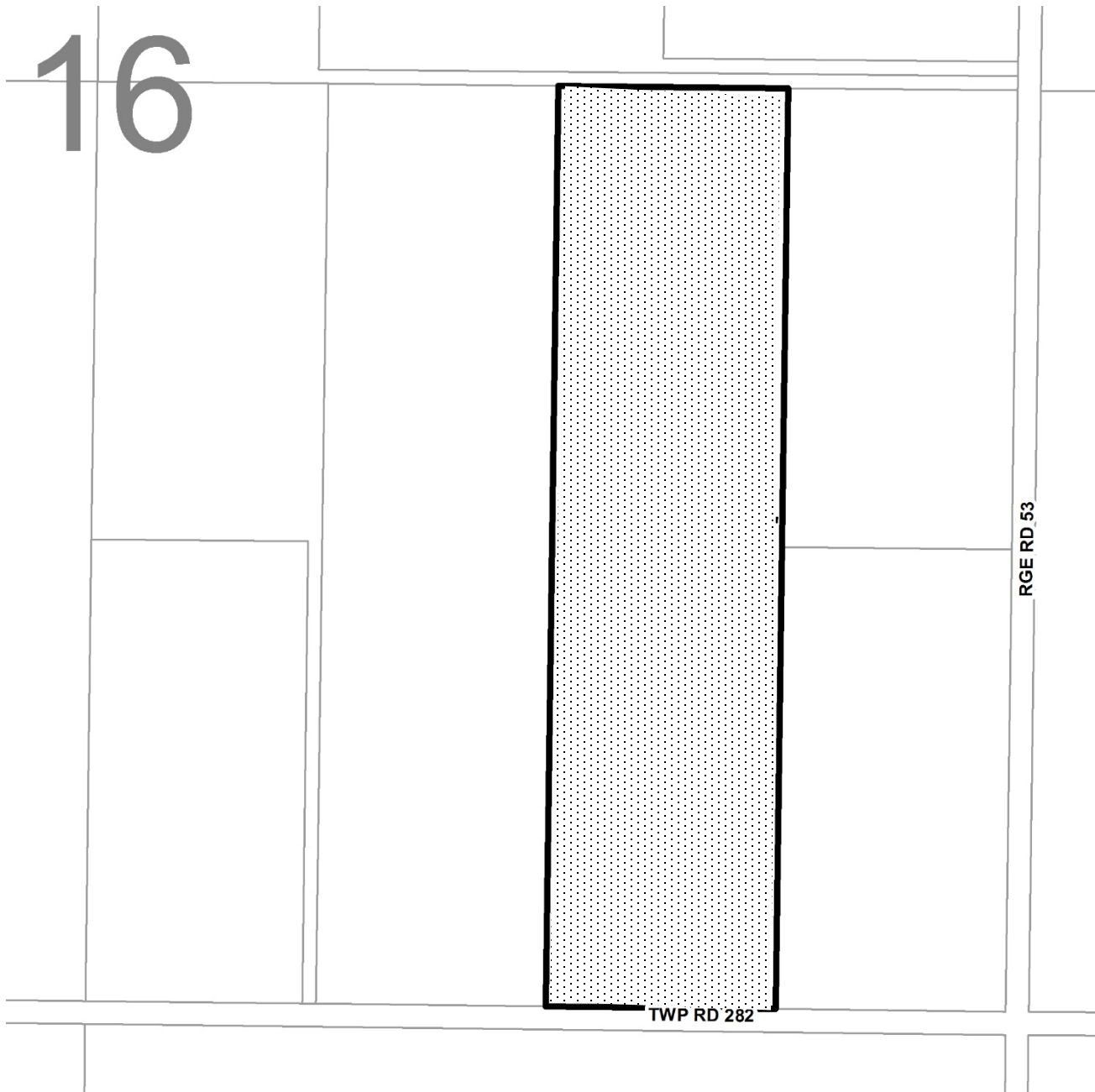
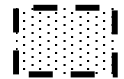
\_\_\_\_\_  
CAO or Designate

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

## SCHEDULE "A"

BYLAW: C-7705-2017

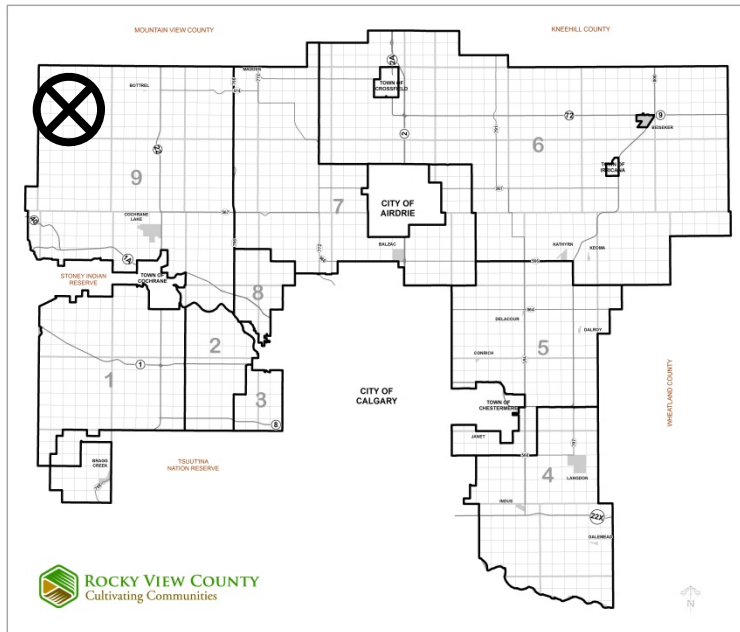
16

**AMENDMENT**FROM Ranch and Farm District TO Agricultural Holdings District

Subject Land \_\_\_\_\_

LEGAL DESCRIPTION: Block 2, Plan 9111177 within  
SE-16-28-05-W05MROCKY VIEW COUNTY  
Cultivating CommunitiesFILE: 08916006-PL20160003

DIVISION: 9



## LOCATION PLAN



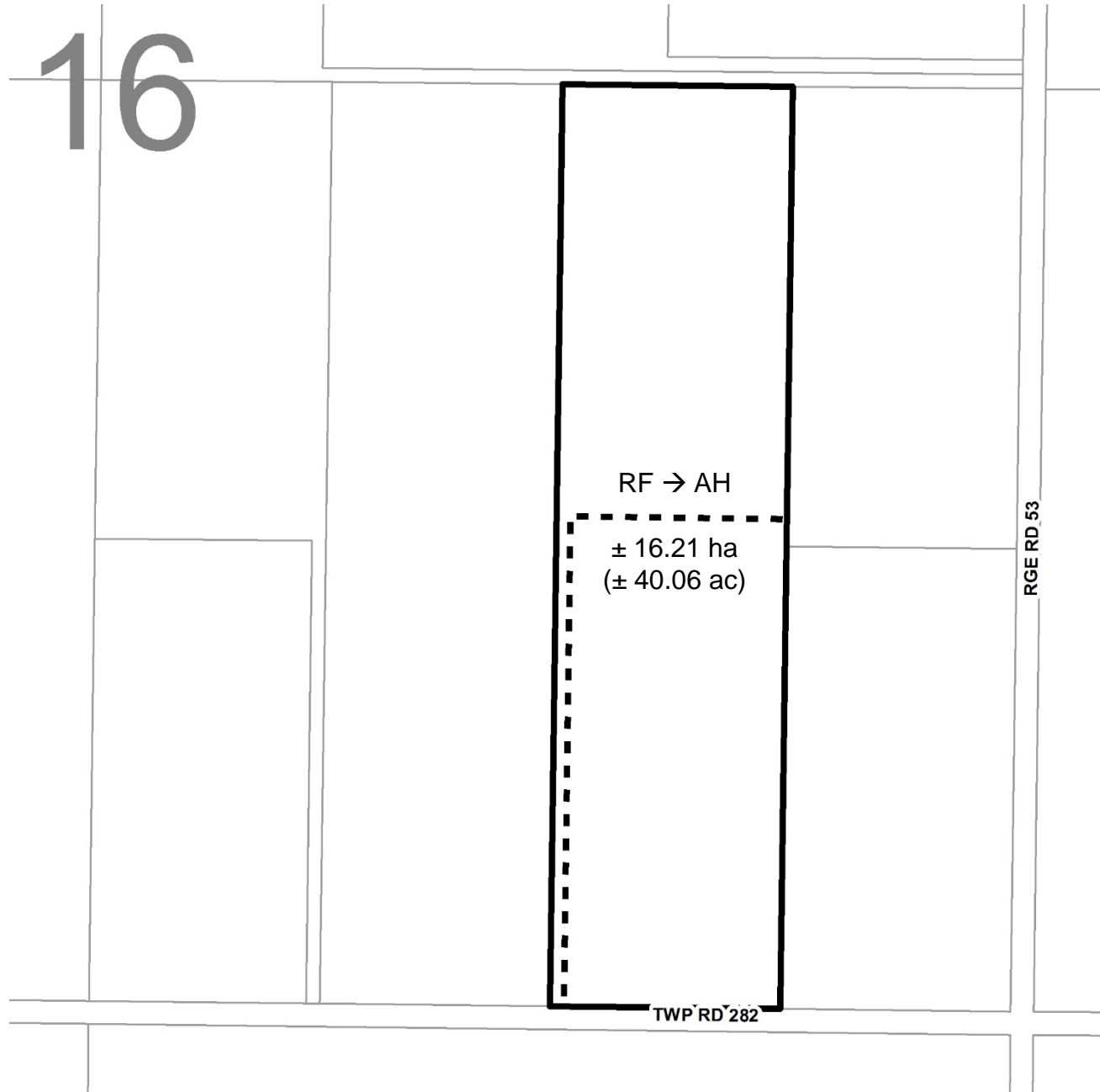
**Block:2 Plan:9111177**  
**SE-16-28-05-W05M**

Date: May 12, 2017

Division # 9

File: 08916006

**Redesignation Proposal:** To redesignate the subject lands from Ranch and Farm District to Agricultural Holdings District to facilitate the creation of a  $\pm 8.09$  hectare ( $\pm 20.01$  acre) parcel with a  $\pm 8.09$  hectare ( $\pm 20.01$  acre) remainder.



## DEVELOPMENT PROPOSAL

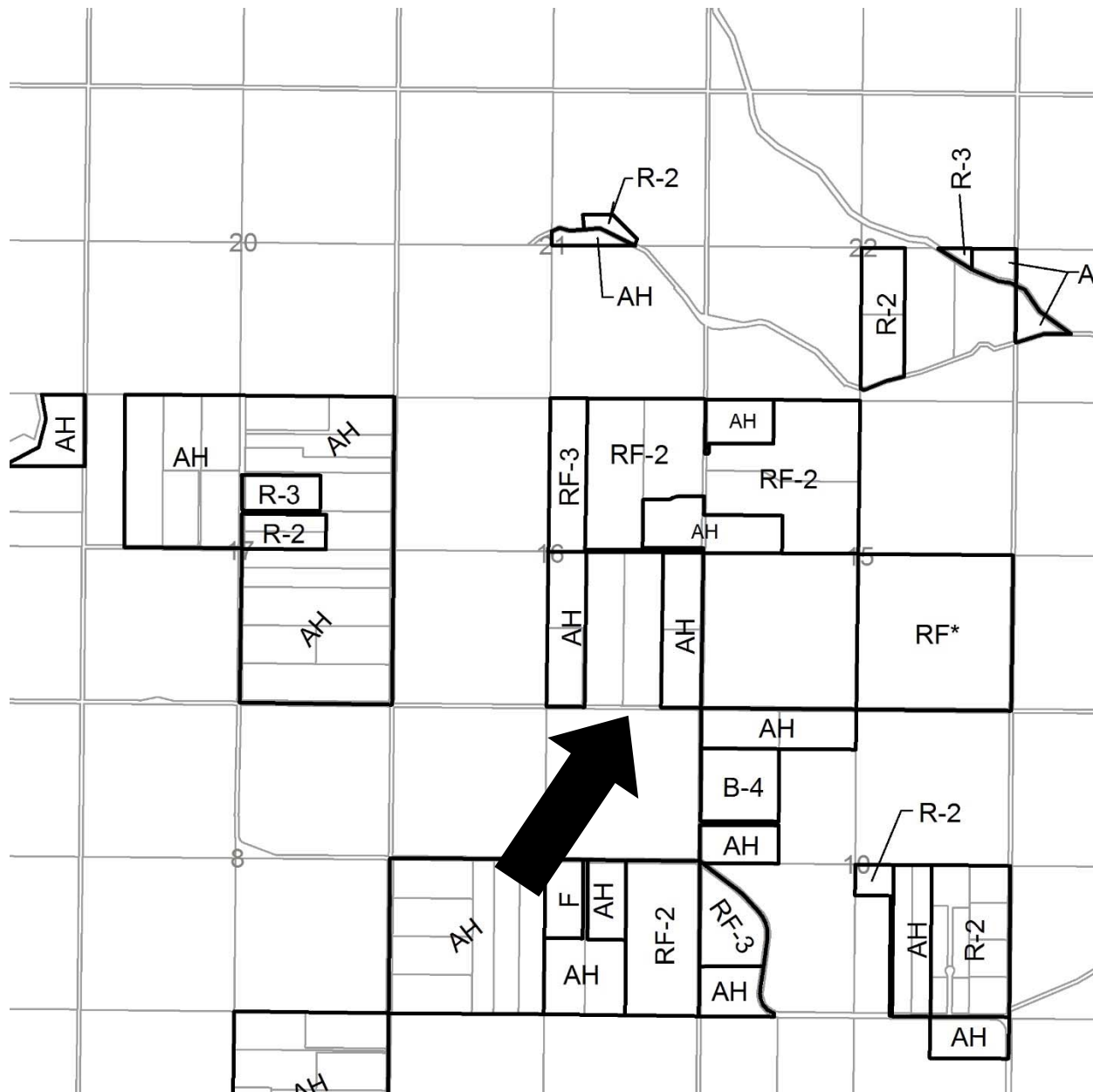


**Block:2 Plan:9111177**  
**SE-16-28-05-W05M**

Date: May 12, 2017

Division # 9

File: 08916006



## LAND USE MAP

**Block:2 Plan:911177**  
**SE-16-28-05-W05M**

**Date:** May 12, 2017

## Division # 9

**File: 08916006**





# TOPOGRAPHY

*Contour Interval 2 M*



**File: 08916006**





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

**AIR PHOTO**

*Spring 2017*

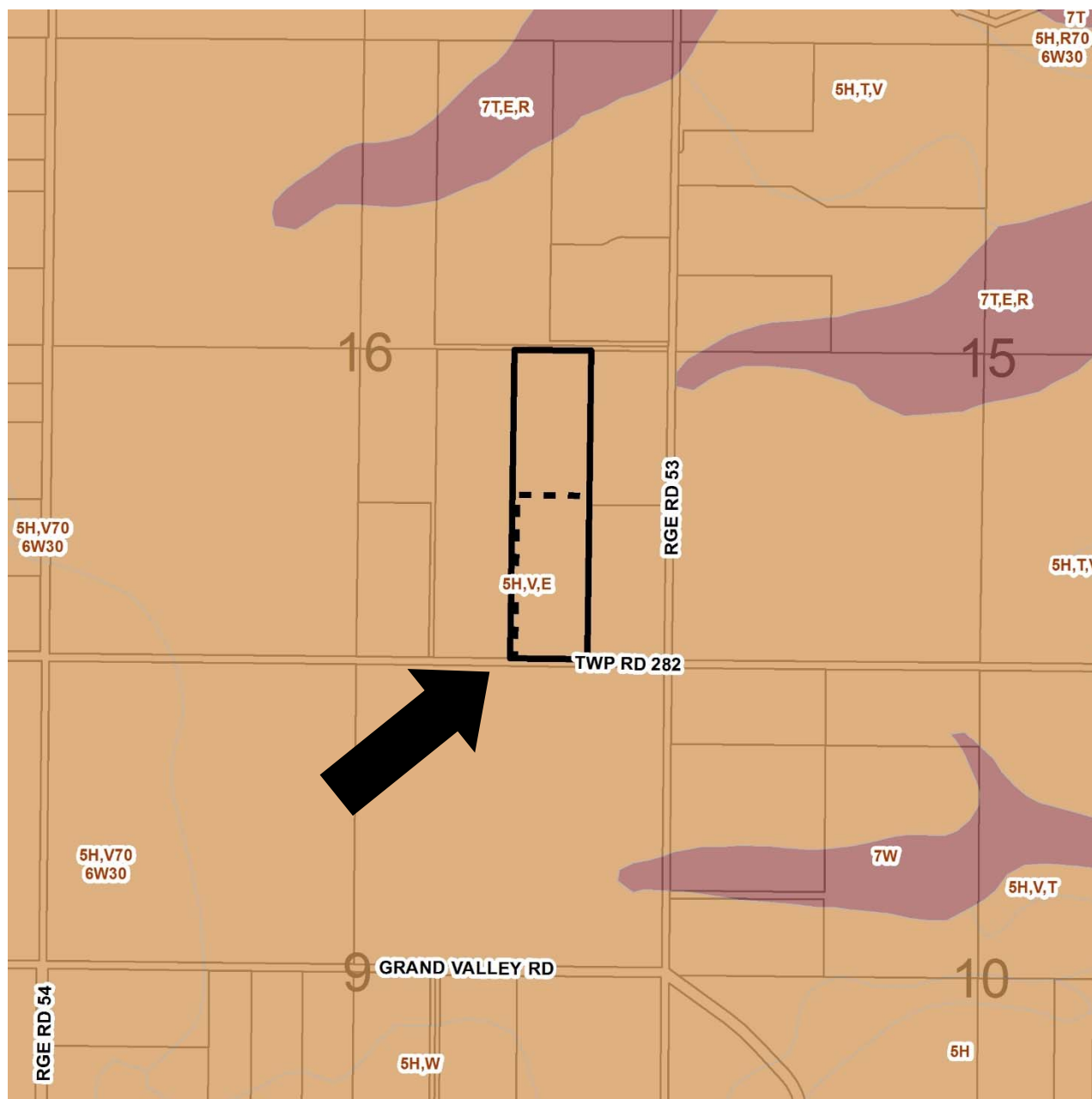


**Block:2 Plan:9111177**  
**SE-16-28-05-W05M**

Date: May 12, 2017

Division # 9

File: 08916006



**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**



**Block:2 Plan:911177**  
**SE-16-28-05-W05M**

Date: May 12, 2017

Division # 9

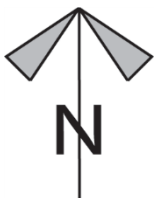
File: 08916006

**Legend – Plan numbers**

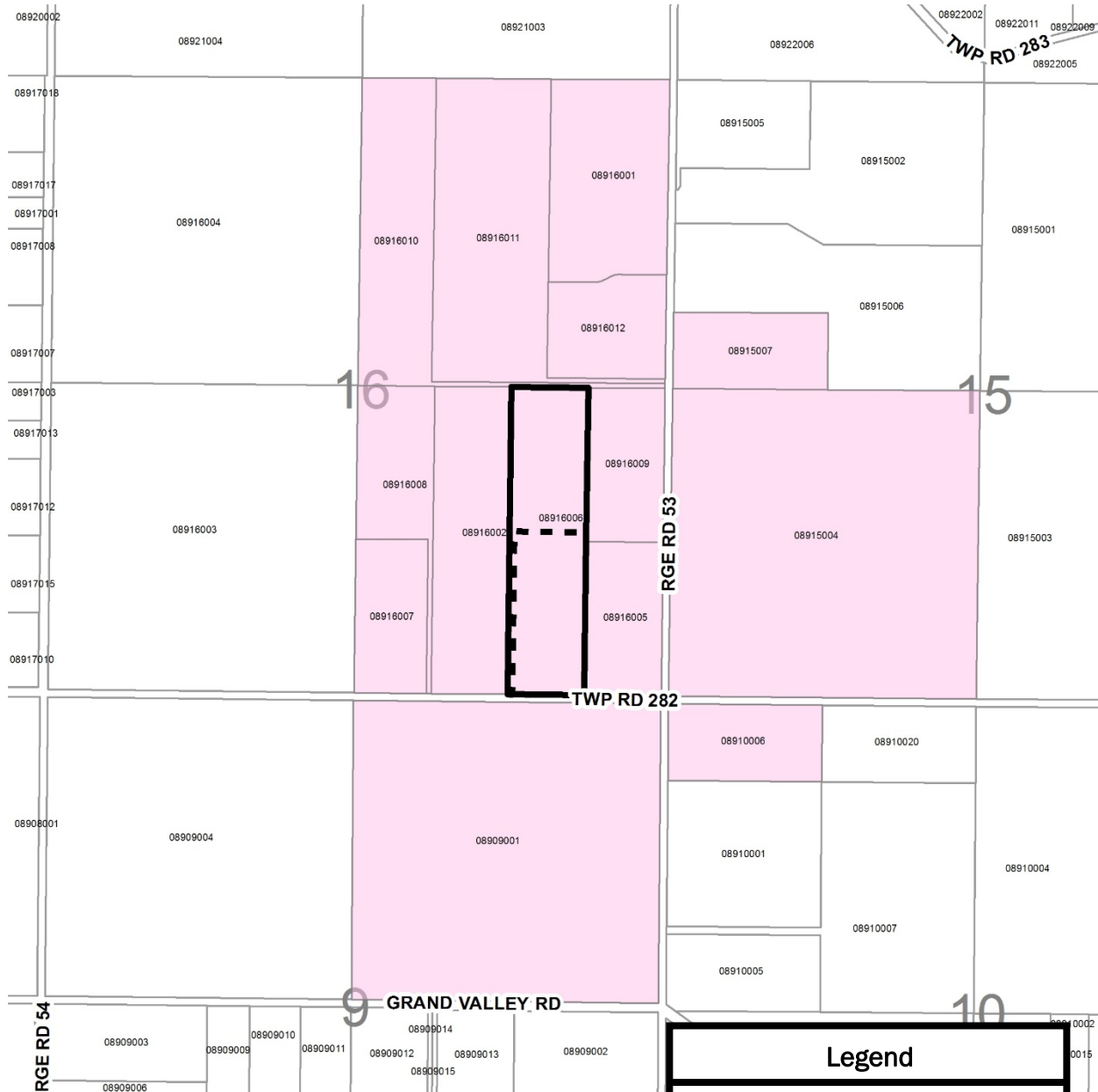
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

**HISTORIC SUBDIVISION MAP**

**Block:2 Plan:9111177**  
**SE-16-28-05-W05M**

Date: May 12, 2017Division # 9File: 08916006







Letters in Opposition



Letters in Support

Legend	
	Circulation Area
	Subject Lands

## LANDOWNER CIRCULATION AREA



Block:2 Plan:9111177  
SE-16-28-05-W05M

Date: May 12, 2017

Division # 9

File: 08916006

## PLANNING SERVICES

<b>TO:</b>	Council	
<b>DATE:</b>	May 8, 2018	<b>DIVISION:</b> 3
<b>TIME:</b>	Morning Appointment	
<b>FILE:</b>	04711031	<b>APPLICATION:</b> PL20170186
<b>SUBJECT:</b>	Redesignation Item – Residential Two District to Residential One District	

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

- Motion #1      THAT Bylaw C-7760-2018 be given first reading.
- Motion #2      THAT Bylaw C-7760-2018 be given second reading.
- Motion #3      THAT Bylaw C-7760-2018 be considered for third reading.
- Motion #4      THAT Bylaw C-7760-2018 be given third and final reading.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a  $\pm 0.82$  hectare ( $\pm 2.02$  acre) parcel with  $\pm 1.37$  hectare ( $\pm 3.39$  acre) remainder. The subject lands are located within the Central Springbank Area Structure Plan (CSASP), and the Grand View Estates Conceptual Scheme (GVECS).

The Applicant submitted supporting technical information to ensure that the lands can be developed for residential purposes. Administration reviewed the application and determined that:

- The application is consistent with the general residential development as well as the new residential development policies of the CSASP;
- The application is consistent with the residential development policies and Outline Plan of the GVECS;
- The proposed development conforms to the purpose and intent of the Residential One District in the Land Use Bylaw; and
- All technical concerns could be addressed through the conditions of future subdivision approval.

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

**DATE APPLICATION DEEMED COMPLETE:** January 4, 2018 (Received: November 30, 2017)

<b>PROPOSAL:</b>	To redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a $\pm 0.82$ hectare ( $\pm 2.02$ acre) parcel with $\pm 1.37$ hectare ( $\pm 3.39$ acre) remainder.
<b>LEGAL DESCRIPTION:</b>	Lot 1, Block 1, Plan 0611520; NW-11-24-03-W05M
<b>GENERAL LOCATION:</b>	Located approximately 1.3 kilometres (4/5 mile) west of Range Road 31 and approximately 1.6 kilometres (1 mile) south of Lower Springbank Road.

**<sup>1</sup>Administrative Resources**  
Paul Simon, Planning Services  
Erika Bancila, Engineering Services

**APPLICANT:** Kevin Peterson  
**OWNERS:** Kevin & Jolene Peterson  
**EXISTING LAND USE DESIGNATION:** Residential Two District  
**PROPOSED LAND USE DESIGNATION:** Residential One District  
**GROSS AREA:** ± 2.24 hectares (± 5.54 acres)  
**SOILS (C.L.I. from A.R.C.):** **Class 6T – Cereal crop** production not feasible due to adverse topography.

**PUBLIC & AGENCY SUBMISSIONS:**

The application was circulated to 104 adjacent landowners, to which 13 letters in opposition were received in response (Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

**HISTORY:**

**May 5, 2006** Plan 0611520 was registered, consolidating a portion of plan 0611508 (road panhandle) with Lot 4, Block 1, Plan 9510791 (subject lands)  
**March 31, 1995** Building Permit 1995-BP-4528 was issued for a single family dwelling.  
**March 29, 1995** Plan 9510791 was registered, creating a 1.62 ha parcel and a 2.03 ha (subject lands) parcel.

**BACKGROUND:**

The subject lands are surrounded by residential lands to the north, south, and east, and by agricultural lands to the west. Access is currently available from the west off Range Road 32, and through a panhandle to the east that connects to Grand View Rise. The Applicant proposes to access the western lot via Range Road 32 through an existing access easement agreement with the lot immediately to the north, while the eastern lot would be accessed via the existing panhandle.

The subject lands are currently developed with one dwelling, single detached and a small accessory building. The Applicant proposes to service the new lot by means of a private sewage treatment system and connection to Westridge Utilities for water supply. The Applicant provided a letter to indicate that they have entered into a Water Supply Agreement with the utility provider. The Applicant submitted a Level Two PSTS Report, a conceptual level site-specific stormwater management plan, and transportation information in support of the application. The findings conclude that the future subdivision and subsequent residential development can be accommodated on the subject lands with no significant technical constraints.

**POLICY ANALYSIS:**

The application was evaluated in accordance with the policies and regulations contained within the CSASP, GVECS, and the Land Use Bylaw.

*Central Springbank Area Structure Plan (Bylaw C-5354-2001)*

Map 12 of the CSASP identifies the subject lands as "New Residential Areas." Section 2.9.2 of the CSASP identifies the general residential development policies and requires a conceptual scheme for this area; the GVECS was adopted in 2005 and is applicable to the subject lands.

Section 2.9.4 of the CSASP provides guidance on development in the New Residential Areas. Policies 2.9.4(e) and 2.9.4(f) of the ASP are the most relevant to this development proposal. Policy 2.9.4(e) requires a minimum parcel size of 0.8 hectares (2.0 acres), and policy 2.9.4(f) requires a maximum of 64



lots per quarter section. This application proposes lots that are greater than 2 acres in size, and given that the subject lands span across two quarter sections, the proposal does not exceed the maximum requirement of 64 lots per quarter. Therefore the application is consistent with the CSASP.

*Grand View Estates Conceptual Scheme (Bylaw C-5936-2004)*

Figure 5 of the GVECS provides for the future land use scenario and identifies the subject lands as suitable for residential development. Policy 4.3.1 requires a minimum parcel size of 0.8 hectares (1.98 acres), and policy 4.3.2 requires the maximum number of residential parcels on a quarter section to be 64; these align with the requirements of the CSASP, and the proposed application complies with these requirements.

Policy 4.3.3 of the GVECS requires that redesignation and subdivision proposals that seek to create more than two lots be supported by an Outline Plan. As the application only seeks the ultimate creation of two lots, and given that the proposed parcel sizes do not allow for further subdivision, an Outline Plan is not required at this time.

While an Outline Plan is not required for this specific application given the development proposed, an Outline Plan (Appendix 1 of the GVECS) was prepared, which identifies the subject lands as "Area B." Policy 1.2.1 of Appendix A requires that, "*as part of the redesignation and subdivision process, Area B shall be required to demonstrate that any further subdivision is feasible and consistent with the Grand View Estates Conceptual Scheme and the Central Springbank Area Structure Plan.*" Policy 1.2.2 allows the development of Area B to occur without an amendment to the Outline Plan as long as Policy 1.2.1 is satisfied. The Applicant provided a subdivision design that is consistent with the relevant plans and existing development and addresses all technical concerns in accordance with these policies.

The existing development in Grand View Estates (Area A) is part of a Homeowners' Association (HOA), which is responsible for solid waste collection and maintenance of the trail system. At the future subdivision stage, in collaboration with the existing HOA, it is anticipated that both proposed Lots 1 and 2 would be required to join the existing HOA.

*Land Use Bylaw (Bylaw C-4841-97)*

The Applicant is requesting approval to redesignate the subject lands from Residential Two District to Residential One District. The purpose of this district is to provide for a residential use on a small parcel of land. The minimum parcel size of the Residential One District is 0.8 hectares (1.98 acres). The proposed application complies with the minimum parcel size of the Residential One District and conforms to the purpose and intent of this district.

**CONCLUSION:**

The proposal to redesignate the subject lands from Residential Two District to Residential One District in order to facilitate the creation of a  $\pm 0.82$  hectare ( $\pm 2.02$  acre) parcel with  $\pm 1.37$  hectare ( $\pm 3.39$  acre) remainder was evaluated in accordance with the Central Springbank ASP, the Glen View Estates Conceptual Scheme, and the Land Use Bylaw. The proposal complies with the policies of the relevant plans and the regulations of the Land Use Bylaw. Technical concerns can be addressed at the time of subdivision. Therefore, Administration is recommending approval in accordance with **Option #1**.

**OPTIONS:**

- Option #1:     Motion #1     THAT Bylaw C-7760-2018 be given first reading.  
                  Motion #2     THAT Bylaw C-7760-2018 be given second reading.  
                  Motion #3     THAT Bylaw C-7760-2018 be considered for third reading.  
                  Motion #4     THAT Bylaw C-7760-2018 be given third and final reading.
- Option #2:     THAT application PL20170186 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

---

General Manager

---

Interim County Manager

PS/rp

**APPENDICES:**

APPENDIX ‘A’: Application Referrals

APPENDIX ‘B’: Bylaw C-7760-2018 and Schedule A

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner comments

**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 Culture and Tourism	No comments received.
Alberta Energy Regulator	No comments received.
Alberta Health Services	No comments received.
<b><i>Public Utility</i></b>	
ATCO Gas	ATCO Gas has no objection to the proposed.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	We have reviewed the plan and determined that no easement is required by FortisAlberta.
Telus Communications	No objection.
TransAlta Utilities Ltd.	No comments received.
<b><i>Other External Agencies</i></b>	
City of Calgary	No comments.
EnCana Corporation	No comments received.
<b><i>Rocky View County Boards and Committees</i></b>	
ASB Farm Members and Agricultural Fieldmen	No comments received.
Recreation District Board (all)	The Rocky View West Recreation District Board made a motion to recommend taking CIL for this application.
<b><i>Internal Departments</i></b>	
Agricultural Services	No comments received.

AGENCY	COMMENTS
Municipal Lands	The Municipal Lands Office has no concerns at this time; however, comments pertaining to reserve dedication will be provided at any future subdivision stage.
Development Authority	No comments received.
GeoGraphics	No comments received.
Building Services	No comments received.
Fire Services	No comments at this time.
Enforcement Services	No concerns.
Infrastructure and Operations - Engineering Services	<p data-bbox="656 749 764 781"><b><u>General</u></b></p> <ul data-bbox="678 804 1430 936" style="list-style-type: none"> <li data-bbox="678 804 1430 936">• 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> </ul> <p data-bbox="656 953 1227 984"><b><u>Geotechnical</u></b> - Section 300.0 requirements:</p> <ul data-bbox="678 1005 1192 1037" style="list-style-type: none"> <li data-bbox="678 1005 1192 1037">• ES has no requirements at this time.</li> </ul> <p data-bbox="656 1054 1252 1085"><b><u>Transportation</u></b> - Section 400.0 requirements:</p> <ul data-bbox="678 1106 1451 1304" style="list-style-type: none"> <li data-bbox="678 1106 1451 1304">• At future subdivision stage, as a condition of subdivision endorsement, the applicant will be required to provide payment of the Transportation Offsite Levy (TOL) in accordance with applicable levy at time of Subdivision and/or Development Permit approval, as amended, for the total gross acreage of 2.24 ha:</li> </ul> <p data-bbox="724 1323 1459 1388">The estimated TOL to be paid at future subdivision stage is \$88,422, calculated as follows: Base rate:</p> <p data-bbox="724 1407 1435 1472">2.24 ha X \$11,354=25,433 plus the special area 4 rate: 2.24*\$28,120=62,989.</p> <ul data-bbox="678 1491 1451 1929" style="list-style-type: none"> <li data-bbox="678 1491 1451 1623">• As a condition of subdivision endorsement, the applicant will be required to build a single paved road approach connecting to Grandview Rise Road, as per Rocky View County standards;</li> <li data-bbox="678 1625 1451 1793">• It is noted the panhandle will not be able to meet current Rocky View County standards of 12.5 m due to the existing approximately 10 m ROW; therefore Council may consider relaxing the minimum width for panhandle for this particular application;</li> <li data-bbox="678 1795 1451 1929">• The applicant has registered access easement agreement with the owner of the north adjacent lot for RR 32 access benefiting proposed Lot 2 (instrument 171 1489);</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• The applicant has registered access easement agreement benefiting the owner of the south adjacent lot for RR 32 access (instrument 941 2691);</li> <li>• ES has no further requirements.</li> </ul> <p><b><u>Sanitary/Waste Water</u></b> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> <li>• The applicant is proposing a private sewage treatment system (PSTS) and has submitted a Level 2 PSTS assessment of site suitability (Sedulous Engineering, November 2017), which concluded the proposed site is suitable for futures PSTS;</li> <li>• At future subdivision stage, as per Policy 449, for residential developments relying on PSTS, where lot sizes are equal to, or greater than, 1.98 acres but less than 3.95 acres the County requires the use of Packaged Sewage Treatment Plant on individual lots which meet the Bureau de Normalisation du Quebec (NBQ) standards for treatment and the requirements set out in Procedure 449;</li> <li>• As a condition of subdivision, the owner shall enter into a Site Improvements/ Services Agreement (SISA) with the County to ensure construction of a Private Sewage Treatment System to the satisfaction of the County;</li> <li>• The existing septic field will need to be relocated to be moved away from the proposed property line. The owner has indicated this is in process and he will be applying for a permit to do this in the near future.</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>• The applicants/owners have entered into a Water Supply Agreement with Doran Consulting Services for the Supply of Water from the Westridge Utility System to Lot 1 Block 1 Plan 0611520, which represents the proposed Lot 2 and 3;</li> <li>• The Owner is to provide confirmation of the tie-in for connection to Westridge Utility, an Alberta Environment licensed piped water supplier, for the proposed Lots 2 and 3, as shown on the Approved Tentative Plan. This includes providing the following information:             <ol style="list-style-type: none"> <li>a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed Lot 2 and 3;</li> <li>b) Documentation proving that water supply has been purchased for proposed Lot 2 and 3;</li> <li>c) Documentation proving that water supply infrastructure requirements including servicing to the properties have been installed or installation is</li> </ol> </li> </ul>

AGENCY	COMMENTS
	<p>secured between the developer and water supplier, to the satisfaction of the water supplier and the County.</p> <p><b><u>Storm Water Management – Section 700.0 requirements:</u></b></p> <ul style="list-style-type: none"> <li>• The applicant has submitted a conceptual level site specific storm water management report prepared by Sedulous Engineering, dated November 29, 2017. The report indicates the land that is proposed to be subdivided, is suitable for the purpose for which the subdivision is intended, from a storm water management perspective;</li> <li>• The report indicated no formal stormwater pond or other formal stormwater infrastructure is required for this development;</li> <li>• The site will conform to the MDP criteria.</li> </ul> <p><b><u>Environmental – Section 900.0 requirements:</u></b></p> <ul style="list-style-type: none"> <li>• ES has no requirements.</li> </ul>
Infrastructure and Operations – Maintenance	Should require new access to be from Grandview Rise.
Infrastructure and Operations – Capital Delivery	No concerns.
Infrastructure and Operations – Road Operations	It new approach required Applicant to contact County Road Operations for approach application.
Infrastructure and Operations – Utility Services	Confirmation required from Westridge Utilities, Re: capacity agreement to supply water.

Circulation Period: January 9, 2018 – February 8, 2018





## BYLAW C-7760-2018

### 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-7760-2018.

#### PART 2 – DEFINITIONS

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

#### PART 3 – EFFECT OF BYLAW

**THAT** Part 5, Land Use Map No. 47 & 47-SE of Bylaw C-4841-97 be amended by redesignating Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** Lot 1, Block 1, Plan 0611520 within NW-11-24-03-W05M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7760-2018 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: 3**

**File: 04711031/ PL20170186**

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

---

Reeve

---

CAO or Designate

---

Date Bylaw Signed

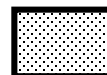
## SCHEDULE "A"

BYLAW: C-7760-2018

RGE RD 32



± 2.24 ha  
(± 5.54 ac)

**AMENDMENT**FROM Residential Two District TO Residential One District

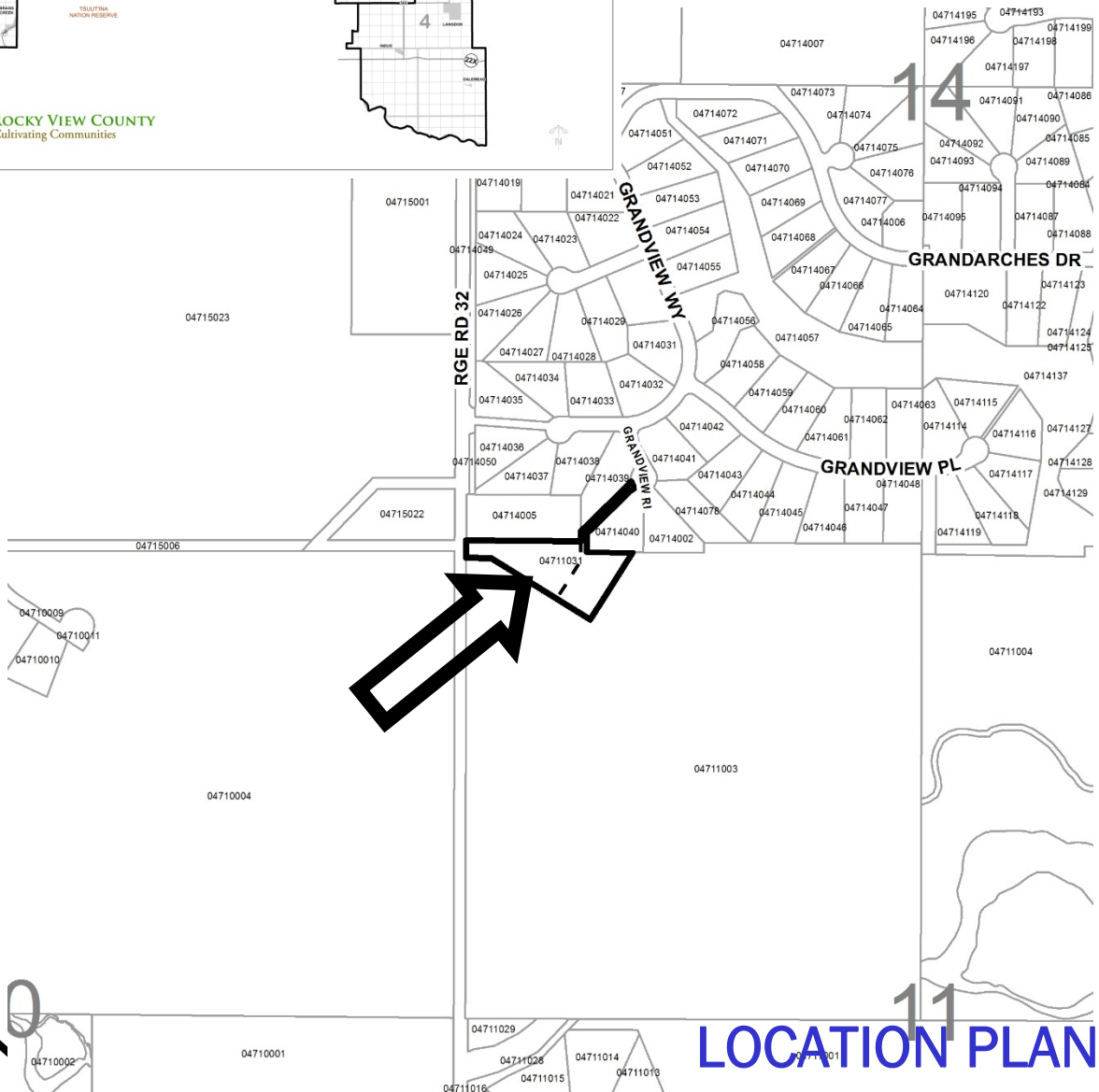
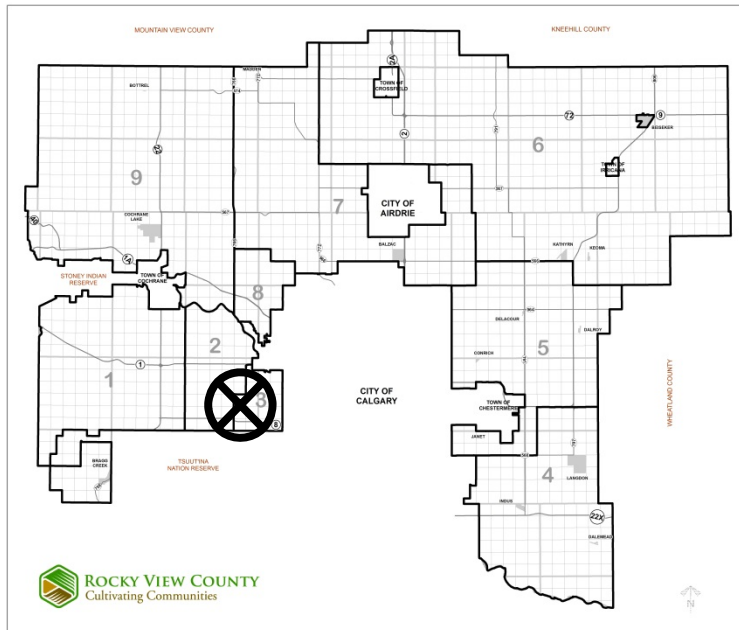
Subject Land \_\_\_\_\_

LEGAL DESCRIPTION: Lot 1, Block 1, Plan 0611520  
NW-11-24-03-W05M

FILE: 04711031 PL20170186

DIVISION: 3





# LOCATION PLAN

**Lot:1 Block:1 Plan:0611520**  
**NW-11-24-03-W05M**

**Date:** Jan 10, 2018

### Division # 3

**File:** 04711031

**Development Proposal:**

To redesignate the subject lands from Residential Two District (R-2) to Residential One District (R-1) in order to facilitate the creation of a  $\pm 0.82$  hectare ( $\pm 2.02$  acre) parcel with  $\pm 1.37$  hectare ( $\pm 3.39$  acre) remainder.

RGE RD 32

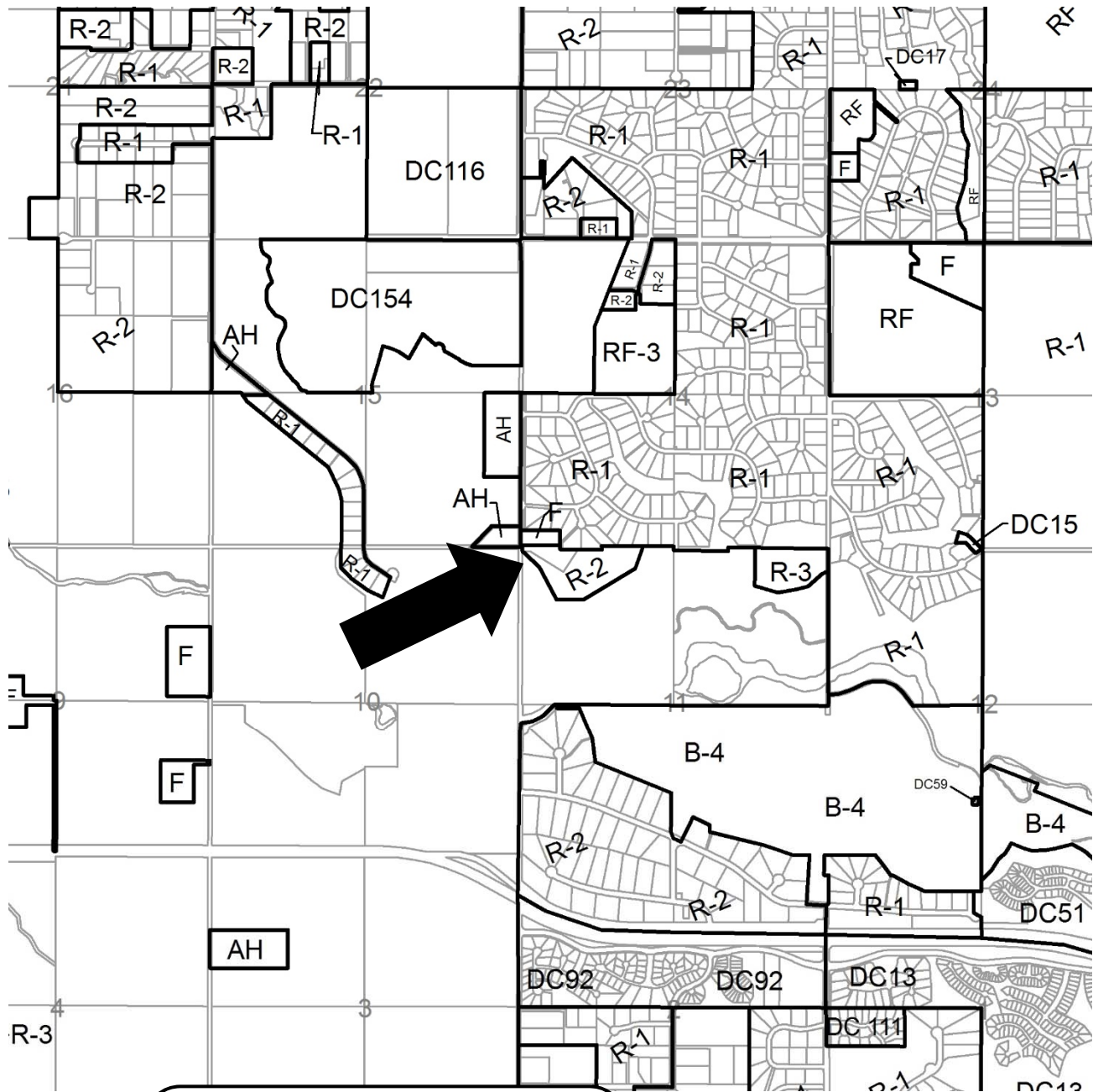
R-2  $\rightarrow$  R-1  
 $\pm 1.37$  hectare  
 ( $\pm 3.39$  acre)  
 Lot 2  
 (remainder)

R-2  $\rightarrow$  R-1  
 $\pm 0.82$  hectare  
 ( $\pm 2.02$  acre)  
 Lot 1

**DEVELOPMENT PROPOSAL**

**Lot:1 Block:1 Plan:0611520**  
**NW-11-24-03-W05M**

Date: Jan 10, 2018Division # 3File: 04711031



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

## LAND USE MAP

**Lot:1 Block:1 Plan:0611520**  
**NW-11-24-03-W05M**

Date: Jan 10, 2018

Division # 3

File: 04711031





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

**AIR PHOTO**

*Spring 2016*



**Lot:1 Block:1 Plan:0611520  
NW-11-24-03-W05M**

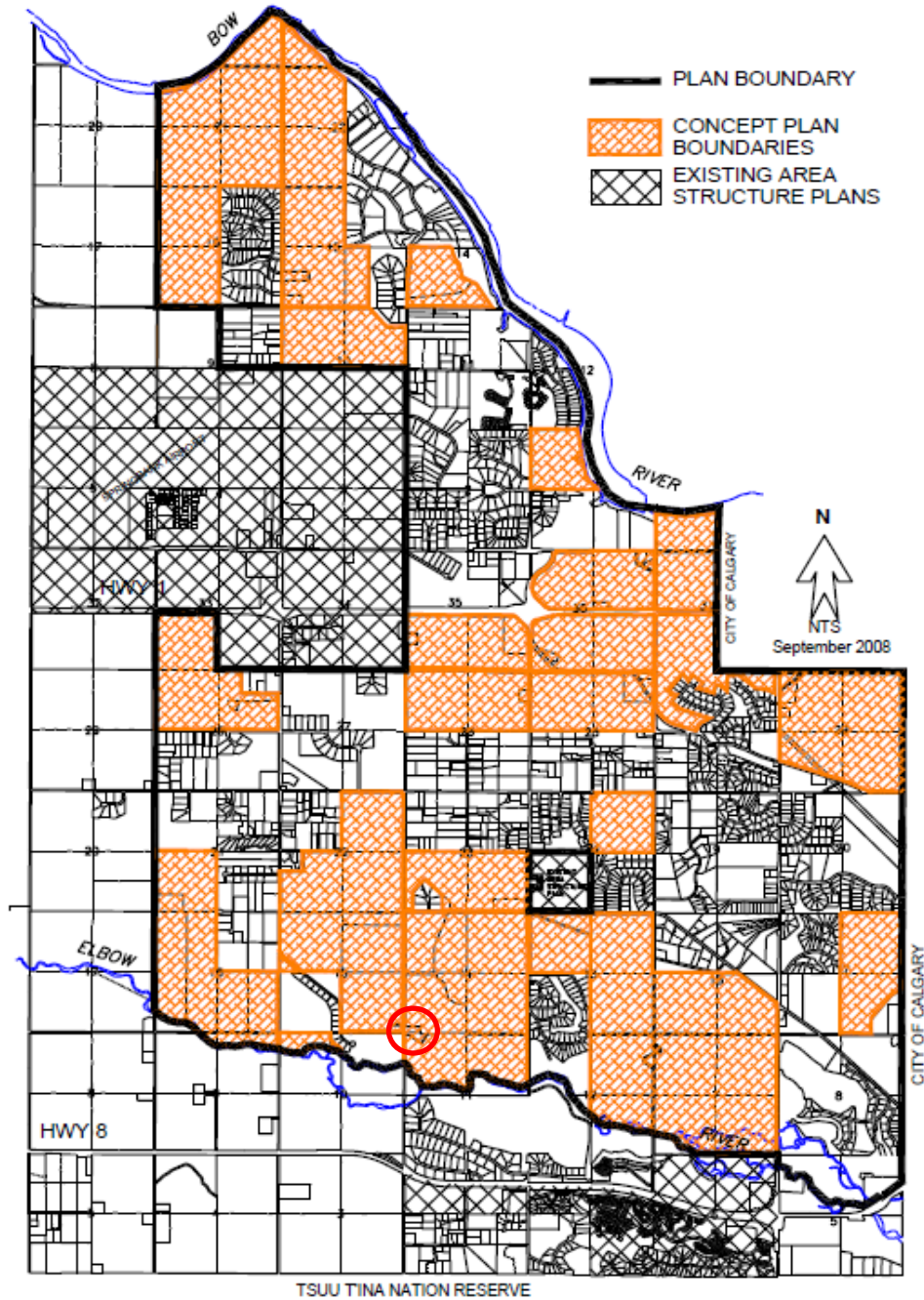
Date: Jan 10, 2018

Division # 3

File: 04711031



## Map 12 - New Residential Areas



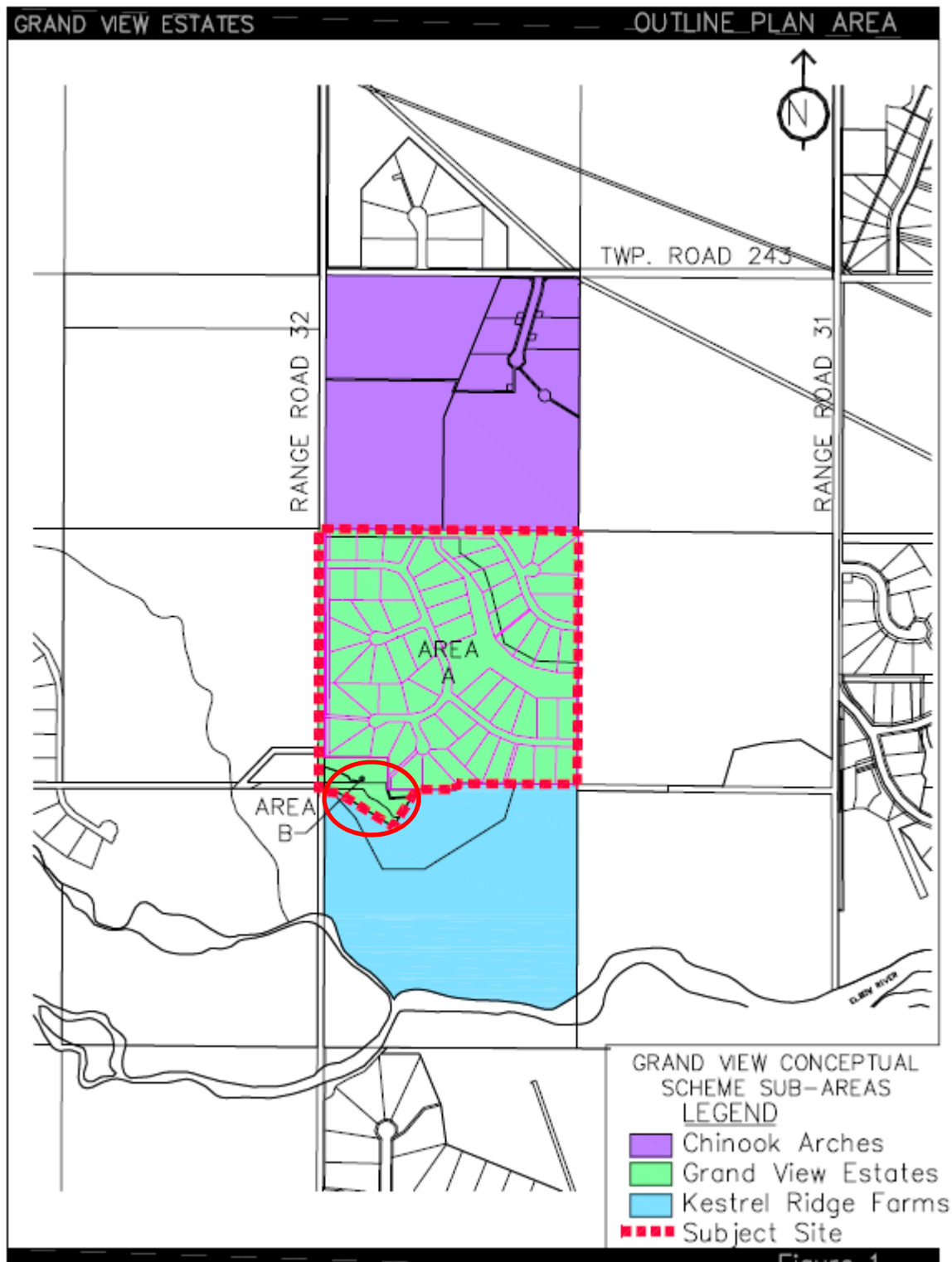
## ASP – NEW RESIDENTIAL AREAS

Lot:1 Block:1 Plan:0611520  
NW-11-24-03-W05M

Date: Jan 10, 2018

Division # 3

File: 04711031



## CONCEPT PLAN (OUTLINE PLAN)

Lot:1 Block:1 Plan:0611520  
NW-11-24-03-W05M

Date: Jan 10, 2018

Division # 3

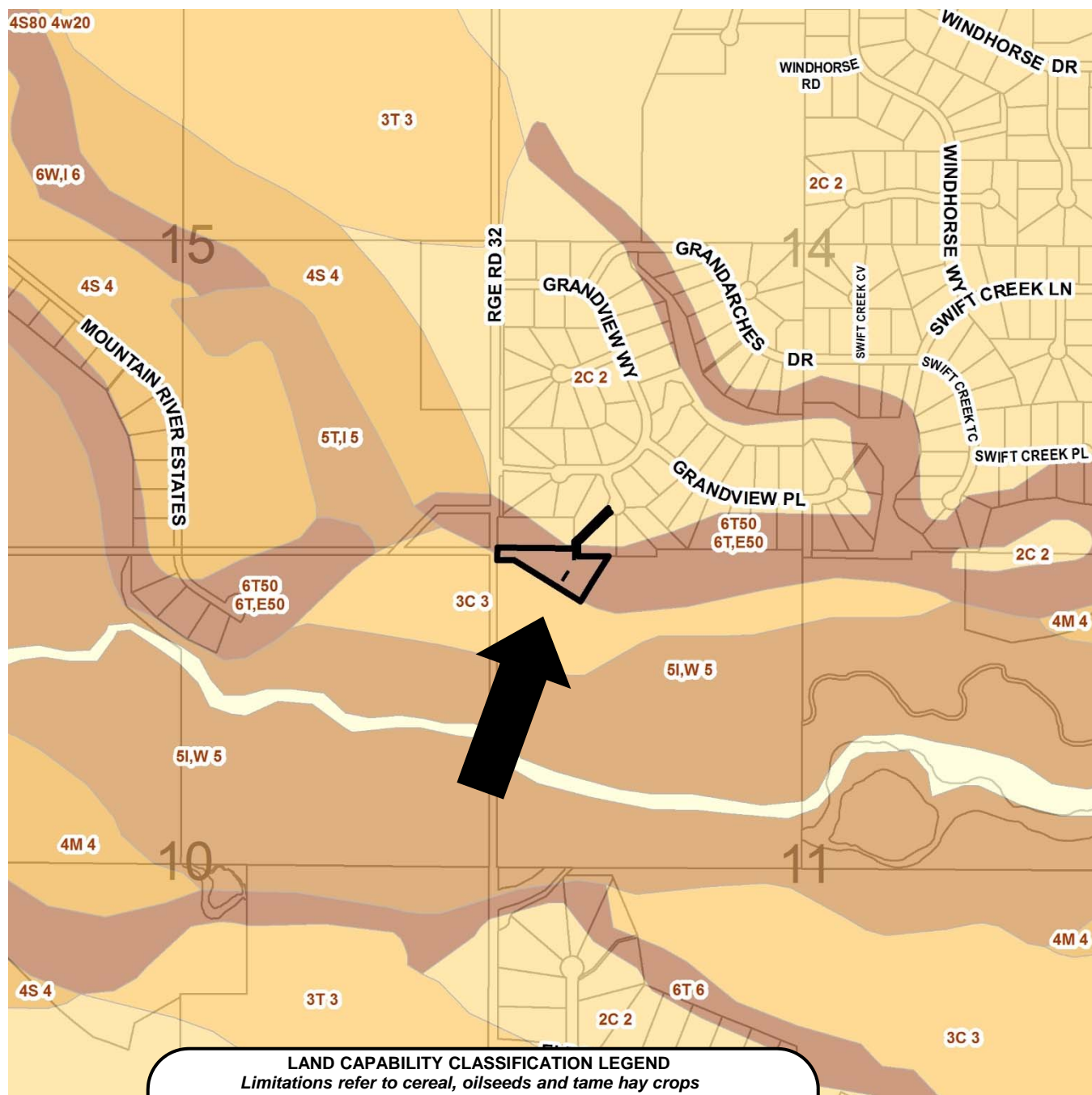
File: 04711031











**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

**CLI Class**

- 1 - No significant limitation
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- 4 - Severe limitations
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- 6 - Production is not feasible
- 7 - No capability

**Limitations**

- B - brush/tree cover
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- F - poor fertility
- G - Steep slopes
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- I - flooding
- J - field size/shape
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- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

**SOIL MAP**



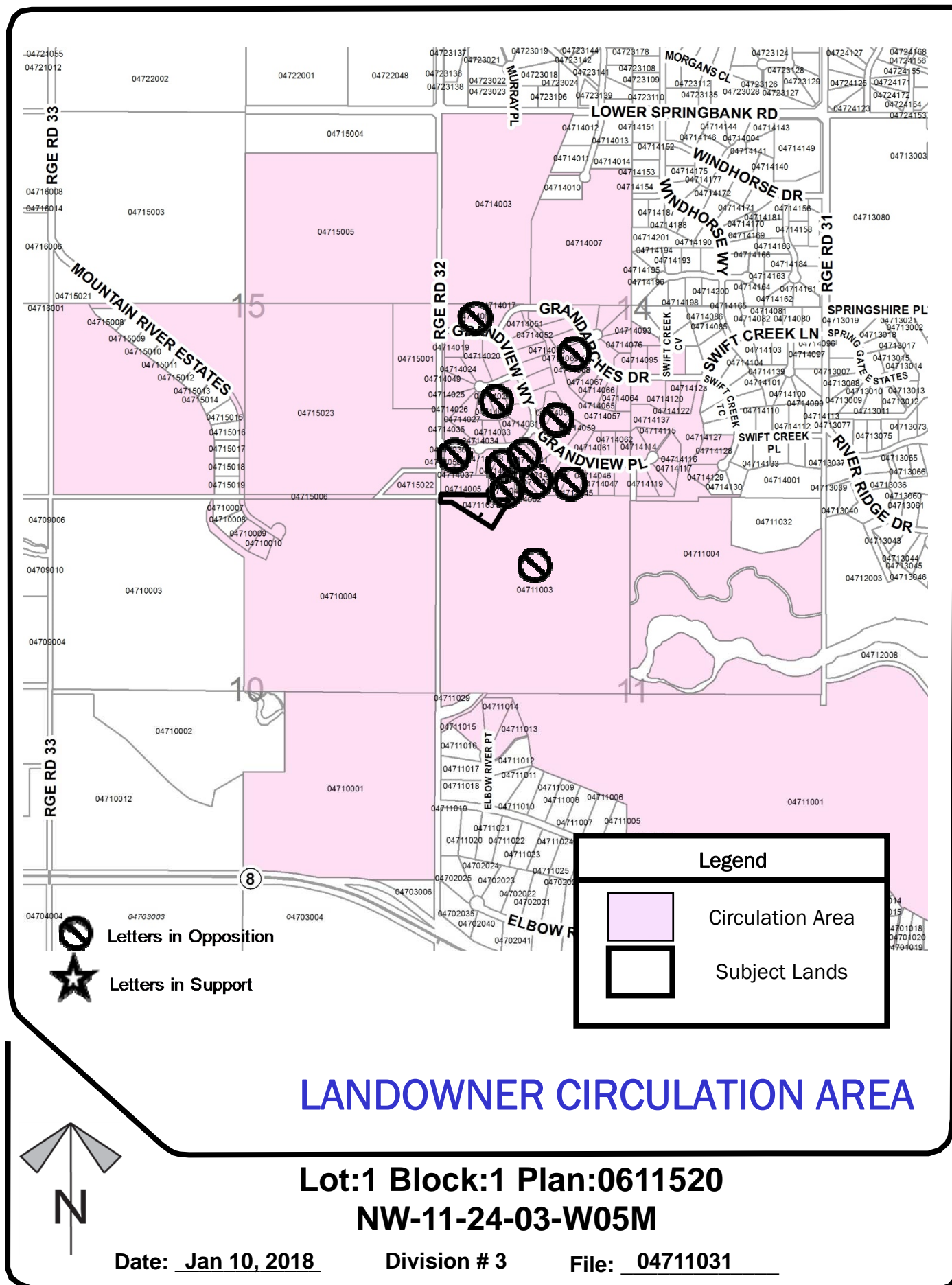
**Lot:1 Block:1 Plan:0611520**  
**NW-11-24-03-W05M**

Date: Jan 10, 2018

Division # 3

File: 04711031







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**From:** Mark Crawford  
**Sent:** Monday, January 15, 2018 12:24 PM  
**To:** Paul Simon  
**Subject:** File # 04711031

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

File# 04711031  
Appl # PL20170186  
Div # 03

Mr Simon

We are Mark and Tami Crawford and are adjacent landowners to the north of property in this file.

We are opposed to the re-designation of the subject land parcel.

The proposed 2 acre parcel has significant erosion issues to the south.

The proposal is not compatible with Grandview Park , as a driveway would have to be created between 2 well established home lots.

As the owner is a developer, the increased traffic through Grandview Park would include construction vehicles and trailers , as we have already seen in the couple months the new owner has lived on the existing property.

The last thing we need in Springbank is more 2 acre lot inventory.

Our property values continue to decrease yearly as the demand is not there for 2 acre parcels

Please let us know when the public hearing for this application is.

Thanks

Mark and Tami Crawford

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**From:** Grant Christie  
**Sent:** Monday, January 22, 2018 1:58 PM  
**To:** Paul Simon  
**Subject:** #PL 20170186

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

It's come to my attention that there is a proposed rezoning of land adjacent to the Grandview subdivision. I would like to formally lodge my opposition to this application. The grounds for my opposition are

1. Allowing a development that would only have access via our subdivision without the land owners being tied to the subdivision. The Grandview subdivision has and continues to invest in maintenance of the surrounding paths, gardens and entrance. This adds value to our subdivision. Having developments that would receive benefits from these amenities yet not participate with financial support is wrong.
2. There is already an over stock of 2 acre lots, and as a result property values have dropped. Adding more 2 acre lots only further undermines the market.
3. This development will add additional traffic to quiet streets. We don't want more traffic
4. After discussing with Kerstral Farms to the south, the erosion issues on the property in question is already substantial and would only get worse with development on that embankment.

Please lodge my protest to this development.

Regards

Grant

File # [04711031](#)  
Appl # PL [20170186](#)

Grant Christie

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**From:** martin teitz  
**Sent:** Monday, January 22, 2018 8:04 PM  
**To:** Paul Simon  
**Subject:** Change From R2 to R1 File No 04711031 App No. PL20170186 Div. 03

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

File# 04711031  
Appl # PL20170186  
Div # 03

Mr Simon

We are Hope and Martin Teitz of 24 Grandview Rise. We live in the Cul de sac that will be directly impacted by re-designation of this parcel from R2 to R1.

We are opposed to the re-designation of the subject land parcel.

Our primary concern is the added traffic, noise, dust and debris that will occur on Grandview Rise to access the proposed 2 acre parcel. The re-designation will create a new 2 acre parcel that will be a future new home site.

New home construction is at least a one to two year process and the added traffic during new home construction would impact my property value in a negative way.

Thank you.

Hope and Martin Teitz

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**From:** Karen Roach  
**Sent:** Sunday, January 28, 2018 1:14 PM  
**To:** Paul Simon  
**Cc:**  
**Subject:** File # 04711031 / Application # PL 20170186

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sirs:

We are residents of Grandview and have learned of the above Application to be made and are writing to advise that we strongly oppose such Application for the reasons set out below:

1. The Application requests a new roadway be created between two “private” residences on Grandview Rise which is reason enough to decline such Application. As well, providing this new road access would then increase traffic through Grandview by non-Grandview residents. We already have enough construction traffic and ongoing permanent Grandview resident traffic going through here.
2. Springbank is already inundated with available 2 acre lots. We do not need to add to this inventory.
3. There is discussion that erosion issues on the property in question are quite substantial and would only get worse with development on that site/embankment.
4. The developer of the property should have given serious thought as to “use” Grandview, our neighborhood, as an access route to the property before going ahead with plans of sub-dividing the five acre property. One cannot just go changing the landscape and ebb and flow of traffic in a neighborhood that they are not part of to fit their own needs and for personal gain.

These are some reasons why we oppose the above Application and trust you will keep them at the forefront in any decision making.

Sincerely,

Karen and Brian Roach

Sent from my iPad

**From:** Craig Hruska  
**Sent:** Monday, January 29, 2018 9:30 AM  
**To:** Paul Simon  
**Subject:** Comments- File Number 04711031 Application Number- PL20170186

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To: Planning Services Department  
 Rocky View County  
 911-32<sup>nd</sup> Ave NE  
 Calgary, Alberta  
 T2E 6X6  
 Attention: Paul Simon  
 Sent via email: [PSimon@rockyview.ca](mailto:PSimon@rockyview.ca)

Dear Sir:

Re: Subject Lands: 04711031

I am writing this letter to express my concerns about approving the proposal to re-designate the subject lands from R2 to R-1 to create an additional lot. My property is immediately adjacent to the subject lands for proposed re-designation.

I have a number of issues regarding the subdivision application:

- 1) Access- My primary concern is access to the subject lands. The building of a new road to access the lands through the Grandview community and specifically the Grandview Rise Cul-de-sac is completely unnecessary, impractical and much less safe than other available options.
  - a. The proposed new access road would route all traffic through Grandview Way and put traffic into and through the existing cul-de-sac of Grandview Rise. Grandview Way is the main thoroughfare of the neighborhood with a reduced speed limit of 40 km/h and all year round is busy with pedestrian traffic, kids playing, bikes and dog walkers. The prospect of building a new road and then later moving earth moving equipment, construction and trade traffic for typically a 1-2 construction cycle through a low speed limit busy residential area seems unnecessary when there is an option to use an existing access driveway that has been shared for many years
  - b. The previous owners of the subject land (04711031) and the adjacent lot 04714005 have used the same existing access for many years and certainly longer than the Grandview sub division has been in existence. The existing access for the two properties is via an existing approach directly off Range Road 32 to the West of the subject lands. RR32 is a direct north-south road with a speed limit of 80 km/hr. There is no pedestrian traffic on the RR32 because there is a good well maintained and well used pedestrian path parallel to RR32 that keeps foot traffic off the Range Road. The existing RR32 access is very convenient access for subject lands as traffic to these homes can completely avoid the Grandview subdivision. It seems much more prudent to extend the existing shared access to the subject lands that has been in use for numerous years than to build a new access road and reroute traffic through an existing neighborhood and especially through a cul-de-sac. It seems a much more practical solution to work a road-sharing agreement with the affected single property owner at 04711031 than to impact the dozens of property owners in the Grandview Neighborhood.

- c. Creating a new access road exiting/entering the Grandview Rise cul-de-sac is especially worrisome. The cul-de-sac is active with pedestrians (children) and often parked vehicles. All houses on the cul-de-sac are set within a few hundred feet of the cul-de-sac. Building a long access road entering/exiting an active cul-de-sac and adding construction traffic to the mix will be a safety concern.
- 2) Granting of the original right of way – When we purchased our property, we were informed that the right-a-way on the south part of our property was requested by and granted to the previous landowners of 04711031 in case there was a change in ownership and in the unlikely event the new owners couldn't arrive at a road sharing agreement. It was never the intention that there be 2 homes using the road on an ongoing basis and construction traffic potentially for a number of years.
- 3) Erosion concerns- Due to the proximity of the location to the Elbow River valley, there have been numerous previous complaints from adjacent landowners about the subject lands being very susceptible to slumping or subsidence. Issues of storm-water management, wastewater treatment and other geotechnical matters would need to be reviewed in detail to ensure that any development of the land complies with existing county regulations. It doesn't make sense to re-designate the land and build a new unnecessary access road, if the subdivided property will ultimately be unsuitable for residential purposes.
- 4) Sight lines- The construction of any new buildings on the proposed new parcel will undoubtedly change and impair the sight lines from my property. We were among the first people to buy a lot in the Grandview subdivision in 2005 and the first house built and occupied in the sub division in 2007. We purposely bought and built next to the south edge of the quarter section and near the two existing properties on lots 04714005 and 04711021. We did this to ensure that our view would remain unchanged and we wouldn't be surprised by any major changes to the vista. This development will change the vista and could negatively impact our property value.

Thank you in advance for your consideration of this matter. Please advise that you have received this letter

Regards,

Craig Hruska



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**To:** Paul Simon  
**Subject:** RE: : File number : 04711031 Application number: PL20170186 Division:03

From: JULIA Vysniauskas  
Date: January 28, 2018 at 3:31:04 PM  
To: [p.simon@rockyview.ca](mailto:p.simon@rockyview.ca) <[p.simon@rockyview.ca](mailto:p.simon@rockyview.ca)>, Division 3, Kevin Hanson  
<[kevin.hanson@rockyview.ca](mailto:kevin.hanson@rockyview.ca)>  
CC:  
Subject: File number : [04711031](#) Application number: PL20170186 Division:03

Hello Paul,

I am writing to you with concerns in regards to the application number PL20170186 stated above.

We purchased our property in 1999 that is on the boundary of the property in concern.. We started Kestrel Ridge farm in 2001 and moved into our house in 2003. In 2005 there were heavy rains at which time we lost our only driveway into our property. There was a huge slumping of our hillside mainly created by surface run offs and from Range Rd. 32 that had poor ditch drainage. This county road ends and Where our driveway begins. About this same time, MD of Rocky view (as it was called then) was looking to approve an application for a new development – Grandview. It was approved. This subdivision was all on septic fields. The most concerning part was that there was a dry pond proposed just north of our property. The development was allowed to proceed with it. When they dug it out they hit an aquafir – it no longer was a dry catch pond but a permanent pond that was not lined properly nor packed with clay to keep it from draining and emptying itself out. In order to keep this pond at a low level there were 2 discharge pipes sent out to the ditches that run on both sides of Range Rd. 32 . These discharge pipes are constantly sending out water sometimes more sometimes less... MD of Rocky view did take some responsibility and helped repair our driveway as they saw that the run off from Range Rd. 32 created the slope instability. As the development proceeded, for the next 4 years we endured yearly slope slumping issues and huge expenses to keep our driveway open not only to our residence but access to Kestrel Ridge Farm. During those years we had an independent Geotechnical report done by Clive MacKay. A copy of this report was sent to MD of Rockyview ( I believe to Byron Ryman). It indicated many issues that were created with the allowance of the new subdivision, Grandview and the impact in would have in future years to Kestrel Ridge farm. In the last 5 years, right at the entrance of our property, which is the road allowance, the hillside has slumped nearly 6 feet!. This is still an indication that there is a lot of water coming down over the slope and it is very unstable. As far as the report, we did not get any feedback from Rockyview.

With this recent application, I am gravely concerned of more pressure that would be placed on our hillside which is our only driveway into our property and business/livelihood. At the boundary of the property for proposed rezoning from R2 to R1 where is closest to our driveway, there is already signs of their slope instability where you can see the fence pilings way above the surface. The previous owners tried to repair the

fence line because their dogs were escaping the property thru the raised fence. This problem has been going on for quite a few years. Allowing any additional development would only increase the existing problems with regrading of natural topography flows and additional impervious surfaces.

Springbank Creek which runs at the bottom of the slope now floods continuously. The worst times are in late winter when there is a thaw and the ground is still frozen. Thanks to all of the impervious surfaces, septic fields and snow load from Grandview, we consistently struggle with flooded roads at the equestrian center and horse pastures.

I ask you to consider this application carefully and take into consideration the issues that already exist and the additional problems it will create. A visit to the property that is looking for rezoning and a visit to our farm would be very important for you to create a better visual and see what a negative impact this would be... I also have pictures, reports if you require to see them.

Regards,

Julia Vysniauskas (owner of Kestrel Ridge Farm )

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**From:** Rick Henders  
**Sent:** Monday, January 29, 2018 3:06 PM  
**To:** Paul Simon  
**Subject:** Opposed to: File number 04711031

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Re; application number; PL20170186

Mr. Simon, I got a notice in the mail about a proposed change to the Grandview community in Springbank, where I am a resident.

I am **opposed to this proposal** for several reasons:

- We have enough traffic through our subdivision. We do not need any more (construction traffic and increased residential traffic)
- there are too many 2 acre lots already on the market and I don't believe we need any more.
- My understanding is that there is an erosion issue with the slope surrounding this land. More development would not help this issue.

Thank you for hearing my concerns.

Rick Henders

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**From:** Colleen Nazarchuk  
**Sent:** Monday, January 29, 2018 9:11 PM  
**To:** Paul Simon  
**Subject:** Development Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Re: File # 04711031  
Appl # PL 20170186

This is a letter of opposition to the proposed re-zoning of a 5 acre property adjacent to Grandview Park.

The impact of creating a driveway between the two houses on Grandview Rise not only disrupts the land and privacy of the current home owners on Grandview Rise, but it will also create more traffic (truck traffic, noise, mud, dust) on Grandview Way from NON-Grandview residents. We as Grandview residents, take comfort in knowing that this area is quiet and supports local traffic comfortably. We chose and paid a high price for a quiet area and low traffic flow for our children to play. If we open up road channels from areas outside of Grandview, it sets the bar for more development. Grandview Residents do not want this. We do not want to see our property values diminish due to an excess of 2 acre lots as well as tampering with land subject to issues of erosion on this particular embankment.

We hope you take our concerns into consideration.

Thank you for your time.

Regards,  
Colleen & Jeff Nazarchuk  
Grandview Residents

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**From:** dale szafron  
**Sent:** Monday, January 29, 2018 11:01 PM  
**To:** Paul Simon  
**Subject:** redesignation lot 1 block 1 plan 0611520, nw-11-24-03-w05m

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Paul Simon,

Re file number 04711031 application number PL20170186, as owners of  
we strongly object to re designation of lot 1 block 1 plan 0611520, NW-11-24-03-W05M for the following reasons

-traffic safety concerns for our, and neighbours children ,grandchildren and pets during and after roadway construction and future development by heavy equipment and non residents of Grandview park

-noise,dust,debris and traffic by non residents who do not contribute to maintenance,upkeep and beautification of Grandview park by way of volunteer labour and homeowner fees.

-possible erosion of roadway and planned re designation site due to sloping nature of area.

-future line of sight affects many property owners in the area if developed.

Yours truly,

-Marlene and Dale Szafron  
-Mardalan Holdings Ltd.

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**From:** Glenda Johnston  
**Sent:** Monday, January 29, 2018 10:29 PM  
**To:** Paul Simon  
**Subject:** Development Application

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Attention Planning Services Department, Rocky View County  
911 – 32 Ave NE, Calgary, AB T2E 6X6

File # 04711031  
Appl # PL20170186

Regarding the above File and Application, as residents of Grandview Park Development in Springbank, we wish to register opposition to this application for the following reasons:

- It creates traffic through our community by members who are not residents of our community and is particularly intrusive for the homesites on either side of the proposed access.
- There seems to be a better solution for access to the proposed homesites directly from RR32.
- There are many existing 2 acre homesites in the adjoining communities that are currently for sale, which would suggest that additional 2–3 acre homesites would potentially devalue the existing sites further.
- The residents of Grandview who own homes adjacent to the proposed homesites bought properties that included intrinsic value for views that could be obstructed by the proposed development. Since they would not be part of Development, the new homes would not be subject to the same scrutiny and building restrictions as were the homeowners in Grandview Park.

Glenda and Robert Johnston



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**From:** Selma Music  
**Sent:** Sunday, April 15, 2018 6:31 PM  
**To:** PAA\_ LegislativeServices  
**Subject:** BylawC-7760-2018

I am a landowner in grandview and I oppose this (proposed re-designation to a property adjacent to some Grandview residents).

This may be better for the developer to cross grandview as he might benefit from the sale of those properties as it is an established community. but not for us.

I feel it is unfair to us homeowners who reside here to allow a developer to put in a road and disturb our neighbourhood just so he can access his 2 new properties. Because of their usage of our roadways in the community I believe it is unfair that they they get to use and possible could damage the roads that we drive on and not pay into taking care of these roads and this community.

I feel it is unfair for the developer to be able to use our roads that we share as a community and pay a yearly fees to keep our neighbourhood looking good and for him to have the pleasure of using our community without the same restriction of the other homeowners.

There are more negatives to positives when it comes to this decision. Parking will be lost by homeowners in the general area, Construction vehicles will cause unnecessary damage and noise.

with no HOA fee to aide with these problems of housing style which he would not necessarily have to follow the regulations of the HOA and causes an unfairness in the community.

They are using our roads, our community, our possible mailboxes and entrance etc, which causes the rest of us to abide by the rules and regulations On another note, the landscaping of their property is not regulated to the extent that we are and could possibly create an eye-sore in the community.

The case made is that as a community we have to follow the building guidelines and with him not having to do so proves that he may build an unlikable home that does not coordinate with our community and may cause problems in the future and may lower the value of the homes in this general area.

they should find a different way to come in to there property not through our community I believe there is a back access to that property.

thank you  
grandview home owner.

---

**From:** Tony  
**Sent:** Tuesday, April 24, 2018 4:27 PM  
**To:** PAA\_ LegislativeServices  
**Cc:** Julia Vysniauskas  
**Subject:** Bylaw C-7760-2018

Kestrel Ridge Farm

Legal Land Description:

**Re: Bylaw C-7760-2018**  
**Application No: PL20170186 (04711031)**

We are the owners of Kestrel Ridge Farm and have concerns about the application for the creation and development of the parcels of land bordering our property on the hillside. I don't know if we will be available for the Public Hearing on May 8.

The proposed development application by the Petersons is on a hillside that was already determined to be unstable as prepared in a previous report by C.H. MacKay & Associates Ltd. (September 4, 2006). A hard copy of the report was delivered to Rockyview. I don't know if a new subterranean and surface flow study has been done since then. The hillside consists of layers of silt and sand that causes slippage along those planes and renders the driveway to potential slippage. A considerable amount of investment has been made by Kestrel Ridge Farm to stabilize the road. Since the

stability of the hillside threatens the integrity of our entrance we need assurances that the Petersons guarantee to maintain the integrity & stability of the driveway used for our entrance. It is the only way in and out of our property. If our driveway slips any further they will be solely responsible for preparing it at their expense.

If you have any further questions to this submission please contact Julia Vysniauskas at

Regards,

Tony Vysniauskas, Ph.D., P.Eng.  
*Chief Executive Officer*

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Alastair Ross Technology Centre  
# 300, 3553 - 31 Street NW

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This e-mail may be privileged and/or confidential, and the sender does not waive any related rights and obligations. Any distribution, use or copying of this e-mail or the information it contains by other than an intended recipient is unauthorized. If you received this e-mail in error, please advise me (by return e-mail or otherwise) immediately.

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and unlawful. If you received this communication in error, please reply immediately to let me know and then delete this e-mail. Thank you.

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**From:** Craig Hruska  
**Sent:** Wednesday, April 25, 2018 1:50 PM  
**To:** PAA\_ LegislativeServices  
**Subject:** Bylaw C-7760-2018

To whom it may concern:

As I am unable to attend the Public Hearing on May 8, 2018, I am writing this letter to express my opposition to the application that proposes to re-designate the subject lands from R2 to R-1 to create an additional lot. My property is immediately adjacent to the subject lands for proposed re-designation.

I have several issues regarding the subdivision application:

1. Access- My primary concern is access to the subject lands. The building of a new road to access the lands through the Grandview community and specifically through the "Grandview Rise" cul-de-sac is completely unnecessary, impractical and much less safe than other available options.
  - a. The proposed new access road would route all traffic onto Grandview Way and put traffic into the existing cul-de-sac of Grandview Rise. Grandview Way is the main thoroughfare of the neighborhood with a reduced speed limit of 40 km/h and all year round is busy with pedestrian traffic, kids playing, bikes and dog walkers. The prospect of building a new road and then later moving earth moving equipment, construction and trade traffic for typically a 1-2 year construction cycle through a low speed limit, busy residential area seems unnecessary when there is an option to use an existing access driveway that has been shared for many years.
  - b. The previous owners of the subject land (04711031) and the adjacent lot (04714005) have used the same existing access for many years and certainly longer than the Grandview sub division has been in existence. The existing access for the two properties is via an existing approach directly off Range Road

32 to the West of the subject lands. RR32 is a direct north-south road with a speed limit of 80 km/hr. There is no pedestrian traffic on the RR32 because there is a good well maintained and a well-used pedestrian path parallel to RR32 that keeps foot traffic off the Range Road. The existing RR32 access is very convenient access for subject lands as traffic to these homes can completely avoid the Grandview subdivision. It seems much more prudent to extend the existing shared access that has been in use for numerous years than to build a new access road and reroute traffic through an existing neighborhood and especially through a cul-de-sac. Further, it seems a much more practical solution to work a road-sharing agreement with the affected single property owner at 04711031 than to impact the dozens of property owners in the Grandview Neighborhood.

- c. Creating a new access road exiting/entering the Grandview Rise cut-de- sac is especially worrisome. The cul-de-sac is active with pedestrians (children) and often parked vehicles. All houses on the cul-de-sac are set within a few hundred feet of the cul-de sac. Building a long access road entering/exiting an active cul-de-sac and adding construction traffic to the mix will be a safety concern.
2. Granting of the original right of way – When we purchased our property, we were informed that the right-away on the south part of our property was requested by and granted to the previous landowners of 04711031 in case there was a change in ownership and in the unlikely event the new owners couldn't arrive at a road sharing agreement. It was never the intention that there be 2 homes using the road on an ongoing basis and construction traffic potentially for several years.
3. Erosion concerns- Due to the proximity of the location to the Elbow River valley, there have been numerous previous complaints from adjacent landowners about the subject lands being very susceptible to slumping or subsidence. Issues of storm-water management, wastewater treatment and other geotechnical matters would need to be reviewed in detail to ensure that any development of the land complies with existing county regulations. It doesn't make sense to re-designate the land and build a new unnecessary access road, if the subdivided property will ultimately be unsuitable for residential purposes.
4. Sight lines- The construction of any new buildings on the proposed new parcel will undoubtedly change and impair the sight lines from my property. We were among the first people to buy a lot in the Grandview subdivision in 2005 and the first house built and occupied in the sub division in 2007. We purposely bought and built next to the south edge of the quarter section and near the two existing properties on lots 04714005 and 04711021. We did this to ensure that our view would remain unchanged and we wouldn't be surprised by any major changes to the vista. This development will change the vista and could negatively impact our property value.

I also reserve the right to have someone speak on my behalf during the meeting.

Thank you in advance for your consideration of this matter.

Regards,

Craig Hruska





## PLANNING SERVICES

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**TO:** Council  
**DATE:** May 8, 2018 **DIVISION:** 3  
**TIME:** Afternoon Appointment  
**FILE:** 04702038 **APPLICATION:** PL20180005  
**SUBJECT:** Redesignation Item – Residential Two District to Residential One District

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

- Motion #1 THAT Bylaw C-7761-2018 be given first reading.  
 Motion #2 THAT Bylaw C-7761-2018 be given second reading.  
 Motion #3 THAT Bylaw C-7761-2018 be considered for third reading.  
 Motion #4 THAT Bylaw C-7761-2018 be given third and final reading.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to redesignate the subject land from Residential Two District to Residential One District in order to facilitate the creation of six residential parcels with parcel sizes ranging from  $\pm 0.81$  hectares ( $\pm 2.00$  acres) to  $\pm 1.33$  hectares ( $\pm 3.30$  acres) (see Appendix 'B').

Proposed access and servicing were reviewed and accepted; the details can be found in the Background Section of this report.

The application was evaluated in accordance with the Residential Section of the County Plan and the Land Use Bylaw. Administration determined that:

- The proposal is consistent with Policy 10.11 of the County Plan: the Applicant provided a Lot and Road Plan, submitted several technical assessments that conclude that the site is suitable for the proposed development and there are no negative impacts on off-site infrastructure or adjacent lands, and the Applicant completed public consultation;
- The proposal meets the requirements of the Residential One District of the Land Use Bylaw; and
- The proposed Residential One District would be compatible with adjacent residential parcels.

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

**DATE APPLICATION DEEMED COMPLETE:** March 28, 2018 (Received January 8, 2018)

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**PROPOSAL:** To redesignate the subject land from Residential Two District to Residential One District, in order to facilitate the creation of six residential parcels with parcel sizes ranging from  $\pm 0.81$  hectares ( $\pm 2.00$  acres) to  $\pm 1.20$  hectares ( $\pm 2.96$  acres).

**LEGAL DESCRIPTION:** SW-02-24-03-W05M

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<sup>1</sup> **Administration Resources**  
 Xin Deng, Planning Services  
 Eric Schuh, Engineering Services



<b>GENERAL LOCATION:</b>	Located west of the Elbow Valley community and south of the Elbow Valley West community, 0.5 miles south of Highway 8, at the north east junction of Range Road 32 and West Meadows Estates Road (see Appendix 'C').
<b>APPLICANT:</b>	B&A Planning Group
<b>OWNERS:</b>	Eric & Jamie Horvath
<b>EXISTING LAND USE DESIGNATION:</b>	Residential Two District
<b>PROPOSED LAND USE DESIGNATION:</b>	Residential One District
<b>GROSS AREA:</b>	± 6.00 hectares (± 14.82 acres)
<b>SOILS (C.L.I. from A.R.C.):</b>	<b>2C 2</b> - The land contains soil with slight limitations for crop production due to climate.

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

The application was circulated to 37 adjacent landowners. One letter with comment and four letters in opposition were received in response (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'A'.

#### **HISTORY:**

**1990** The subject land became the remainder parcel after adjacent parcels were subdivided within the subject quarter section.

#### **BACKGROUND:**

The property is located east of Range Road 32 and north of West Meadows Estates Road, and can be accessed through two existing approaches, one off each road. The proposed new lots (Lots 1- 4) would be accessed through a proposed new subdivision road that would connect to West Meadows Estates Road, proposed Lot 5 would continue to use the existing approach off West Meadows Estates Road, and the remainder parcel (Lot 6) would continue to use the existing access off Range Road 32.

The property contains a dwelling and accessory buildings (barn, garage and horse shelter). The Owner raises two horses and a donkey on the eastern portion of land and wishes to keep those animals on the ± 1.33 hectare (± 3.30 acre) remainder parcel (Lot 6) in the future. However, keeping of livestock on the proposed parcel does not meet the Land Use Bylaw. This matter is discussed in the policy section of the report.

The dwelling is serviced by an existing water well and a septic tank and field system. Westridge Utilities declined to provide a confirmation letter when approached by the Applicant; therefore, the Applicant proposes to service the five proposed new lots with individual water wells. The Applicant prepared a Phase 1 Aquifer Analysis, which concludes that there is sufficient capacity to service the new lots without causing adverse effects to existing users in the area. The adjacent properties within the subject quarter section are all serviced by individual water wells.

The proposed new lots would be serviced by individual private sewage treatment systems. The Applicant prepared a Level 3 Private Sewage Treatment System (PSTS) Assessment, which concludes that the site is suitable for a packaged private sewage treatment system.

The property is located in a fragmented residential area, with the Elbow Valley community located approximately 1.5 miles to the east and the Elbow Valley West community located 0.5 miles to the north. The city of Calgary is located approximately 3 miles to the east; however, the land does not fall within the notification area of the Intermunicipal Development Plan with the City of Calgary.



## POLICY ANALYSIS:

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

### County Plan

The subject land is located in a quarter section that contains seven residential parcels with parcel sizes ranging from 2 to 14 acres. The subject quarter section meets the definition of “Fragmented Quarter Section”; therefore, policies of Fragmented Country Residential Area would apply.

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

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

**Policy 10.11** *Within a fragmented quarter section, the redesignation of residential lots or agricultural parcels less than or equal to 10 hectares (24.7 acres) in size to a new residential land use may be supported if the following criteria are met:*

- a. *A lot and road plan is provided that;*
  - i. *plans for an area determined by the County at the time of redesignation application. The plan shall include, at a minimum, all residential or small agricultural acreages that are adjacent to the application;*
  - ii. *includes design measures to minimize adverse impacts on existing agriculture operations; and*
  - iii. *demonstrates potential connectivity to residential or small agricultural acreages outside of the lot and road plan area*
- The subject land is located in a fragmented area where the lands have been subdivided with Residential One and Residential Two designations. The Applicant provided a Lot and Road Plan that analyzes the subdivision potential on the immediately adjacent lands. The Plan shows that the lands to the west, north, and east can be subdivided to create one new lot. The newly created parcels can be accessed from Range Road 32 or West Meadows Estates Road. The lands to the south of the subject land could be subdivided and provided access off West Meadows Estates Road. The Plan demonstrates that the proposed development would not limit development potential on adjacent lands.
- The proposed internal road is aligned with the driveway across West Meadows Estates Road, and the intersection spacing between the proposed internal road and West Meadow Place is 94 meters. The Applicant provided a memo, prepared by a professional engineer, which concludes that the intersection spacing of 94 metres does not have a higher safety risk than the spacing of 100 metres recommended in the County Procedure 410 – Road Access Control.
- b. *A technical assessment of the proposed design is provided, to demonstrate that the lot and road plan area is capable of supporting increased residential development. The assessment shall address:*
  - i. *the internal road network, water supply, sewage treatment, and stormwater management; and*
  - ii. *any other assessment required by unique area conditions.*

- The Applicant provided a Transportation Review, Phase 1 Aquifer Analysis, Level 3 PSTS Assessment, and Conceptual Stormwater Management Plan to analyze the potential impact on the road system, water and waste water capacity, and the drainage system:
  - The transportation analysis indicates that the Highway 8 and Range Road 32 intersection operates within acceptable capacity parameters for both the existing scenario and the 10-year horizon scenario. The additional traffic from the five proposed new lots would not adversely impact the existing regional road network. The study concludes that off-site road improvements are not required;
  - The Phase 1 Aquifer Analysis studied water well databases within a 1.6 km (1 mile) radius of the subject land. The report concludes that the aquifers underlying the subject land can supply water at a rate of 1,250 m<sup>3</sup>/year for each new lot; the diversion of water for the subdivision would not cause adverse impacts to other groundwater users, or have adverse impacts on existing springs or other groundwater discharge areas;
  - The Level 3 PSTS Assessment concludes that the existing septic tank and field system is in good working condition, and the subject land is suitable for a packaged private sewage treatment system;
  - The Conceptual Stormwater Management Plan recommends the use of swales and a dry pond with outlet control structure to manage increased runoff in the post-development condition.
- c. *A technical assessment of the impact on off-site infrastructure, roads, and stormwater systems is be provided;*
  - The technical studies submitted analyze the impact of the development on the off-site infrastructure, road, and stormwater. The Phase 1 Aquifer Analysis indicates that the proposed development would not affect adjacent groundwater users. The transportation analysis concludes that additional traffic generated from the proposed development would not have a negative impact on the surrounding regional road network. The stormwater would be managed on-site to ensure drainage would not affect adjacent lands.
- d. *A report is provided that documents the consultation process undertaken to involve affected landowners within the plan area in the preparation and/or review of the lot and road plan.*
  - An open house was held on December 18, 2017, to invite adjacent landowners to review and provide feedback on the proposed development. The concerns expressed from the neighbours included stormwater management and potential flooding, capacity of the aquifer to support the additional homes, traffic and capacity of local road network, and architectural controls to ensure high-quality residential construction. The technical studies submitted by the Applicant address those concerns.

#### Land Use Bylaw

The proposed new lots would meet the minimum and maximum requirements of the Residential One District of the Land Use Bylaw.

In accordance with the Livestock Regulation, one animal unit is permitted per 1.6 hectares (3.95 acres) of land. Currently, as the subject land is  $\pm 6.0$  hectares ( $\pm 14.82$  acres), the Owner can keep the three livestock units (two horses and one donkey) on the subject land without the requirement of a Development Permit. Should the Owner wish to keep them on the remainder  $\pm 1.33$  hectare ( $\pm 3.30$  acre) parcel (Lot 6) in the future, they need to apply for a Development Permit. However,



Administration advised the Owner that their proposal would not be supported, as the proposed animal units do not meet the livestock regulation of the Land Use Bylaw. If they disagree with Administration's decision, they can appeal to the Development Appeal Board, and the Board would make a final decision.

### CONCLUSION:

Administration evaluated the application based on the applicable policies. The proposal meets the residential policies of the County Plan and the requirements of the Land Use Bylaw. The proposed residential use would be compatible with adjacent residential lands. Therefore, Administration recommends approval in accordance with **Option # 1**.

### OPTIONS:

- Option #1:      Motion #1      THAT Bylaw C-7761-2018 be given first reading.  
                      Motion #2      THAT Bylaw C-7761-2018 be given second reading.  
                      Motion #3      THAT Bylaw C-7761-2018 be considered for third reading.  
                      Motion #4      THAT Bylaw C-7761-2018 be given third and final reading.
- Option #2:      THAT application PL20180005 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

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Interim County Manager

XD/rp

### APPENDICES:

- APPENDIX ‘A’: Application Referrals  
 APPENDIX ‘B’: Bylaw C-7761-2018 and Schedule A  
 APPENDIX ‘C’: Mapset  
 APPENDIX ‘D’: Landowner comments

**APPENDIX A: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<b><i>School Authority</i></b>	
Rocky View Schools	No response.
Calgary Catholic School District	No response.
Public Francophone Education	No response.
Catholic Francophone Education	No response.
<b><i>Province of Alberta</i></b>	
Alberta Environment	Not required for circulation.
Alberta Transportation	<p>The department recognizes that the land involved in this application is removed from the provincial highway system, and relies on the municipal road network for access. It appears that the four additional lots being created by this application should not have a significant impact on the provincial highway system.</p> <p>Alberta Transportation has no objection to this proposal. Therefore, at the subdivision stage the department is prepared to grant an unconditional variance of Section 14 and/or Section 15 of the Subdivision and Development Regulation.</p>
Alberta Sustainable Development (Public Lands)	Not required for circulation.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Alberta Energy Regulator	No response
Alberta Health Services	No response.
<b><i>Public Utility</i></b>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No response.
FortisAlberta	No easement is required by FortisAlberta.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No response.



AGENCY	COMMENTS
<b><i>Other External Agencies</i></b>	
EnCana Corporation	No response.
<b><i>Rocky View County Boards and Committees</i></b>	
Agricultural Services Staff	No comment.
Rocky View West Recreation Board	Recommended taking cash-in-lieu for the MR owing.
<b><i>Internal Departments</i></b>	
Municipal Lands	No concerns at this time; however, comments pertaining to reserve dedication will be provided at any future subdivision stage.
Development Authority	No response.
Enforcement & Compliance	No concerns.
GeoGraphics	Please ensure a road naming application is required as a condition of Subdivision at the approval stage.
Building Services	No response.
Fire Services	No comment.
Infrastructure and Operations - Engineering Services	<p><b>General:</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> </ul> <p><b>Geotechnical:</b></p> <ul style="list-style-type: none"> <li>As a condition of future subdivision, the applicant shall submit a Geotechnical Investigation Report, in accordance with the requirements of the County Servicing Standards. The report shall provide recommendations for road construction.</li> </ul> <p><b>Transportation:</b></p> <ul style="list-style-type: none"> <li>The applicant submitted a Transportation Review (Bunt &amp; Associates Engineering Ltd., November 20, 2017) in support of the application. The review concludes that the proposed future subdivision will not have any impacts on the surrounding road network, and that no upgrades are required. ES has no further concerns;</li> <li>The parcel is currently accessed from existing approaches off of Range Road 32 and West Meadows Estates Road, which</li> </ul>

AGENCY	COMMENTS
	<p>are both paved roads;</p> <ul style="list-style-type: none"> <li>The applicant is proposing to dedicate 25 metre wide portion of the subject lands as public road allowance and construct a road off of West Meadows Estates Road to access Lots 1 to 4. The proposed internal road is aligned with the driveway across West Meadows Estates Road. This proposal aligns with the County Servicing Standards, and the subdivision shall be accessed by a Country Residential Standard Road (section 400.5), which requires a 25 metre right-of-way;</li> <li>Lot 5 &amp; Lot 6 (remainder) will be accessed by the existing approaches;</li> <li>On West Meadows Estates Drive, the spacing of the intersections of West Meadows Place and the proposed internal subdivision road is approximately 94 metres. In accordance with County Procedure 410, the spacing of these intersections <u>should</u> be 100 metres. The applicant submitted a memo (Bunt &amp; Associates Engineering Ltd. – March 21, 2018) which concludes that having the intersection spacing at 94 metres does not propose a safety risk compared to a spacing of 100 metres. ES has no further concerns;</li> <li>As a condition of future subdivision, the applicant shall enter into a Development Agreement for construction of paved approaches, and a Country Residential Standard Road and cul-de-sac, as identified on the proposed plan of subdivision, in accordance with the County Servicing Standards:             <ul style="list-style-type: none"> <li>Some of the construction costs may be recovered through the County's Infrastructure Cost Recovery Policy;</li> <li>If required by the County Road Operations Group, the applicant will be required to enter into a Road Use Agreement.</li> </ul> </li> <li>As a condition of future subdivision, the applicant is required to provide payment of the Transportation Off-site Levy in accordance with the applicable levy at time of subdivision approval for the total gross acreage of the lands excepting those designated Environmental Reserve, as the applicant is proposing to subdivide a Residential One District parcel:             <ul style="list-style-type: none"> <li>Base TOL = \$4,595/acre. Acreage = 14.82 acres. TOL payment = (\$4,595/acre)*(14.82 acres) = \$68,098.</li> </ul> </li> </ul> <p><b>Sanitary/Wastewater:</b></p> <ul style="list-style-type: none"> <li>The applicant submitted a Level 3 PSTS Assessment (Sedulous Engineering Inc., December 21, 2017). The report concludes that the soils of the subject lands are suitable for use of a PSTS. The report acknowledged that in accordance with County Policy 449, for parcel sizes less than 3.95 acres and greater than 1.98 acres, the County requires the use a Package Sewage Treatment Plant meeting BNQ standards, and the septic field was sized accordingly. The Report also</li> </ul>

AGENCY	COMMENTS
	<p>included a Level 1 Variation Assessment, which concludes that the existing PSTS system meets the required setback distances and is in good working order;</p> <ul style="list-style-type: none"> <li>Shallow groundwater table was encountered in several of the test pits. To address this, the applicant provided a letter regarding "Near Surface Water Table Mounding Due to Septic Field Installation" (Groundwater Information Technologies Ltd., September 18, 2017). The letter concludes that groundwater mounding of about 2 metres will occur after 20 years of septic field use. It is recommended that a setback distance of 20 metres between houses and septic fields be applied;</li> <li>In accordance with County Policy 449, for parcel sizes less than 3.95 acres and greater than 1.98 acres, the County requires the use a Package Sewage Treatment Plant meeting BNQ standards;</li> <li>As a condition of subdivision, the Owner is to enter into a Site Improvements / Services Agreement with the County and shall include the following:               <ul style="list-style-type: none"> <li>In accordance with the Level 3 PSTS Assessment prepared by Sedulous Engineering Inc.</li> <li>For the construction of a Packaged Sewage Treatment Plant meeting Bureau de Normalisation du Quebec (BNQ) standards.</li> </ul> </li> <li>As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available.</li> </ul> <p><b>Water Supply And Waterworks:</b></p> <ul style="list-style-type: none"> <li>The applicant has indicated that they approached Westridge Utilities to inquire about water servicing. However, they refused to provide a letter of commitment regarding servicing, so the applicant has chosen to use groundwater wells;</li> <li>As there are 6 or more lots in the subject quarter section, a Phase 1 Groundwater Supply Evaluation is required;</li> <li>The applicant submitted a Phase 1 Groundwater Supply Evaluation (Groundwater Information Technologies Ltd., December 5, 2017). The report meets the requirements of the County Servicing Standards and concludes that the aquifer underlying the proposed subdivision can supply water at a rate of 1250m<sup>3</sup>/year without causing adverse effects on existing users;</li> <li>As a condition of future subdivision, the applicant will be required to drill a new well on lots 1 to 5 (inclusive), and provide the County with a Phase 2 Aquifer Testing Report for the new wells, prepared by a qualified professional, in accordance with procedures outlined in the County Servicing</li> </ul>

AGENCY	COMMENTS
	<p>Standards. The report shall include a Well Driller's Report confirming a minimum pump rate of 1.0 igpm for each well;</p> <ul style="list-style-type: none"> <li>As a condition of future subdivision, a Deferred Services Agreement shall be registered against each new certificate of title (lot) created, requiring the owner to tie into municipal services when they become available.</li> </ul> <p><b>Stormwater Management:</b></p> <ul style="list-style-type: none"> <li>The applicant submitted a Conceptual Level Site-Specific Stormwater Implementation Plan (Sedulous Engineering Inc., December 21, 2017). The report recommends the use of swales and a dry pond with outlet control structure to manage to increased runoff in the post-development condition.             <ul style="list-style-type: none"> <li>This will allow the development to meet the Average Annual Runoff Volume Target of 45mm &amp; and the Max Release Rate of 1.714 L/s/ha (A Report on Drainage Strategies for Springbank – Westhoff Engineering Resources Inc., 2004).</li> </ul> </li> <li>As a condition of future subdivision, the applicant shall submit a Site-Specific Stormwater Implementation Plan (SSIP) to address the detailed design of the stormwater management infrastructure, including the swales, dry pond and outlet control structure;</li> <li>As a condition of future subdivision, the applicant shall enter into a Development Agreement for the construction of the stormwater management infrastructure, in accordance with recommendations of the SSIP;</li> <li>As a condition of future subdivision, the applicant shall provide confirmation of all required Alberta Environment approvals for the Stormwater Management Infrastructure;</li> <li>As a condition of future subdivision, the applicant shall be required to register a drainage easement/utility right-of-way on title, as identified in the SSIP;</li> <li>As a condition of future subdivision, the applicant shall submit an Erosion and Sedimentation Control Plan, in accordance with the requirements of the County Servicing Standards.</li> </ul> <p><b>Environmental:</b></p> <ul style="list-style-type: none"> <li>Any approvals required through Alberta Environment shall be the sole responsibility of the Applicant/Owner.</li> </ul>
Infrastructure and Operations – Road Maintenance	No issues.
Infrastructure and Operations – Capital Delivery	No concerns.



AGENCY	COMMENTS
Infrastructure and Operations – Utility Services	No concerns.
Infrastructure and Operations – Road Operations	The Applicant needs to confirm how he intends to access each of 5 new lots. If need new approach is required, the applicant needs to contact County Road Operations for Approach Application.
Solid Waste and Recycling	No response.

Circulation Period: January 11 – February 1, 2018



## BYLAW C-7761-2018

### 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-7761-2018.

#### PART 2 – DEFINITIONS

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

#### PART 3 – EFFECT OF BYLAW

**THAT** Part 5, Land Use Map No.47 and No.47 SE of Bylaw C-4841-97 be amended by redesignating a portion of SW 02-24-03-W05M from Residential Two District to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** A portion of SW 02-24-03-W05M is hereby redesignated to Residential One District as shown on the attached Schedule 'A' forming part of this Bylaw.

#### PART 4 – TRANSITIONAL

Bylaw C-7761-2018 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

**Division: 3**

**File: 04702038 / PL20180005**

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

\_\_\_\_\_  
Reeve

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

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



# SCHEDULE "A"

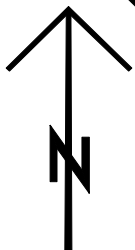
BYLAW: C-7761-2018



## AMENDMENT

FROM Residential Two District TO Residential One District 

Subject Land \_\_\_\_\_

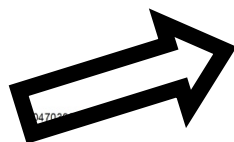
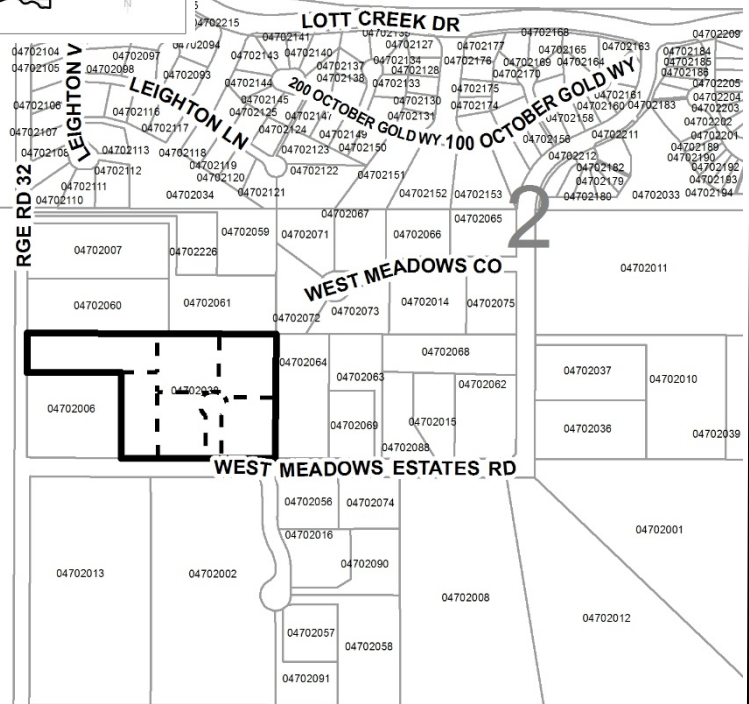
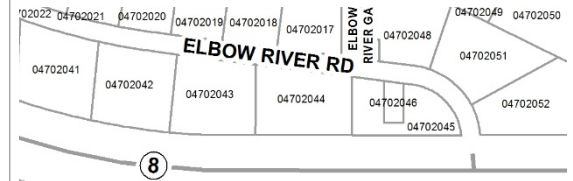
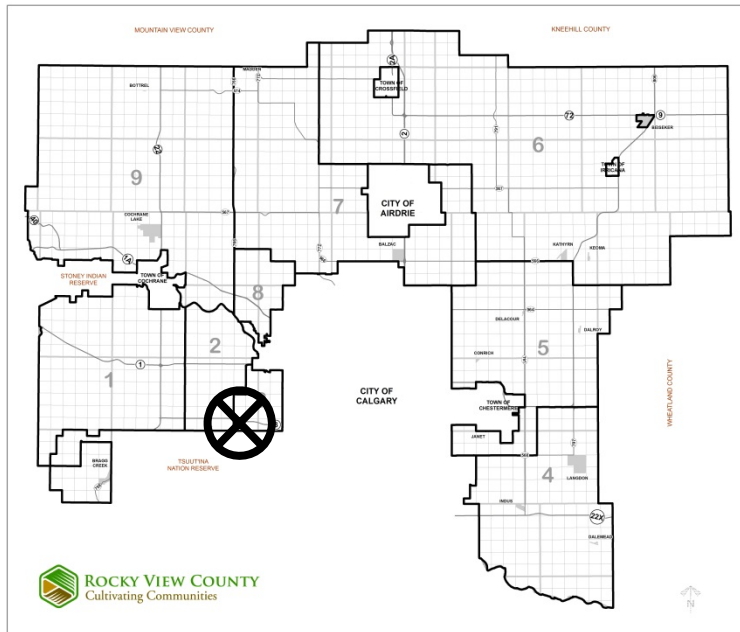


LEGAL DESCRIPTION: A Portion of SW -02-24-03-W05M

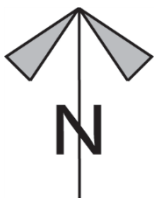


FILE: PL20180005- 04702038

DIVISION: 3



LOCATION PLAN



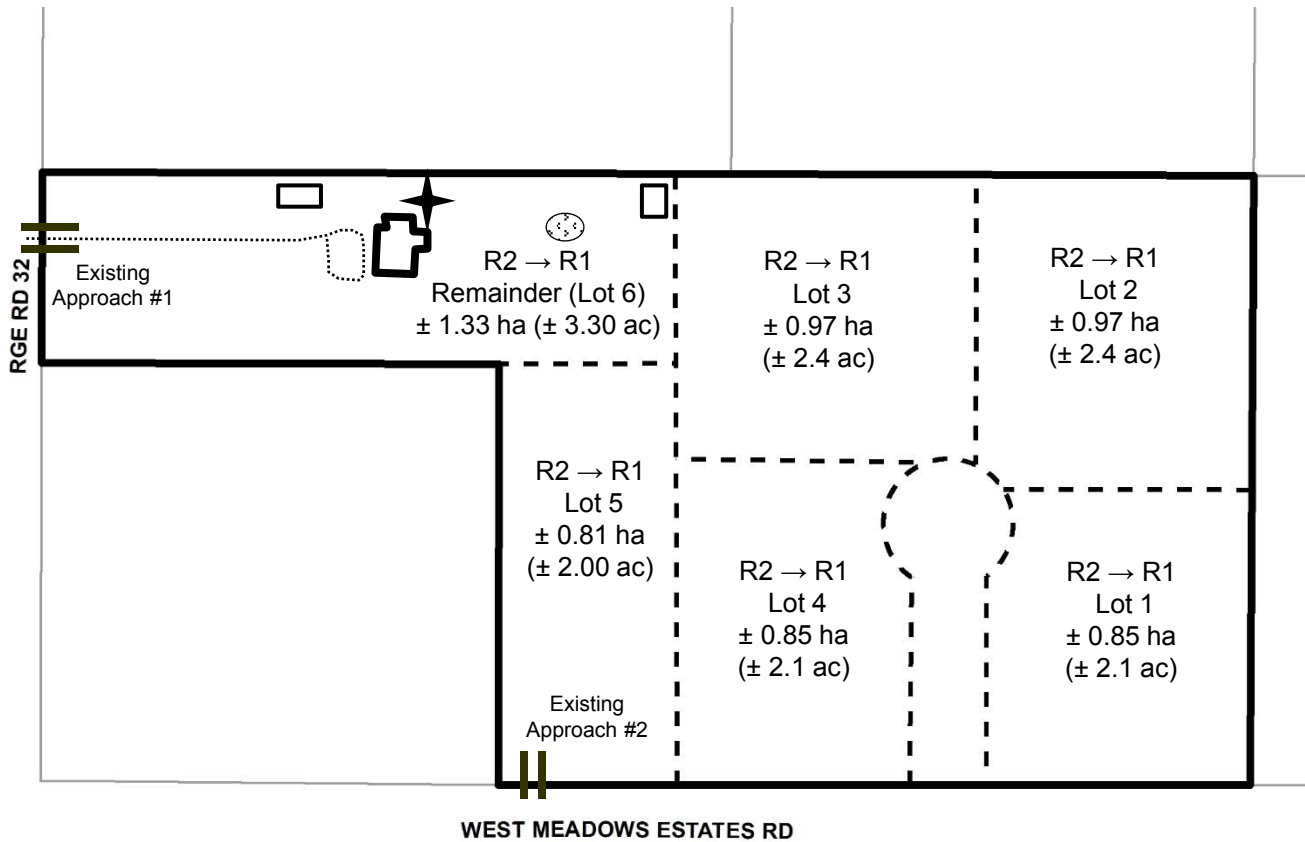
SW-02-24-03-W05M

Date: April 4, 2018

Division # 3

File: PL20180005 - 04702038

**Redesignation Proposal:** To redesignate the subject land from Residential Two District to Residential One District, in order to facilitate the creation of six residential parcels with parcel sizes ranging from  $\pm 0.81$  hectares ( $\pm 2.00$  acres) to  $\pm 1.33$  hectares ( $\pm 3.30$  acres) .



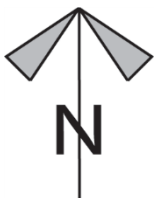
## DEVELOPMENT PROPOSAL

**SW-02-24-03-W05M**

Date: April 4, 2018

Division # 3

File: PL20180005 - 04702038





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

**AIR PHOTO**

*Spring 2016*



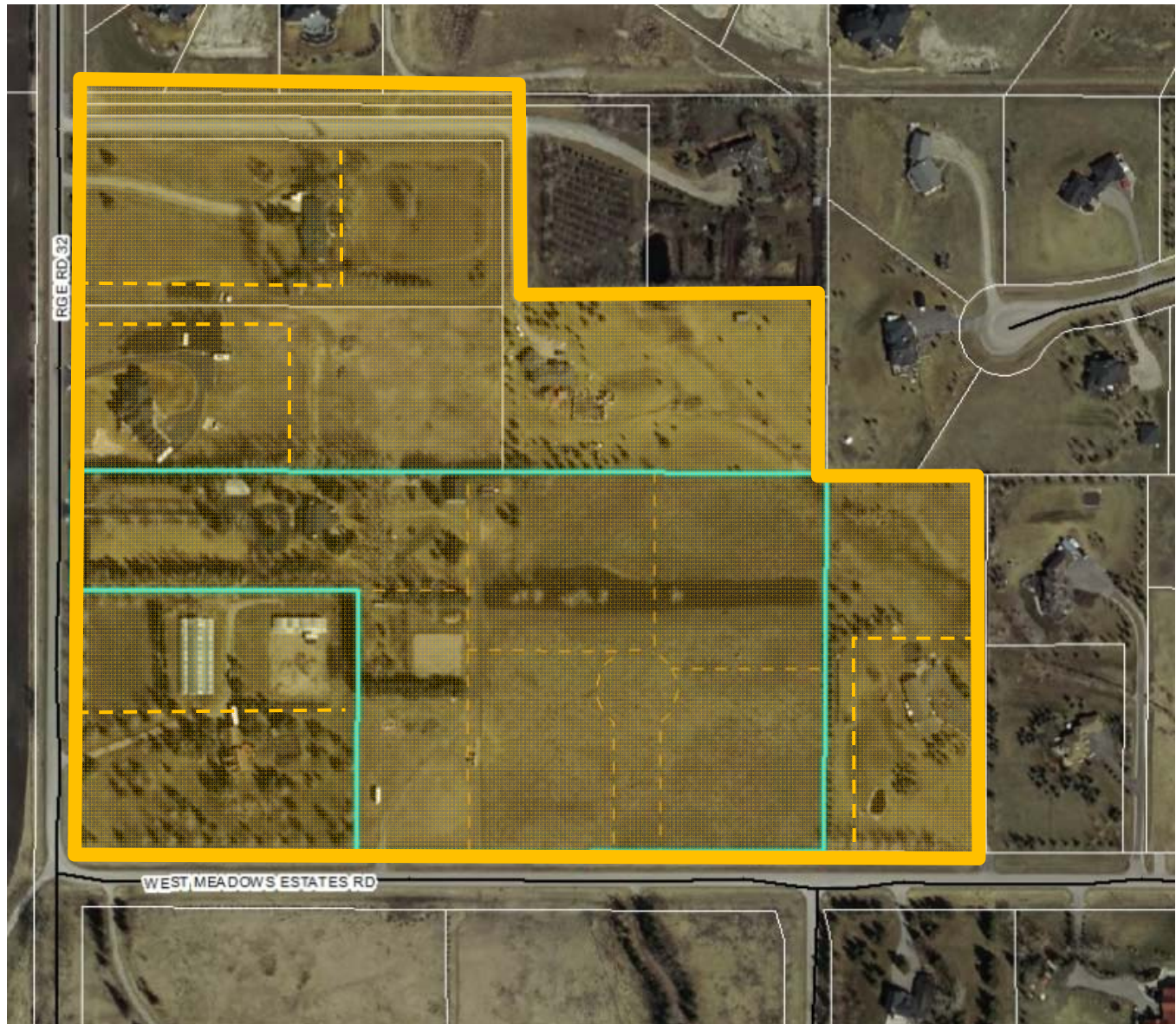
**SW-02-24-03-W05M**

Date: April 4, 2018

Division # 3

File: PL20180005 - 04702038





## Proposed Lot and Road Plan

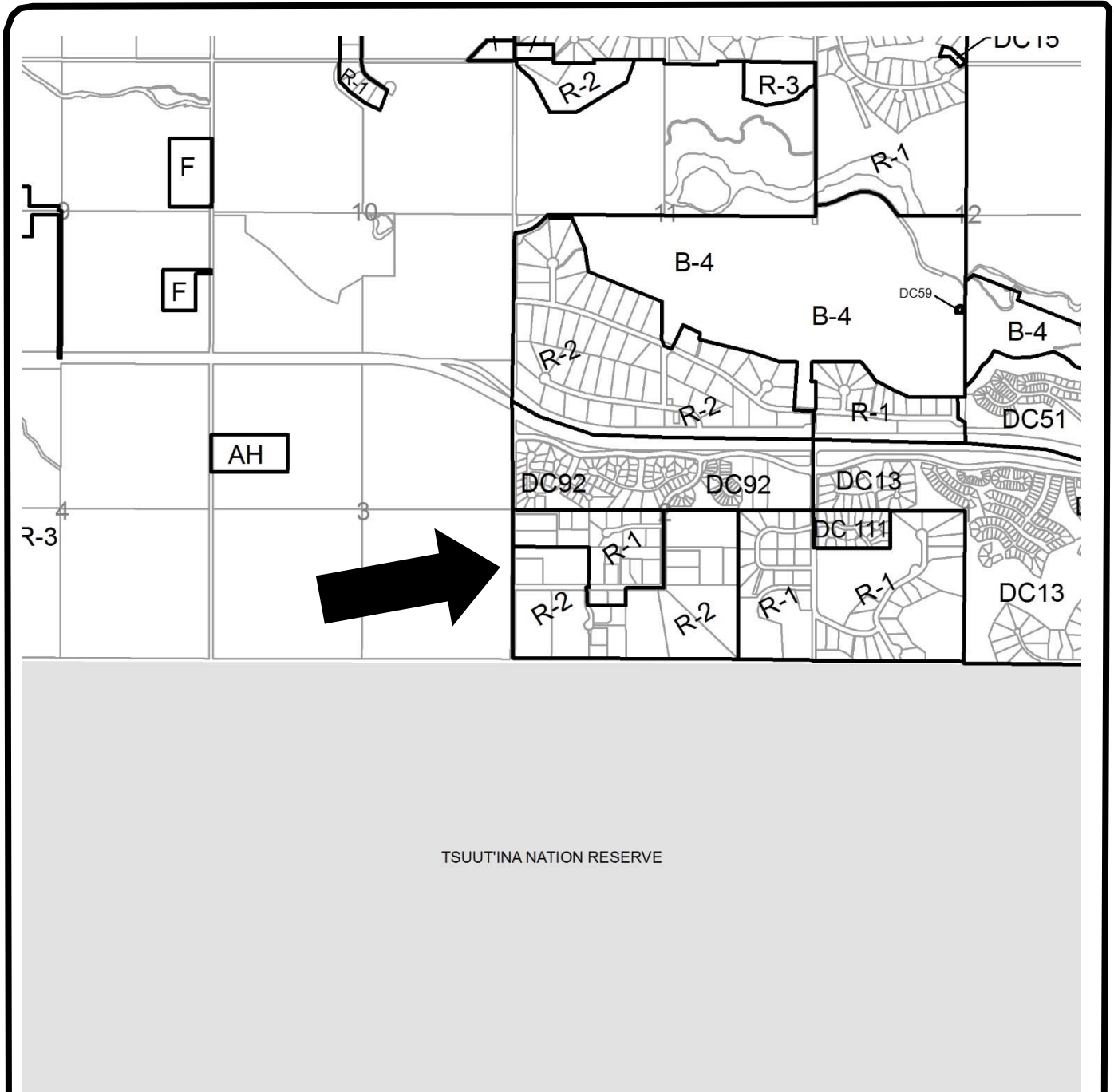


SW-02-24-03-W05M

Date: April 4, 2018

Division # 3

File: PL20180005 - 04702038



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

## LAND USE MAP



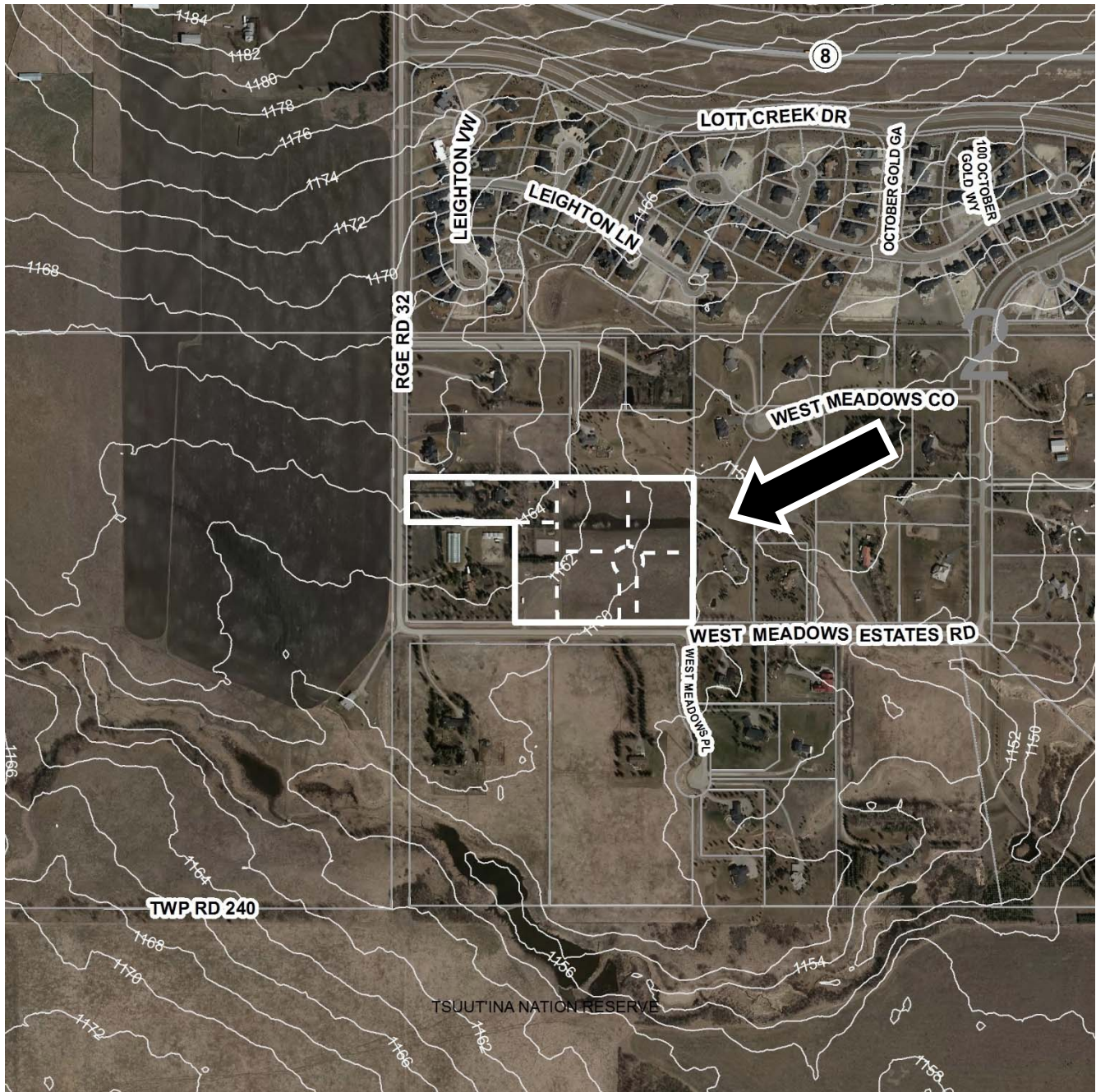
SW-02-24-03-W05M

Date: April 4, 2018

Division # 3

File: PL20180005 - 04702038





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*

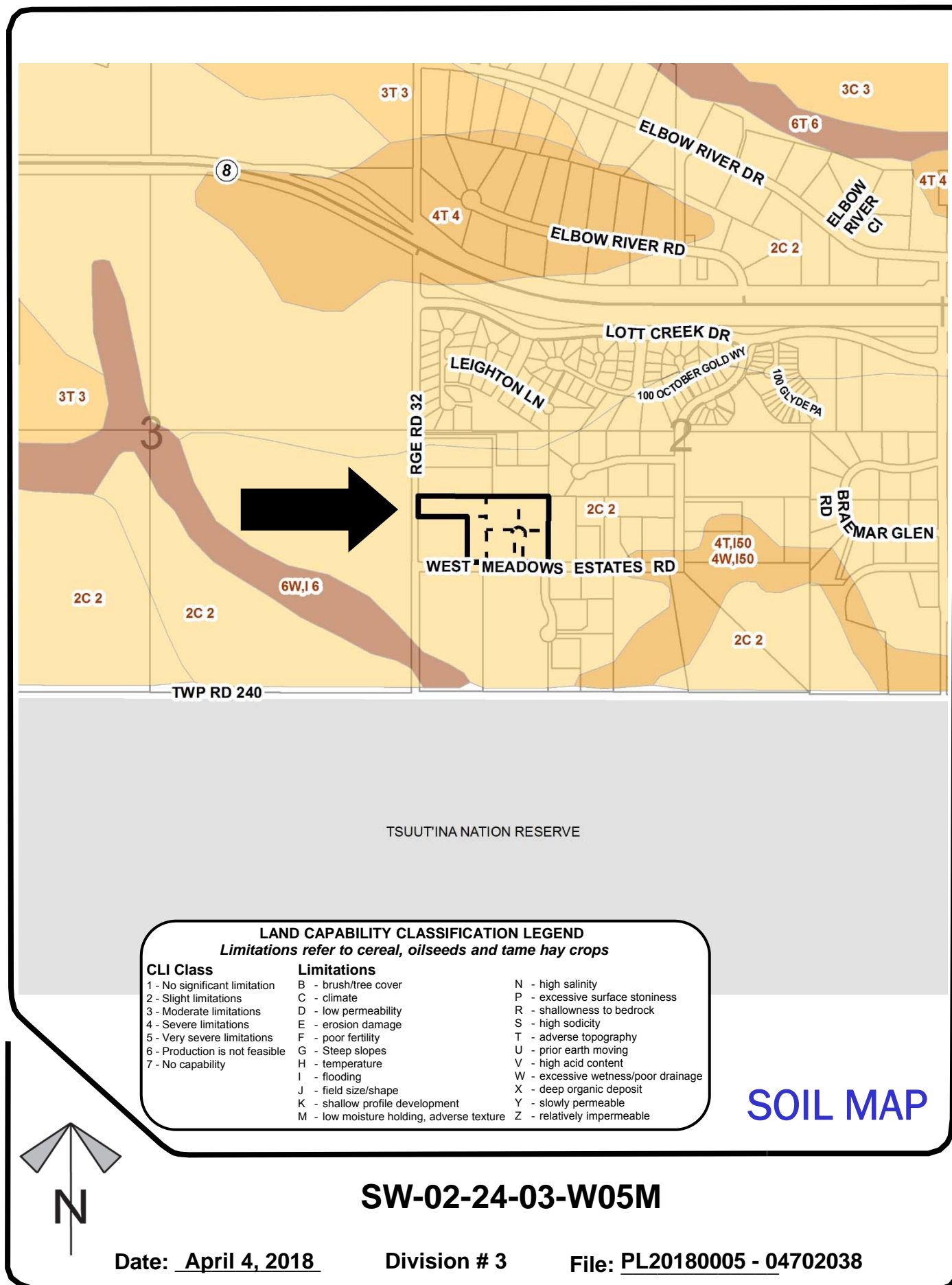


**SW-02-24-03-W05M**

Date: April 4, 2018

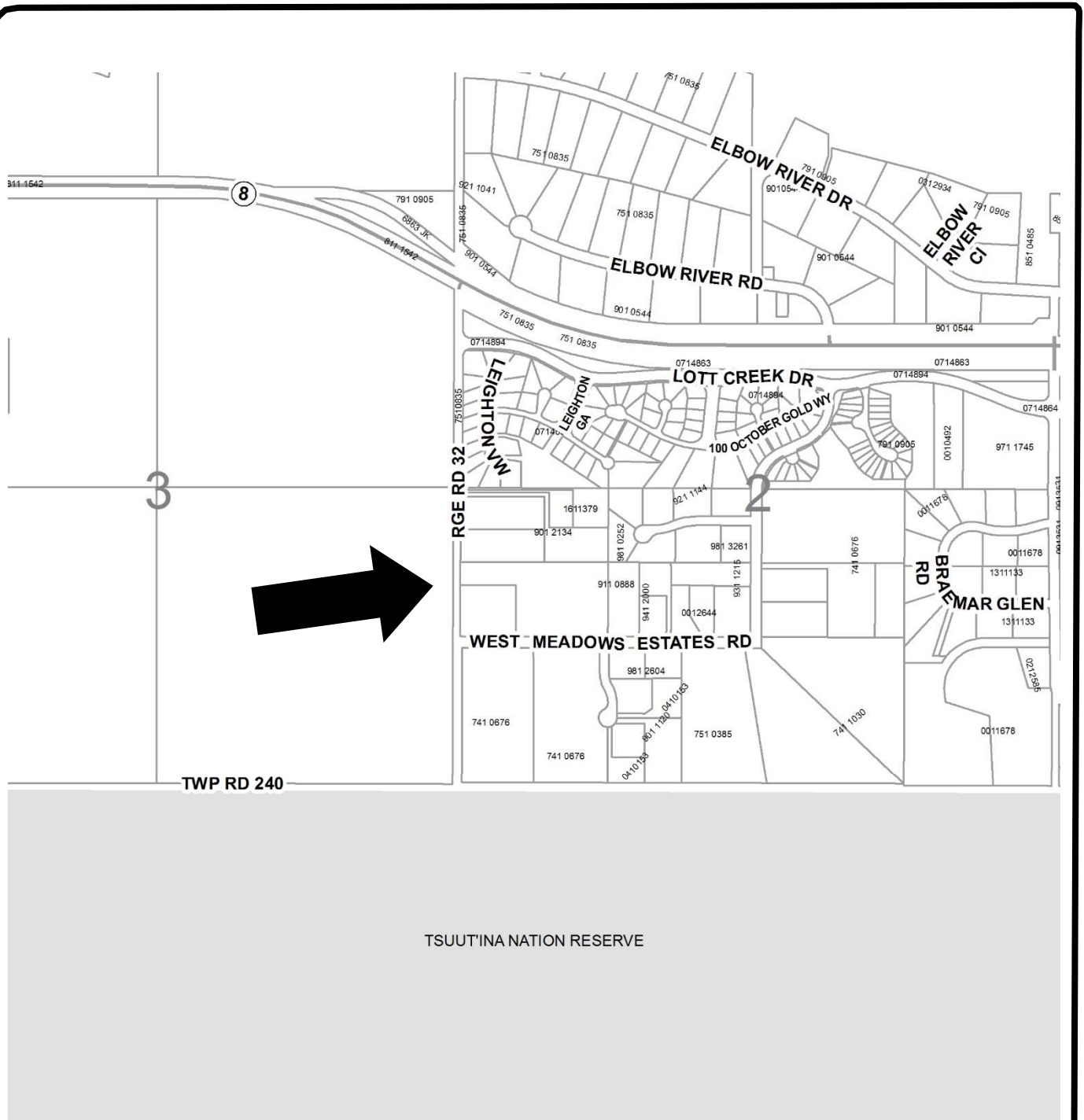
Division # 3

File: PL20180005 - 04702038



SOIL MAP





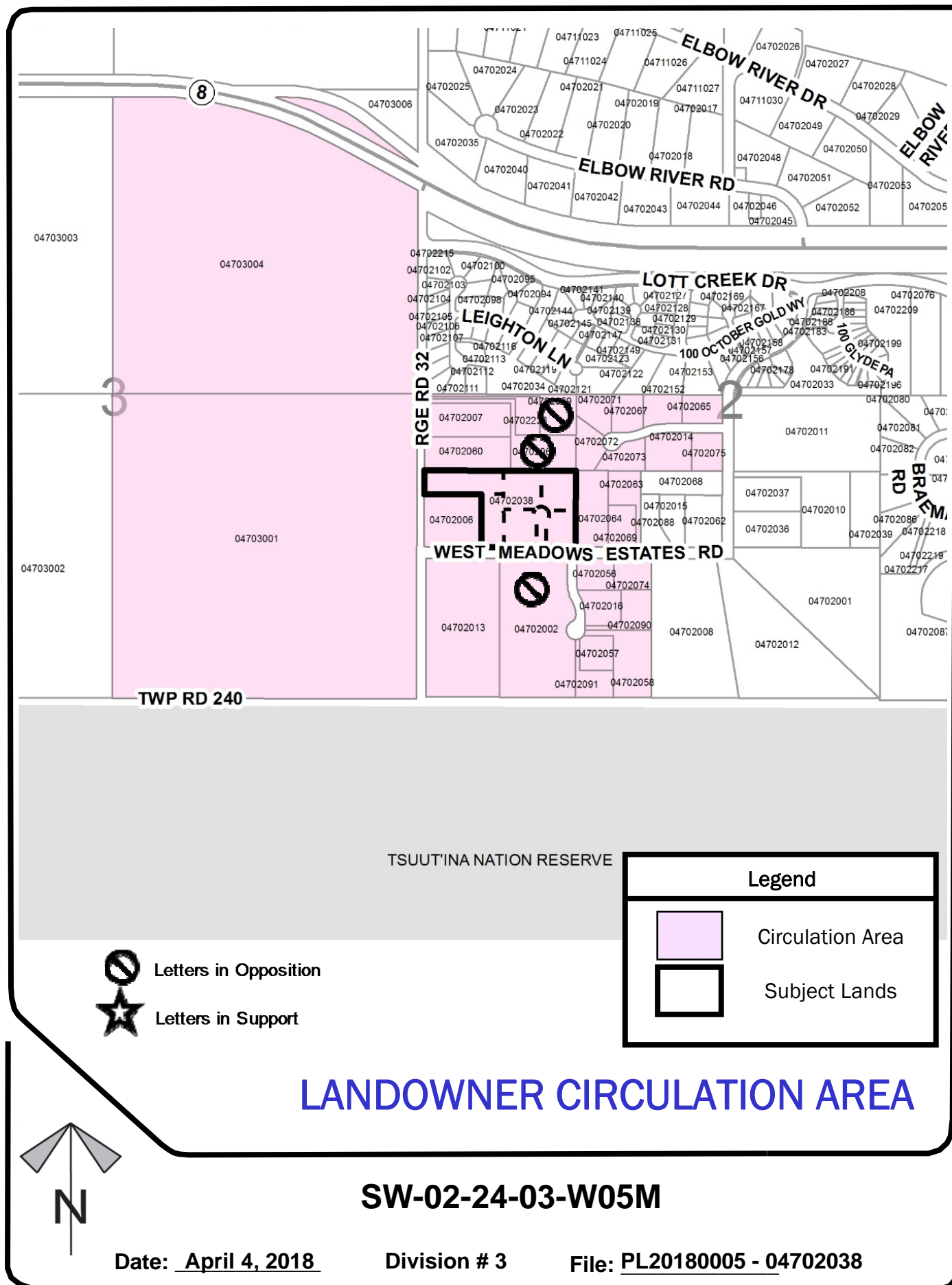
## HISTORIC SUBDIVISION MAP

SW-02-24-03-W05M

Date: April 4, 2018

Division # 3

File: PL20180005 - 04702038



January 24, 2018

**RE: ROCKY VIEW COUNTY PLANNING SERVICES**

**FILE NUMBER: 04702038**

**APPLICATION NUMBER: PL20180005**

**DIVISION 3**

County Contact: Zin Deng

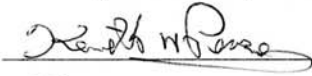
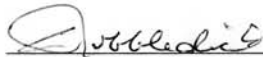
Our 4.25 acre property is immediately adjacent to the east of the Development Proposal Subject Land. We have owned and lived on this property for 25+ years.

We would like the County to make certain that our quality of life is not negatively impacted if this development is approved and permitted to move forward. Our main items of concern would include but not be limited to the following:

1. **Potable Water-** Considering all homes within this community of West Meadows Estates use bore wells at various depths or have already had to rely on hauled potable water as their water source the County should make certain that this proposed development does not negatively impact any existing land owners.
2. **Septic Water Discharge-** Considering all homes within our community of West Meadows Estates has their own septic tank and field we expect the County to make certain that any further development within this community is feasible and can support the further expected septic water discharge onto the subject lands without any negative impact to current land owners.
3. **Ground Water Control and Run Off-** We along with others within the community have personally been negatively impacted by surface and sub surface water run off from Elbow Valley West located directly north of our community. Since the development of EVW the northern portion of our lands remain wet with standing surface water throughout much of the year which was not the case pre EVW development. Therefore we expect the Developer and County to make certain there is no surface and sub surface discharge onto our lands from the proposed development. Any surface run off water stored on the subject lands should be discharged in a relatively short time line and in a controlled manner to an appropriate location.
4. **Building Envelope-** We would like to see that during approval by the County that the Developer establishes and registers a minimum/maximum size and location of the building envelope for each of the additional 5 properties such that they do not negatively impact already existing land owners within our community of West Meadows Estates.

**We would like to see that all of the above 4 items are documented and dealt with in the written text of the approval processes established by the County if this Development Proposal is to be sanctioned.**

Kenneth Pease  
Anna Cobbledick

 Jan 24/2018  
 Jan 24/2018

**Rhonda Pusnik**

---

**From:** Ross Albert  
**Sent:** Wednesday, January 31, 2018 11:32 AM  
**To:** Xin Deng  
**Cc:** Division 3, Kevin Hanson  
**Subject:** File # - 04702038, Application # - PL20180005

Dear Rocky View Council,

- >
- > We write this letter to demonstrate our opposition of subdivision and build-out of SW-02-24-03-W05M.
- >
- >
- > Left as a pasture with a handful of animals is, of course, a lovely attribute to our neighbourhood. While it would be nice to keep the property as it is, obviously we have no right to keep the landowners from seeing the most value allowed on their property.
- >
- > These proposed two-acre parcels however, are destructive to the fate of our community. They are too large to create the density required for piped (preferably municipal) water and sewer. Their wells add risk to our water tables. Their septic systems, as all septic systems do, raise the risk of eventually leaking into well water nearby. To say nothing of the creeks that feed the Elbow River and Calgary water supply.
- >
- > Please consider the far-reaching consequences for continuing to allow piecemeal acreage subdivision without proper over-all planning and infrastructure.
- >
- > What worked in the 1980s is no longer supportable in 2018. Particularly along Highway 8 where populations are exponentially higher than elsewhere in southwest Rocky View and are slated to be higher still.
- >
- > There are nine distinct neighbourhoods (shoulder to shoulder) between the Calgary city limits and Range Road 32.
- >
- > Lott Creek Estates
- >
- > Elbow Valley Estates
- >
- > Stonepine
- >
- > Braemar Ranch Estates
- >
- > Mountain Pine Estates
- >
- > McKennas Country Estates
- >
- > Elbow River Estates
- >
- > Elbow Valley West
- >
- > And finally, our neighbourhood, West Meadows Estates. The oldest and only neighbourhood without piped water. West Meadows Estates has a firehall within a minute's drive and we continue to be denied the protection every adjacent neighbourhood has, because they have piped water.



>

> Our neighbourhood should be allowed to be a vibrant and desirable community within the surrounding and very large, dense neighbourhoods in this area. We should not be left out of important and safe infrastructure. And by approving more two-acre lots on wells and septic systems means we are not preparing for the soon to be legislated future. By approving this subdivision, RVC Council will impede our chances of ever being on the same level playing field as all of our neighbours.

>

> Please study a map of ALL of West Meadows Estates. 2 Acre lots are not the majority. Many lots range in sizes of 4-20 acres. Several mid-size and large acreages (including the subject lands) are not fully developed in this community. It isn't too late to show vision, make hard decisions and create a plan for proper infrastructure. And with all the huge developments slated for the area, it would be a gross oversight to leave our neighbourhood with outdated wells, septic and storm water. West Meadows Estates suffers from fragmented development. Some locals refer to it as a "dog's breakfast". It would be made worse if our new Council were to compound the situation by allowing acreages as usual.

>

> Please do what is right for your residents and taxpayers.

>

Julie Pithers and Ross Albert

January 30, 2018

Rocky View County

911 – 32 Ave. NE

Calgary, AB T2E 6X6

Attention: Xin Deng, Planning

RE: File #04702038; Application #PL20180005; Land Use Redesignation  
E & J Horvath; Division 3

Thank you for the opportunity to comment on the above noted Land Use Redesignation Application.

Our comments are in response to the information circulated by Rocky View County on January 11, 2018, and the information provided by the Applicants and their consultants (Mr. Ken Venner, B & A Planning Group; and Rob Deverell, Sedulous Engineering) at the Community Open House of December 18, 2017.

The comments we wish to advance on the Development Application, at this time, are as follows:

**1. Lot Configuration**

The proposed configuration appears to comply with County standards.

**2. Traffic Impact Analysis**

The preliminary comments advanced respecting the TIA suggest that the proposed Redesignation would have minimal impacts on the area.

**3. Potable Water Servicing**

The proposed supply of provision of potable water by drilled water wells fails to meet the standard condition that Rocky View County has consistently applied to approval of two acre subdivisions in this area of the Highway 8 corridor. For the past several years, Subdivision Approvals for two acre parcels (and smaller) have carried a standard approval condition that “potable water” be obtained from a ‘piped water’ service provider.

It is our understanding that Westridge Utilities Inc. has available supply capacity to fully service this proposed development.

**4. Stormwater Management Planning**

As with other West Meadows Estates residents in attendance at the December Open House, we view Stormwater Management to a very sensitive, critical technical planning matter for the

proposed lots. The County generally, and Senior Administrative Management in particular, are highly familiar with the complex history of the Elbow Valley West (EVW) “post development” Stormwater outflow impacts that have negatively affected down slope properties in West Meadows Estates and neighboring communities for years.

The County’s Dual Ditch Rerouting (Mitigation) initiative, and the associated Remediation Project involving lining of the EVW Dry Pond were completed in the fall of 2013 and produced measurable enhancements. Most specifically by directly alleviating the detrimental affects of overland Stormwater outflows from the EVW Dry Pond that had been allowed to continue unabated from 2008.

However, neither of these joint initiatives succeeded in reducing the groundwater outflow migrations, emanating from the EVW development, that have consistently impacted the eastern portion of our property since 2008.

As has been thoroughly reported, and acknowledged, there is an apparent ground water migration channel that flows easterly under EVW’s Leighton Lane roadway with migration terminating at the end-of-lane turn-around bulb.

This terminus, unfortunately, is located essentially due north of our home. The EVW lots developed in this area were inappropriately allowed to be raised some 3 to 5 meters in grade elevation to accommodate walk-out lots. Thus EVW’s “post-development” groundwater migration flows can not only race through the newly created porous flow channels established by the installation of the deep services, they also now have a steep hill through which to descend at the end of the lane! The resultant groundwater migration flows appear to be fully compliant with Darcy’s Law and march due south. The nature of the fill used to create these new grade elevations was of highly porous materials. The entire EVW Development lands slope downward from North to South; thus the southern border area, in question, collects groundwater feedstock from some 35 – 40 acres located to the North-West.

The County has numerous letters on file from additional home owners, located south of our property, who have been negatively impacted by this same groundwater migration route. The two eastern lots proposed by this Redesignation Application would appear to be aligned for similar impact.

In July 2016, General Manager Riemann sought a proposal from an Engineering Consulting Firm to “provide an Engineering review of available ground water information to determine the existence of ground water migration to lands adjoining to Elbow Valley West”. The results of this Review need to be shared publicly. I believe that the results of this review, assuming it was a comprehensive hydrogeological study, served to confirm the existence of the ground water migration flow path described above.

We urge the County to look to the empirical evidence of the nature of ground water migration flow patterns, flow rates, and ground water levels, referenced in the ISL Engineering Study and Remediation Plan of 2009 (which has yet to be presented to Council!). The more recent MPE “Elbow Valley West” Ground water Study prepared for the County, and the BSEI Engineering Study completed on behalf of the EVW Homeowners’ Association should also be examined.

We also urge the County to seek access to the information gathered by the Eight Piezometer wells installed by the Homeowners' Association. The aggregate insights provided by these highly relevant sources needs to be shared with the applicants for this Redesignation Application and property owners included on the County's circulation list.

We appreciate the opportunity to submit these brief comments for your consideration.

Regards,

Judie and Gordon Branson

---

**From:** Bruce Nelligan  
**Sent:** Thursday, February 01, 2018 9:14 AM  
**To:** Xin Deng  
**Subject:** Fwd: File :04702038

> Hi,  
 >  
 > As the owner of \_\_\_\_\_, I'd like to make a few comments about the above referenced subdivision application.  
 >  
 > We have a few issues with what is being proposed. Although we believe the size of the parcels and the subdivision in general is consistent with the neighbourhood, we have the following concerns:  
 >  
 > 1) water wells. We understand there is a restriction on the number of wells that should be permitted in a given area. Our understanding is that we have already exceeded this number and we are concerned about the potential impact of five new wells on our water system. Our preference would be to see water provided by a third party to limit the potential impacts. Pulling well flow information from 20 years ago will not allay our concerns.  
 >  
 > 2) Stormwater. Our lot is already experiencing high overland flows of Stormwater from adjacent development. I can't access the east portion of my lot for grass cutting until July due to the water issue. We are concerned that these new lots will exacerbate the issue.  
 >  
 > 3) light pollution. We currently enjoy a beautiful night sky with very little light pollution. Enjoying the night sky is one of my favourite things about living in Rocky View County. We are concerned that future neighbours could install large flood lights that could impact the quality of the night sky. We would be interested in seeing if there is a way to prevent flood lights or to create some sort of barrier between our properties that would shield any light.  
 >  
 > Thanks,  
 >  
 > Bruce Nelligan  
 >  
 > Sent from my iPhone  
 >  
 > Bruce Nelligan, M.Eng., P.Eng., PTOE  
 > President  
 >

Bruce Nelligan, M.Eng., P.Eng., PTOE  
 President

April 24, 2018

Rocky View County

911 – 32 Ave NE

Calgary T2E 6X6

Attention: Charlotte Satink, Deputy Municipal Clerk

RE: Bylaw C—7761-2018, Horvath Land Use Redesignation Application # PL20180005

Further to our comments submitted to Ms. Xin Deng on January 30, 2018, we wish to make the following additional comments. These comments focus primarily on the ongoing issues associated with groundwater migration outflows emanating from the Elbow Valley West (EVW) Development and their resultant impacts on downslope properties such as ours, and potentially on the two easterly lots proposed in the above noted application.

Enclosed is a copy of an email dated July 11, 2016 from Mr. B Riemann addressed to D Westhoff, Westhoff Engineering. This email was obtained under the provisions of Alberta's Freedom of Information and Protection of Privacy Act (FOIP). My request was initiated on October 23, 2017; with the County's response provided on November 15, 2017. We wish to applaud Mr. Riemann for his decision to finally obtain "... an Engineering review of available ground water information to determine the existence of ground water **mitigation(?)** to lands adjoining to Elbow Valley West." (**Emphasis added:** the intended word likely was 'migration'.) We trust this requested review was envisaged to be in the form of a comprehensive hydrogeological study fully compliance with Provincial requirements given the nature, scale, and scope of groundwater migration issues both within the EVW Development and those emanating out to downslope properties.

The existence of significant groundwater migration outflows emanating from the EVW Development have been well known, well documented, and formally acknowledged by County personnel for years! The County possesses countless documented letters from affected resident land owners, a large picture gallery, and in-depth staff reports relating to on-site visits. Multiple members of council have been toured over the past 10 plus years to allow them to gain first hand knowledge and acceptance of the seriousness of Stormwater issues being experienced during this time period.

Understanding the complexities of the EVW Stormwater Management file requires a brief review of numerous previously obtained EVW Stormwater Management Plan Reviews and their associated



Recommendations for Remediation and/or Mitigation. The core Reviews and Studies includes the following:

1. The Operational Solutions Ltd. Review of the proposed EVW Stormwater Management Plan, dated **July 15, 2004**;
2. Westhoff Engineering Resources, Inc. Review of the EVW Stormwater Management Plans **reviewed and approved by Rocky View in November 2004 and September 2006**;
3. The ISL Engineering and Land Services Ltd. Study and Recommendations for Remedial/Corrective Interventions. These interventions were to have been immediately implemented in the fall of 2009 to correct the multiple detrimental impacts that Stormwater outflows – both surface flows and groundwater migrations – which were affecting numerous properties in Braemar Glen and West Meadows Estates. Firm commitments for immediate intervention were made to area residents in the public meeting chaired by the CAO on **October 2, 2009**;
4. Westhoff Engineering/Rocky View West Meadows Drainage Proposal **2010**;
5. Westhoff Engineering/Rocky View Dual Ditch Rerouting (Mitigation) Plan **2012**;
6. Reeve Ashdown/ Deputy Reeve Bahcheli /Administration - Dry Pond/Ground Water Migration Remediation Plan and charge back proposal **2012**;
7. Studies/Reviews internal to the EVW Development - 2003 -2018 (BESI and MPE Reviews of Groundwater Table, Infiltration of groundwater into the Sewer Lines, and Groundwater migration patterns, flow rates etc.; Watertech Report on EVW Onsite Wastewater System 2009-2010; ARC Environmental Ltd. Groundwater Monitoring Report 2012. (Data collected from eight piezometer stations.)
8. Riemann **2016** Groundwater Migration Review - Westhoff Engineering and/or others?

Given the span of time and the vast range of existing Professional Engineering Reviews, Studies, and Plans for corrective interventions – both of remedial and mitigative natures – **it seems truly beyond comprehension that the County would wait until 2016** to seek a Review specifically focused on the determination of “... the existence of ground water migration to lands adjoining the Elbow Valley West Development”! How many residents’ lives have been unnecessarily negatively impacted? How many lawsuits could have been avoided? What is the aggregate dollar value of property assessment

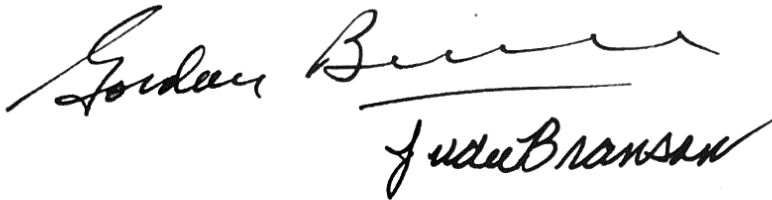
diminutions that the County's own Assessment Department have levied in recognition of the 'manmade and unnatural' detrimental Stormwater effects, and what are the resultant losses in tax revenue?

Both the 2016 Riemann Groundwater Migration Review (hydrogeological study) and the 2009 ISL Engineering and Land Services Ltd. Study and Plan need to be immediately presented to Council and made publicly available to affected residents.

As Rocky View County is looking to move forward in new directions; we urge that a primary focus be placed on "NEW DIRECTIONS IN STORMWATER MANAGEMENT"! Great opportunities exist in the areas of enhanced Stormwater plan review and approval procedures, and, in particular, in terms of significantly improved monitoring, compliance and enforcement activities.

Judie and I look forward to speaking to this application on May 8, 2018.

Regards,

The image shows two handwritten signatures in black ink. The first signature, 'Gordon Branson', is written in a cursive style with a horizontal line underneath. The second signature, 'Judie Branson', is also in cursive and is positioned below the first signature.

Gordon and Judie Branson

Attachments (1)

Received Nov. 10, 2017  
as response to FOIP 1  
Request of 10-23-2017-1

> From: bRiemann@rockyview.ca<mailto:bRiemann@rockyview.ca>  
> [mailto:bRiemann@rockyview.ca]  
> Sent: July-11-16 11:24 AM  
> To: Dennis Westhoff  
> <DWesthoff@westhoff.ab.ca<mailto:DWesthoff@westhoff.ab.ca>>  
> Subject: West Meadows Estates  
>  
> Good morning Dennis,  
>  
> Thanks for the meeting this morning. As per our discussion I have attached two letters from Gordon Branson. I ask that you keep them confidential at this time.  
>  
> Please review the letter and if appropriate provide the County with a response on how the infrastructure, designed by Westhoff Engineering and installed in 2013/2013, redirects the Elbow Valley West storm water away from Mr. Branson's property and further addresses the concerns that were formed earlier by your letter to the County on July 25, 2008.  
>  
> In addition, we would like a proposal from Westhoff to provide an Engineering review of available ground water information to determine the existence of ground water mitigation to lands adjoining to Elbow Valley West. We may need to discuss the scope a bit further but it depends on if we gain access to the existing monitoring station that are on Elbow Valley West lands.  
>  
> Regards  
>  
>  
> Byron Riemann, RET  
> General Manager  
>  
> Rocky View County  
> 911 - 32 Avenue NE | Calgary | AB | T2E 6X6  
> Phone: 403-520-1196  
>  
> bRiemann@rockyview.ca<mailto:Briemann@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.  
>  
>  
>

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**PLANNING SERVICES & INTERGOVERNMENTAL AFFAIRS**

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**TO:** Council  
**DATE:** May 8, 2018 **DIVISION:** All  
**FILE:** Not Applicable  
**SUBJECT:** Calgary Metropolitan Region Board - Interim Growth Plan

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

THAT the County advocate for principles and policies in the Calgary Metropolitan Region Board's Interim Growth Plan that allow for growth and development, within the County, that is consistent with Rocky View County's municipal development plan (the County Plan).

**EXECUTIVE SUMMARY:**

The Calgary Metropolitan Region Board is moving forward with the completion of an Interim Growth Plan, and approval is expected by late September 2018. The Interim Growth Plan will guide growth and development in the Calgary region until the comprehensive Growth and Servicing Plan is completed, which is expected to be sometime before January 1, 2021.

The content of the Interim Growth Plan will be determined by the Calgary Metropolitan Region Board members. Administration recommends that the County advocates for the Interim Growth Plan to allow for growth and development within the County as expressed in the County Plan.

Administration recommends **Option #1**.

**BACKGROUND:**

As of January 1 2018, the Calgary Metropolitan Region Growth Board (CMRB or Board) Regulation requires new or amended statutory plans to be aligned with a Regional Growth and Servicing Plan that may not be completed until January 1, 2021. This 'planning gap' created a concern among member municipalities that statutory plans approved or amended by a municipal council within this timeframe may not be consistent with the Growth and Servicing Plan. Therefore, in order to provide certainty to new or amended statutory plans during this transition time, member municipalities agreed to develop an Interim Growth Plan with higher-order principles and policies to guide development.

CMRB administration is project managing the development of the Interim Growth Plan. In March of this year, at the recommendation of the member municipalities, the contract to develop the Interim Growth Plan was awarded to ISL Engineering and Urban Strategies. The timeline for completion and submission of the Interim Growth Plan to the Calgary Metropolitan Region Board for review, approval, and submission to the Province is late September 2018. The Interim Growth Plan will not be effective until it receives Ministerial approval, possibly in the first quarter of 2019.

**Interim Growth Plan - Content**

CMRB member municipalities proposed that the existing Calgary Metropolitan Plan be used as the foundation for the Interim Growth Management Plan. Administration believes the Calgary Metropolitan Plan has useful policy content, but it also has a number of deficiencies, including:

- Minimal recognition of rural statutory plans and development areas; and

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

Richard Barss, Intergovernmental Affairs, Planning and I & O

- Policies and direction that are not consistent with the regulatory direction to the CMRB.

In addition to drawing upon relevant policies of the Calgary Metropolitan Plan, Administration suggests the Interim Growth Plan reflect the aspirations and growth policies of each municipality's individual Municipal Development Plan, which, in the County's case, is the County Plan.

### County Plan

The growth and development direction expressed in the County Plan was based upon strong public support for the following statement:

"The rural nature and importance of country residential, hamlet, and agricultural communities must be maintained."

The County Plan recognized the different aspects of the County's communities, but acknowledged and defined the rural features of these communities. Some of the characteristics of rural communities identified in the County Plan are listed below (pg. 35 County Plan).

Table 1: Rural Community Characteristics

	Agriculture Area	Hamlet	Country Residential
The 'sense' of living in the country	self-reliant & independent	connection & participation	self-reliant & independent
	heritage & community	friendly; community spirit	community
	privacy	safety, family, & neighbours	privacy
	quiet	quiet	quiet
	space & distance	space & distance	space & distance
	livestock & wildlife	countryside	nature & wildlife
	associated with a distinct community or area	small & distinct community	part of a distinct community
Physical Characteristics	working land	surrounded by working or conservation land	interconnected with working land
	dark skies	dark countryside & public lighting	dark skies
	farm homes with isolated country residential homes & gravel roads	larger residential lots with opportunity for a mix of residential uses & lot sizes	primarily residential development, variety of lot sizes, unique houses, & landscaping
	no local commercial services & amenities, distant community centres, & ball diamonds	some commercial services, amenities, a community hall, & playing fields	limited commercial services & amenities, a community centre, & sports fields in the general area

Key aspects of the County Plan that the CMRB should incorporate into the Interim Growth Plan include allowing for:

- Allowing for continued development in our identified residential communities (17 hamlets and country residential communities) as per their existing vision and statutory plans.
- Allowing for a moderate population growth in the County, which means accommodating 2.5 to 3% of the region's population. By 2026, this would result in 7,000 to 17,000 new residents in 2,300 to 5,700 new homes.
- Allowing the County to remain fiscally sustainable by achieving our residential / non-residential assessment targets. This requires allowing for balanced growth in both our residential and business areas.
- In our identified larger hamlets, allowing for a population of 10,000 residents, or for what is defined in the current Area Structure Plans (ASPs). This would allow the County to proceed with amendments to the Conrich ASP as per our work plan and the ASP priority policy.
- Allowing for amendments to existing country residential ASPs that may result in compact (cluster) residential development. This would include proceeding with amendments to the Springbank and Bearspaw ASPs as per the work plan and ASP priority policy.
- If a new Hamlet is proposed outside of an existing ASP, applying County Plan policy 5.4 to determine if it is consistent with the County Plan. Policy 5.4 considers consistency with the County's residential population goals, location, community input, market demand, and the financial, environmental, and community infrastructure goals of the County.
- Continuing to recognize long-term growth areas as identified in the County Plan and Rocky View County / City of Calgary Intermunicipal Development Plan.
- Allowing for County Plan policies regarding development in the agriculture area.
- Directing business development to locate in existing, identified business areas.
- Allowing for new business development as identified in Section 14 of the County Plan.

It is also necessary that the Interim Growth Plan allow for the infrastructure development (water, wastewater, stormwater, transportation, emergency services, community services etc.) necessary to implement the County's identified growth goals.

#### **DISCUSSION:**

Development of a regional Interim Growth Plan is moving forward with an expected completion date of late September 2018. The Plan will be in effect for a period of three to four years. The content of the Interim Growth Plan will be determined by the Board members, and there is no certainty as to its outcome. Administration is looking for concurrence from Council that the County should advocate for the Interim Growth Plan to allow for growth and development in the County as expressed in the County Plan.

#### **OPTIONS:**

- Option #1: THAT the County advocate for principles and policies in the Calgary Metropolitan Region Board's Interim Growth Plan that allow for growth and development that is consistent with Rocky View County's municipal development plan (the County Plan).
- Option #2: THAT alternative direction be provided.



Respectfully submitted,

"Kent Robinson"

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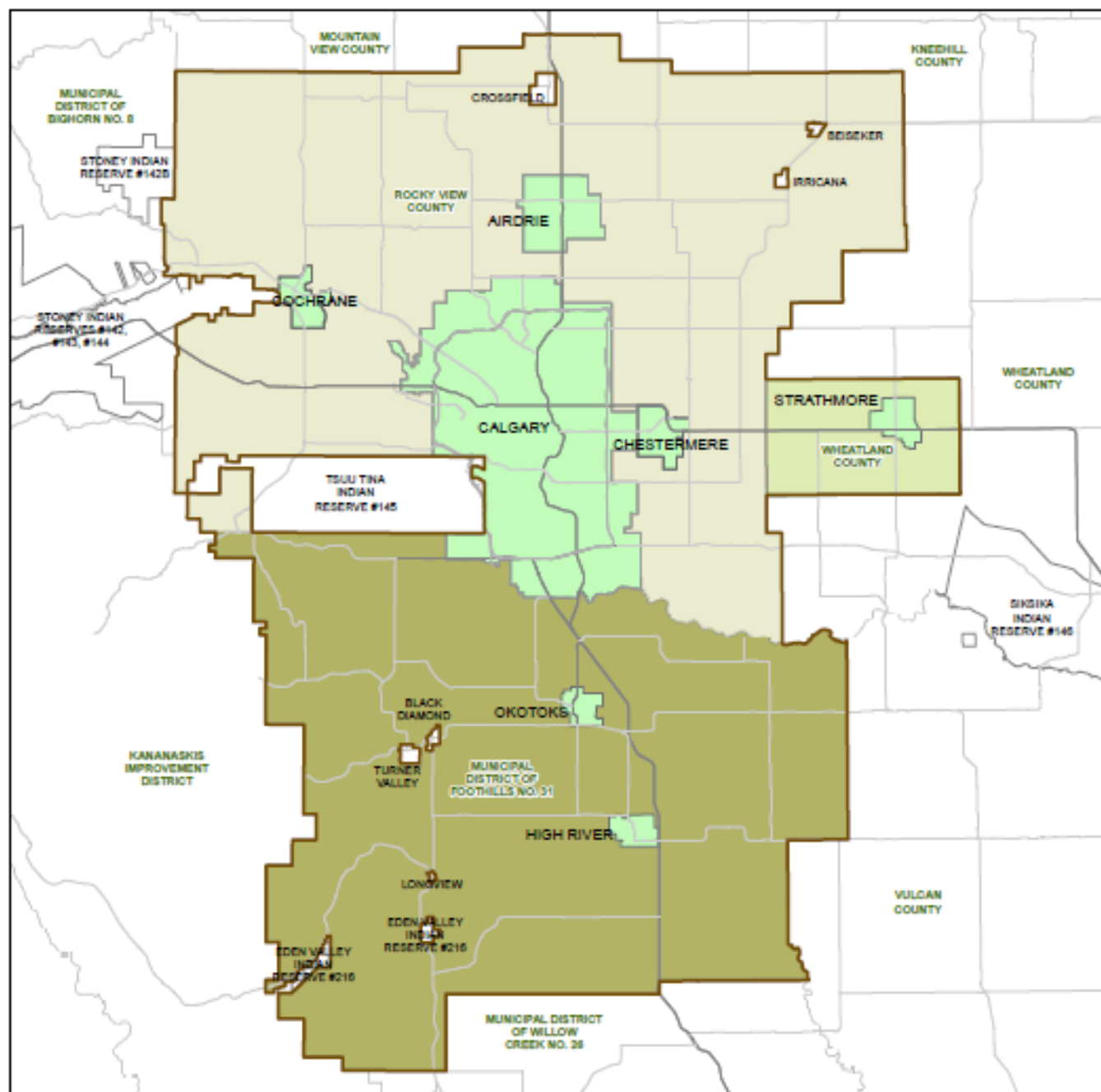

Interim County Manager

**ATTACHMENTS:**

Attachment 'A': Calgary Metropolitan Region Board Members.

## ATTACHMENT 'A'

# Calgary Metropolitan Regional Board Members


 Growth Management Board


Date: 11/22/2017

## **ENGINEERING SERVICES**

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**TO:** Council  
**DATE:** 08-April-2018 **DIVISION:** 6  
**FILE:** 4055-100  
**SUBJECT:** Budget Adjustment for Range Road 290 Subgrade Reconstruction Project

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

THAT the Range Road 290 Subgrade Reconstruction Project budget adjustment in the amount of \$1,700,000 be approved as per Attachment 'A'.

### **EXECUTIVE SUMMARY:**

The 2018 Capital Budget included a \$2,000,000 allocation to complete 6.45 kilometers of subgrade reconstruction along Range Road 290, between Highway 566 and Township Road 270.

The budget request was based on historical norms for similar projects, however preliminary engineering has identified two significant changes to the project scope of work.

Based on these updated requirements, Administration is seeking approval to utilize \$1,700,000 of existing grant reserves from the Federal Gas Tax Fund (FGTF) and the Base Municipal Transportation Grant (BMTG) to address the updated requirements.

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

### **BACKGROUND:**

The 2018 Capital Budget included a \$2,000,000 allocation to complete 6.45 kilometers of subgrade reconstruction along Range Road 290, between Highway 566 and Township Road 270, in support of the County's long-term plan of raising the roadway to a paved standard and increasing transportation capacity within the Balzac commercial area.

The \$2,000,000 budget estimate was derived by using historical norms for similar projects within the County and assumed a scope of work consistent with those projects. Further, Engineering Services has identified two significant deviations from that assumed scope of work, including:

1. Significantly more 'Common Excavation' is required to modify the current undulating road profile with a more consistently flat profile.

Some portions of the roadway will need to be raised or lowered by up to 2 meters. Doing so will require reducing the height of several pronounced hills and spreading the material along the remainder of the roadway to create the necessary profile. The cost to complete this additional scope is \$1,150,000.

2. Lowering of the East Balzac Transmission Main to align with the new road profile.

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**<sup>1</sup>Administration Resources**  
Doug Hafichuk, Engineering Services



This may require the installation of a bypass system, or alternatively, the installation of protective shielding around 'at risk' portions of the line. The cost to complete this additional scope is \$550,000.

The \$1,700,000 being requested is inclusive of ancillary costs (ie. Engineering and contingencies) and does not require the use of operating dollars. The additional funding is available through existing grant, including the Federal Gas Tax Fund (FGTF) and the Basic Municipal Transportation Grant (BMTG).

Administration proposes allocating \$1,000,000 of surplus allocations from the FGTF and \$700,000 of surplus allocations from BMTG to address the changes in project scope and enable the project to proceed as planned.

**OPTIONS:**

- Option #1      THAT the Range Road 290 Subgrade Reconstruction Project budget adjustment in the amount of \$1,700,000 be approved as per Attachment 'A'.
- Option #2      THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Kent Robinson"

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General Manager

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County Manager

DH

**ATTACHMENTS:**

ATTACHMENT 'A' – Budget Adjustment - Range Road 290 Subgrade Reconstruction Project





## **RECREATION AND COMMUNITY SERVICES**

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**TO:** Council  
**DATE:** May 8, 2018 **DIVISION:** All  
**FILE:** 2015-550  
**SUBJECT:** 2018 Specialized Transportation Assistance Grant Allocation

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

THAT the 2018 Specialized Transportation Assistance Grant funds totaling \$283,700 be approved and awarded as follows:

- a) \$273,700 to the Rocky View Regional Handibus Society for operational services in the County;
- b) \$5,000 to the Bragg Creek Snowbirds Seniors Fellowship Society for operational Services in Bragg Creek; and
- c) \$5,000 among qualified individual applicants.

### **EXECUTIVE SUMMARY:**

The Specialized Transportation Assistance Grant is intended to subsidize transportation costs related to medical and or therapeutic appointments for seniors and persons with disabilities who reside in the County. Annually, service providers and individuals submit Specialized Transportation Grant applications to the County to have their eligibility evaluated according to Specialized Transportation Assistance Grant Policy 102 (Attachment A).

Specialized transportation assistance grant fund awards are established on an annual basis by Council in conjunction with the County's annual budget.

Administration recommends **Option #1**.

### **BACKGROUND:**

The Specialized Transportation Assistance Grant policy enables resourcing for Specialized Transportation providers operating within the County by establishing objectives, eligibility criteria, and application process for grant fund distribution.

In 2017, the County used a per capita rate of \$6.70 x 38,184 (population based on 2013 census), for a total of \$255,900 for program budgeting. In 2018, the per capita rate was increased to \$7.20 x 39,407 (population based on 2016 federal census) for a total budget of \$283,700.

Specialized transportation is predominately provided by the Rocky View Regional Handibus Society Inc.1980 (Attachment B) and the Bragg Creek Snowbirds Seniors Fellowship Society Inc.1988 (Attachment C). Individuals who require transportation outside of the service areas of these two providers can arrange their own trips and are reimbursed by the County upon approved application.

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

The budget allocation of \$283,700 for this grant program is included in the 2018 Operating Budget.

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

Pauli Kruger, Recreation and Community Services





**OPTIONS:**

- Option #1      THAT the 2018 Specialized Transportation Grant funds totaling \$283,700 be approved and awarded as follows:
- a) \$273,700 to the Rocky View Regional Handibus Society for operational services in the County;
  - b) \$5,000 to the Bragg Creek Snowbirds Seniors Fellowship Society for operational Services in Bragg Creek; and
  - c) \$5,000 among qualified individual applicants.
- 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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Interim County Manager

**ATTACHMENTS:**

- Attachment ‘A’ – Specialized Transportation Assistance Grant Policy 102  
Attachment ‘B’ – Rocky View Regional Handibus Society Grant Application  
Attachment ‘C’ – Bragg Creek Snowbirds Seniors Fellowship Grant Application

## POLICY

#102



**ROCKY VIEW COUNTY**  
Cultivating Communities

**Title:**  
**Specialized Transportation Assistance Grant**

**Legal References:**

**Policy Category:**  
Administration

**Cross References:**  
Procedure PRO-102/09

**Adoption Date:** April 22, 2003  
**Revision Date:** September 8, 2009

**Purpose:**

This Policy is intended to address grant requests for specialized transportation from specialized transportation providers operating within Rocky View and for the benefit of Rocky View residents. This policy and its associated Procedure establishes objectives, eligibility criteria and a process for receiving grant applications from specialized transportation providers, as well as protocols for distributing grants and receiving reports that outline how funds have been expended.

**Definitions:**

- "Council" means the Council of Rocky View County.
- "Financial report" means the report a Community Organization is required to remit to the County that outlines how grant funds that have been received were actually spent.
- "Grant application" means the application form that a specialized transportation provider remits to the County as a part of its effort to obtain a grant under this policy.
- "Person with a disability" means:
  - A person who has a substantial physical or mental impairment that is continuous or recurrent, and;
  - The direct and cumulative affect of the impairment on the person's ability to attend to his or her personal care, function in the community, or function in a workplace, results in a substantial restriction in one or more of these activities of daily living; and
  - The impairment and its likely duration and the restriction in the person's activities of daily living have been verified by a person with the prescribed qualifications.
- "Senior citizen" means a person who is 60 years of age or older
- "Specialized transportation" means transportation provided for medical or therapeutic purposes"
- "Specialized transportation grant funds" means the amount of funds allocated annually to the Specialized Transportation Grants component of the County's Budget.
- "Specialized transportation provider" means an association, society, or group duly registered with the Province of Alberta as a non-profit organization that provides specialized transportation.
- "Staff" means the administrative personnel of Rocky View

**Policy Statements:****General**

1. Rocky View recognizes the importance of providing financial assistance to specialized transportation providers who provide services to senior citizens and persons with disabilities in Rocky View and to private individuals who require specialized transportation.
2. A Specialized Transportation Assistance Grant Program has been established by Rocky View to provide grants to specialized transportation providers serving senior citizens and persons with disabilities in Rocky View and to private individuals who qualify for specialized transportation assistance.
3. The total amount of specialized transportation assistance grant funds available will be established on an annual basis by Council in conjunction with the approval of the County's annual budget.
4. Rocky View may rescind or revise the Specialized Transportation Assistance Grant Program at any time at the discretion of Council.

**Specialized Transportation Providers:**

1. Specialized transportation providers are required to re-apply for Specialized Transportation Assistance Grant funding every year.
2. Funding is granted based on an evaluation of an individual Specialized Transportation Provider application for assistance.
3. Specialized Transportation Providers receiving specialized transportation grant funding are required to file a financial report with the County.
4. Rocky View will consider cost-sharing specialized transportation grant support with other levels of government or corporate sponsors where such programs or opportunities exist.

**Private Applicants for Specialized Transportation Funding:**

1. The maximum amount of grant funds available to any private applicant for specialized transportation assistance may vary in any given year due to the volume/size of applications for grant funding.
2. Rocky View will reimburse individuals approved for private specialized transportation assistance in accordance with Procedure PRO-102.



**ROCKY VIEW COUNTY**  
Cultivating Communities

## SPECIALIZED TRANSPORTATION

# 2018 SERVICE PROVIDER GRANT APPLICATION

### APPLICANT INFORMATION

Organization Name: Rocky View Regional Handibus Society

Registered Society Number: 502511397

E-Mail: office@rockyviewbus.ca

Mailing Address:

Box 10203

Airdrie AB T4A 0H5

Phone: 403-948-2887

Contact Person: Paul Siller

### FUNDING

Amount of Funding Received in 2017 \$ 246,900

Amount of Funding Spent to Date \$ 246,900

**FUNDING REQUEST FOR 2018** \$ 283,730

### DOCUMENTATION REQUIREMENTS

### ATTACHED

1. List of current Society Board of Directors by name and position

-Yes-

2. Fee policy and schedule

-Yes-

3. Financial statement and/or budget that indicates revenues and expenditures for current year

-Yes-

4. Prior year's actual financial statement (Balance Sheet and Statement of Revenues and Expenditures)

-Yes-

5. Copy of Certificate of Incorporation under the Societies Act

-pending (Delayed)-

6. Copy of insurance policy or letter of confirmation from provider

-Yes-

### DAYS AND HOURS OF OPERATION

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>OPERATING HOURS</b>	7:30-4:30	7:30-4:30	7:30-4:30	7:30-4:30	7:30-4:30		

Dates not Operating:

Statutory Holidays X Other \_\_\_\_\_

**NUMBER OF SERVICE TRIPS PROVIDED YEARLY (ONE WAY)**

<b>2017 Actual Numbers</b>	Medical and Therapeutic	Respite	Work and Volunteer	Social and/ Recreation	Education	Personal	Grand Total
County Residents	2299	185	294	44	264	650	<b>3736</b>
Other Municipalities	4402	617	670	468	268	2234	<b>8659</b>
<b>2018 Projected Numbers</b>	Medical and Therapeutic	Respite	Work and Volunteer	Social and/ Recreation	Education	Personal	Grand Total
County Residents	2760	390	430	0	240	780	<b>4600</b>
Other Municipalities	5000	580	900	360	300	2500	<b>9640</b>

**STATEMENT OF NEED** (Tell us about the situation you wish to address)

Rocky View County (and other neighbouring municipalities) is amidst of an aging population boom. As aging residents endeavour to care for themselves in their own home, demand for transportation to community supports and services will grow.

Registered Passengers	2011	2012	2013	2014	2015	2016	2017
County Residents	60	114	140	165	193	211	242
Other Municipalities	240	333	475	540	569	677	685

**ACTIVITIES** (Tell us the specific ways or actions you provide service to your clients)

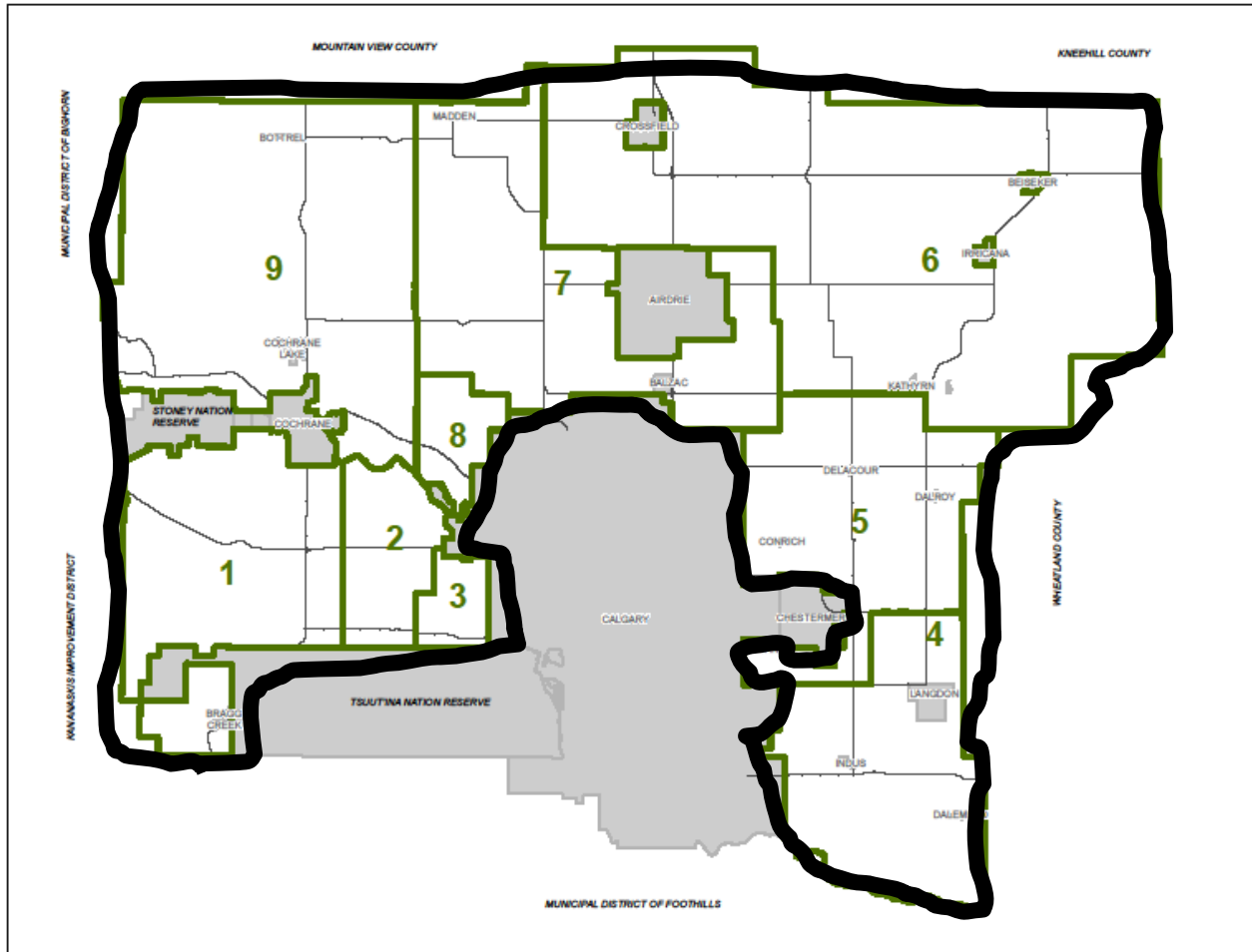
Rocky View Bus provides transportation for people who would otherwise be housebound or dependent on friends and family to get around. By taking Rocky View residents to their appointments and personal needs, we help them keep their independence, reduce isolation and enable a longer stay in their own homes.

Transportation is available on a pre-booked, shared-ride basis. Transportation is available not just to Calgary but also to neighbouring communities such as Chestermere and Cochrane. Transportation can be in response to for a minor or major health issues, basic needs of life (groceries) or even personal matters (e.g. visit friend/family in hospital).

Time sensitive trips such as specialist appointments have scheduling priority over a more flexible trip purpose (groceries banking, etc.). Passengers can establish repeating or subscription bookings.

Our transportation has resource limitations. We only provide service on weekdays. Passengers are limited to 20 one-way trips per month. As a shared-ride service, passengers may experience travel times double than traveling directly by car or taxi. Passengers may arrive up to 30-60 minutes early for an appointment or wait up to 30- 60 minutes after an appointment to maximize the delivery of trips.

**SERVICE AREA** (Tell us your area of operation and mark it clearly on the map with a thick black marker)



**ADDITIONAL INFORMATION** (Please provide a brief society history and any other additional information you believe is relevant to your application).

Founded in 1980 by four families struggling to transport their handicapped children to school and various appointments.

Over the years, the mandate of the organization expanded to include seniors and residents in isolation/ vulnerable situations (food bank, etc)., our drivers provide a basic service to six municipalities within a 4,800 km<sup>2</sup> area -- supporting our combined population of 93,000 Albertans.

In 2014, The Canadian Urban Transit Association (CUTA) awarded our organization an "Excellence in Leadership" award for our work developing our regional service model.



## NOTES:

1. Applications will only be considered from associations, societies, or groups duly registered with the Province of Alberta as a non-profit organization providing specialized transportation (transportation for medical or therapeutic purposes for seniors or persons with disabilities).
2. The total amount of grant money available will be determined annually by the County Council. Applications received after the application deadline will be considered on a first-come first-served basis.
3. The municipality will consider cost-sharing specialized transportation with other levels of government or corporate sponsors when such programs exist.
4. If more than one eligible Specialized Transportation Provider (STP) within an area applies for funding, it shall be allocated equitably amongst all the STP's applying.
5. A list of all eligible applications from STP's will be submitted to Council for approval.
6. The Specialized Transportation Assistance Grant will only be provided until grant monies are exhausted.
7. The Specialized Transportation Assistance Grant is subject to County Council approval every year and may be discontinued without notice.
8. This application is subject to any revisions made in the County Specialized Transportation Policy or associated policies.

This is to certify that to the best of my knowledge and belief, the information included in this application is true and factual.

  
 Signature (Society Signing Authority)

  
 Name (Please Print)

  
 Title

Submit Completed Documents by March 31, 2018 to:

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

Attention: Pauli Kruger

# Rocky View Regional Handibus Society

*Transportation for Community Needs*

P.O Box 10203, Airdrie, AB T4A 0H5  
Tel: (403) 948-2887 Fax: (403) 948-2802  
[www.rockyviewbus.ca](http://www.rockyviewbus.ca)

## Board List 2018

<b>PRESIDENT:</b>	Albert Hulzebos
<b>VICE PRESIDENT:</b>	Andrew Carr
<b>TREASURER:</b>	JoAnn Miller
<b>SECRETARY:</b>	Mavis Hallman
<b>DIRECTOR:</b>	Carmela Hutchison
<b>DIRECTOR:</b>	Lammle Orville
<b>DIRECTOR:</b>	Devon Helfrich
<b>DIRECTOR:</b>	Jim Bryson
<b>DIRECTOR:</b>	Tara Mcfadden

As of March 2018

As of April 2013, The fare is \$4 for every ten kilometres of travel ( or portion thereof). Attendants travel free if reserved at time of booking. Distance is calculated at time of booking by our paratransit software based on the shortest route to destination. The fare doesn't not change if the route is detoured by external factors such as, (additional distance travel to accommodate other passengers, traffic detours or alternative routes.

The following sample fares for Rocky View County residents are based on estimated distance from known landmarks across Rocky View County and the associated Municipalities.

From	To:	Dist	2013 fare	
Airdrie region	Airdrie Urgent Care Centre	10	\$ 4.00	one-way
Airdrie region	Chumir Health Ctr	34	\$ 16.00	one-way
Airdrie region	Foothills Hosp	35	\$ 16.00	one-way
Airdrie region	Lougheed Hospital	31	\$ 16.00	one-way
Airdrie region	Retina Centre	37	\$ 16.00	one-way
Airdrie region	Rockyview General Hospital	42	\$ 20.00	one-way
Airdrie region	Strathmore	70	\$ 28.00	one-way

Bearspaw school	Airdrie Urgent Care Centre	36	\$ 16.00	one-way
Bearspaw school	Chumir Health Ctr	24	\$ 12.00	one-way
Bearspaw school	Foothills Hosp	19	\$ 8.00	one-way
Bearspaw school	Lougheed Hospital	30	\$ 12.00	one-way
Bearspaw school	Retina Centre	31	\$ 16.00	one-way
Bearspaw school	Rockyview General Hospital	28	\$ 12.00	one-way

Bragg Creek	Canmore Hospital	90	\$ 36.00	one-way
Bragg Creek	Chumir Health Ctr	45	\$ 20.00	one-way
Bragg Creek	Cochrane UCC	33	\$ 16.00	one-way
Bragg Creek	Foothills Hosp	43	\$ 20.00	one-way
Bragg Creek	Lougheed Hospital	59	\$ 24.00	one-way
Bragg Creek	Retina Centre	42	\$ 20.00	one-way
Bragg Creek	Rockyview General Hospital	40	\$ 16.00	one-way

Cochrane region	Airdrie Urgent Care Centre	47	\$ 20.00	round- trip
Cochrane region	Canmore	81	\$ 36.00	round- trip
Cochrane region	Chumir Health Ctr	37	\$ 16.00	round- trip
Cochrane region	Cochrane	6	\$ 4.00	round- trip
Cochrane region	Foothills Hosp	31	\$ 16.00	round- trip
Cochrane region	Lougheed Hospital	42	\$ 20.00	round- trip
Cochrane region	MRU	38	\$ 16.00	round- trip
Cochrane region	Retina Centre	46	\$ 20.00	round- trip
Cochrane region	Rockyview General Hospital	41	\$ 20.00	round- trip

Delacour	Airdrie Urgent Care Centre	34	\$ 16.00	one-way
Delacour	Chumir Health Ctr	35	\$ 16.00	one-way
Delacour	Chestermere	26	\$ 12.00	one-way
Delacour	Didsbury Hospital	81	\$ 36.00	one-way
Delacour	Foothills Hosp	36	\$ 16.00	one-way
Delacour	Lougheed Hospital	26	\$ 12.00	one-way
Delacour	Retina Centre	42	\$ 20.00	one-way

Delacour	Rockyview General Hospital	44	\$ 20.00	one-way
Delacour	Strathmore	43	\$ 20.00	one-way

Indus	Airdrie Urgent Care Centre	60	\$ 24.00	one-way
Indus	Chumir Health Ctr	41	\$ 20.00	one-way
Indus	Chestermere	19	\$ 8.00	one-way
Indus	Foothills Hosp	42	\$ 20.00	one-way
Indus	Lougheed Hospital	32	\$ 16.00	one-way
Indus	Retina Centre	31	\$ 16.00	one-way
Indus	Rockyview General Hospital	35	\$ 16.00	one-way
Indus	Strathmore Hospital	43	\$ 20.00	one-way

Langdon	Airdrie Urgent Care Centre	57	\$ 24.00	one-way
Langdon	Chumir Health Ctr	34	\$ 16.00	one-way
Langdon	Chestermere	13	\$ 8.00	one-way
Langdon	Foothills Hosp	41	\$ 20.00	one-way
Langdon	Lougheed Hospital	32	\$ 16.00	one-way
Langdon	Retina Centre	21	\$ 12.00	one-way
Langdon	Rockyview General Hospital	32	\$ 16.00	one-way
Langdon	Strathmore Hospital	21	\$ 12.00	one-way

Madden	Airdrie Urgent Care Centre	33	\$ 16.00	one-way
Madden	Chumir Health Ctr	61	\$ 28.00	one-way
Madden	Foothills Hosp	56	\$ 24.00	one-way
Madden	Lougheed Hospital	64	\$ 28.00	one-way
Madden	Retina Centre	75	\$ 32.00	one-way
Madden	Rockyview General Hospital	77	\$ 32.00	one-way

Prince of Peace	Airdrie Urgent Care Centre	34	\$ 16.00	one-way
Prince of Peace	Chumir Health Ctr	16	\$ 8.00	one-way
Prince of Peace	Chestermere	11	\$ 8.00	one-way
Prince of Peace	Foothills Hosp	18	\$ 8.00	one-way
Prince of Peace	Lougheed Hospital	11	\$ 8.00	one-way
Prince of Peace	Retina Centre	21	\$ 12.00	one-way
Prince of Peace	Rockyview General Hospital	22	\$ 12.00	one-way
Prince of Peace	Strathmore Hospital	41	\$ 20.00	one-way

Springbank SPFAS	Canmore Hospital	83	\$ 36.00	one-way
Springbank SPFAS	Chumir Health Ctr	27	\$ 12.00	one-way
Springbank SPFAS	Cochrane Urgent Care Centre	26	\$ 12.00	one-way
Springbank SPFAS	Foothills Hosp	20	\$ 8.00	one-way
Springbank SPFAS	Lougheed Hospital	33	\$ 16.00	one-way
Springbank SPFAS	Retina Centre	32	\$ 16.00	one-way
Springbank SPFAS	Rockyview General Hospital	30	\$ 12.00	one-way

Rocky View Regional Handibus Society  
2018 Operating Budget**REVENUE**

Donations (operations)	\$5,000
General Sales	\$340
Fuel & other Rebates	\$5,800
Grants - Provincial	\$10,000
Grants - Municipal	\$656,266
Fee for Service Contracts	\$0
User Fees	\$103,824
Charters	\$3,400
R.V.S. Contract work	\$348,798
Memberships	\$90
van disposal	\$25
<b>TOTAL REVENUE</b>	<b>\$1,133,577</b>

**EXPENSES**

Advertising	\$3,000
Accounting & Audit	\$8,000
bad debts	\$0
Bank Charges	\$1,800
Cell Phones	\$7,200
clean buses	\$3,300
Software licences/GPS tracking	\$18,000
Contracting Consulting expense	\$2,400
Employee Education/Training	\$6,000
Entertainment/Recognition	\$1,200
Financing Charges	\$2,400
Fuel - Auto	\$97,000
Insurance/Licence Auto	\$33,200
Legal	\$150
misc	\$0
membership& permits	\$2,640
Office Supplies	\$9,000
Operation Supplies	\$9,000
Promotion (program)	\$2,400
Rent	\$35,760
building repair and maintenance	\$2,400
Repairs & Maintenance - Auto	\$97,000
Telephone	\$5,400
Uniforms	\$4,800
Utilities	\$6,250
payroll expenses	\$750
wage benefits	\$6,916
Wages	\$691,587
EI Expense	\$15,416
CPP Expense	\$32,918
WCB Expense	\$20,748
<b>TOTAL EXPENSE</b>	<b>\$1,132,685</b>
<b>NET INCOME</b>	<b>\$892</b>

**Overview - 2018 Municipal grants/fees**

Municipality	Population	Predicted Registrants	2018 Municipal Participation Fee
Rocky View County	39407	246	\$ 283,730
Cochrane	26320	452	\$ 189,504
Chestermere	20331	133	\$ 146,383
Crossfield	3055	72	\$ 21,996
Irricana	1216	12	\$ 8,755
Bieseker	819	12	\$ 5,897
	91148	927	\$ 656,266

## Municipal Participation Fee Schedule:

2017 rate \$6.70/capita

2018 rate \$7.20/capita

2019 rate \$7.70/capita

**ROCKY VIEW REGIONAL HANDIBUS SOCIETY**  
**FINANCIAL STATEMENTS**  
**DECEMBER 31, 2017**



**ANDA FRUDESCU PROFESSIONAL CORPORATION**

CHARTERED PROFESSIONAL ACCOUNTANT

**INDEPENDENT AUDITOR'S REPORT**

To the Members of Rocky View Regional Handibus Society:

I have audited the accompanying financial statements of Rocky View Regional Handibus Society which comprise the Statement of Financial Position as at December 31, 2017, the statement of operations, the statement of changes in net assets, and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

**Management's Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Canadian accounting standards for not-for-profit organizations, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's Responsibility**

My responsibility is to express an opinion on these financial statements based on my audit. I conducted my audit in accordance with Canadian generally accepted auditing standards. Those standards require that I comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves procedures to obtain evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statement in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my qualified audit opinion .

**Basis for Qualified Opinion**

In common with many charitable organizations, the society derives revenues from donations, the completeness of which is not susceptible to satisfactory audit verification. Accordingly, my verification of these revenues was limited to the amount recorded in the records of the society and I was not able to determine whether any adjustments might be necessary to donations, statement of operations and financial position.

**Qualified Opinion**

In my opinion, except for the possible effects of the matter described in the Basis for Qualified Opinion paragraph, the financial statements present fairly, in all material respects, the financial position of Rocky View Regional Handibus Society as at December 31, 2017, and the results of its operations and its cash flows for the year then ended, in accordance with Canadian Accounting standards for not-for-profit organizations.

Calgary, Alberta  
March 29, 2018

CHARTERED PROFESSIONAL ACCOUNTANT

*- Original Signed -*

**ROCKY VIEW REGIONAL HANDIBUS SOCIETY****STATEMENT OF FINANCIAL POSITION****AS AT DECEMBER 31, 2017**

	2017	2016
<b>ASSETS</b>		
<b>CURRENT</b>		
Cash and cash equivalent	\$ 85,858	\$ 135,780
Casino cash (Note 3)	13,601	1,809
Accounts receivable	17,292	20,210
GST receivable	10,279	6,944
Prepaid expenses and deposits	41,759	33,952
	<b>168,789</b>	<b>198,695</b>
<b>CAPITAL ASSETS (Note 4)</b>	<b>398,613</b>	<b>492,775</b>
<b>TOTAL ASSETS</b>	<b>\$ 567,402</b>	<b>\$ 691,470</b>
<b>LIABILITIES</b>		
<b>CURRENT</b>		
Accounts payable	\$ 31,988	\$ 6,458
Deferred casino contributions (Note 5)	13,601	1,809
Deferred grant contributions (Note 7)	40,000	40,000
Vacation payable	26,324	16,473
Payroll deductions payable	-	11,973
	<b>111,913</b>	<b>76,713</b>
<b>DEFERRED CAPITAL CONTRIBUTIONS (Note 6)</b>	<b>246,300</b>	<b>383,231</b>
<b>NET ASSETS</b>		
<b>NET ASSETS</b>	<b>209,189</b>	<b>231,526</b>
	<b>209,189</b>	<b>231,526</b>
	<b>\$ 567,402</b>	<b>\$ 691,470</b>

APPROVED BY THE BOARD:

- Original Signed - Director

- Original Signed - Director

**ROCKY VIEW REGIONAL HANDIBUS SOCIETY****STATEMENT OF OPERATIONS****FOR THE YEAR ENDED DECEMBER 31, 2017**

	2017	2016
<hr/>		
REVENUES		
Deferred capital contributions	\$ 136,931	\$ 51,015
Deferred casino contributions	31,852	-
Passenger subsidies	(2,956)	(1,643)
Fee for service	361,810	344,579
Grants	571,104	490,882
Other income	8,274	11,807
Unrestricted contributions	10,419	2,499
User fees	96,273	77,710
Interest	219	140
Total revenues	1,213,926	976,989
<hr/>		
EXPENSES		
Advertising and promotion	1,633	2,380
Amortization	166,984	51,484
Bad debts	1,188	912
Dues and memberships	4,764	1,119
Fuel	97,172	82,424
Insurance	33,923	32,860
Interest and bank charges	3,363	2,482
Office	21,285	18,499
Professional fees	7,200	7,200
Rent	38,400	27,450
Repairs and maintenance	95,120	87,869
Salaries and benefits	674,376	600,435
Telephone	13,563	19,575
Uniforms	1,923	-
Utilities	5,260	3,613
Training and education	3,993	1,819
Info technology services	21,285	10,046
Total expenses	1,191,432	950,167
<hr/>		
EXCESS OF REVENUES OVER EXPENSES	22,494	26,822
<hr/>		
OTHER ITEMS		
Loss on disposal of assets	(44,831)	(14,450)
EXCESS OF REVENUES OVER EXPENSES	\$ (22,337)	\$ 12,372
<hr/>		

**ROCKY VIEW REGIONAL HANDIBUS SOCIETY****STATEMENT OF CHANGES IN NET ASSETS  
FOR THE YEAR ENDED DECEMBER 31, 2017**


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	<u>Total 2017</u>	<u>Total 2016</u>
BALANCE, beginning of year	\$ 231,526	\$ 219,154
Excess of revenues over expenditures	(22,337)	12,372
BALANCE, end of year	\$ 209,189	\$ 231,526

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**ROCKY VIEW REGIONAL HANDIBUS SOCIETY****STATEMENT OF CASH FLOWS****FOR THE YEAR ENDED DECEMBER 31, 2017**

	2017	2016
<b>CASH FLOWS FROM/(TO) OPERATING ACTIVITIES</b>		
Excess of revenues over expenses, continuing operations	\$ 22,494	\$ 26,822
Items not affecting cash		
Amortization	166,984	51,484
Loss on disposal of property and equipment	(44,831)	(14,450)
Amortization of deferred contributions	(136,931)	(51,015)
	7,716	12,841
Change in non-cash working capital items		
Accounts receivable	(417)	25,609
Prepaid expenses	(7,807)	(2,946)
Accounts payable and accrued liabilities	23,408	(22,703)
Deferred casino contributions	11,792	(96)
<b>NET CASH GENERATED THROUGH OPERATING ACTIVITIES</b>	<b>34,692</b>	<b>12,705</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Increase in deferred contributions	-	122,500
<b>NET CASH GENERATED THROUGH FINANCING ACTIVITIES</b>	<b>-</b>	<b>122,500</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Purchase of property and equipment	(118,293)	(115,865)
Loss of disposal of property and equipment	45,471	14,450
<b>NET CASH GENERATED THROUGH INVESTING ACTIVITIES</b>	<b>(72,822)</b>	<b>(101,415)</b>
<b>NET (DECREASE) / INCREASE IN CASH</b>	<b>(38,130)</b>	<b>33,790</b>
<b>BALANCE, Beginning of year</b>	<b>137,589</b>	<b>103,799</b>
<b>BALANCE, End of year</b>	<b>\$ 99,459</b>	<b>\$ 137,589</b>
<b>CASH CONSISTS OF:</b>		
Cash and cash equivalent	85,858	135,780
Restricted cash	13,601	1,809
	99,459	137,589

# ROCKY VIEW REGIONAL HANDIBUS SOCIETY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2017

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### 1. NATURE OF OPERATIONS

Rocky View Regional Handibus Society (the "Society") is a non-profit organization that provides transportation for special needs children and seniors in Central Alberta. The Society is incorporated under the Alberta Societies Act, on August 27 1980, and is exempt from income tax under the provision of section 149(1) of the Income Tax Act. The continued operations of the society are dependant of the on-going financial and other support of its sponsors.

### 2. ACCOUNTING POLICIES

The society's accounting policies and the standards of it's disclosure are in accordance with the Canadian accounting standards for not-for-profit organizations.

#### Cash and cash equivalent

Cash and cash equivalents are defined as bank balances that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

#### Capital assets

Capital assets are recorded at cost. The Society provides for amortization using the declining balance method at rates designed to amortize the cost of the capital assets over their estimated useful lives. The annual amortization rates are as follows:

	Over 10 years period
Automotive	
Office furniture and equipment	20%
Computer equipment	30%
Leasehold improvements	20%
Scheduling software	20%

One half the normal rate of amortization is recorded in the year of acquisition and no provision is recorded in the year of disposition

#### Revenue recognition

The Society follows the deferral method of accounting for contributions. Restricted contributions are recorded as revenue in the year in which the related expenses are incurred. Deferred Capital Contributions are recognized as revenue over the estimated life of the related asset using the declining balance method. Unrestricted contributions are recognized as revenue when received or receivable if the amount to be received can be reasonably estimated and collection is reasonably assured.

Fee for service, user fees and other income revenues are recognized on a completion basis.

#### Contributed services

Volunteers contributed time to assist the Society in carrying out its programs. Because of the difficulty of determining their fair value, contributed services are not recognized in the financial statements.

#### Income taxes

The Society is a not-for-profit organization within the meaning of the Income Tax Act of Canada and is exempt from income taxes.



# ROCKY VIEW REGIONAL HANDIBUS SOCIETY

## NOTES TO THE FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2017

### Management estimates

The preparation of these financial statements in conformity with Canadian accounting standards for not-for-profit organizations requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements and the reported revenues and expense during the current period. All estimates are reviewed periodically and adjustments are made to the statement of operations as appropriate in the year they become known.

### Financial instruments risks

Rocky View Regional Handibus Society is exposed to various risks through its financial instruments. The exposure to the risks associated with financial instruments that have the potential to affect its operating and financial performance are managed in accordance with the Risk Management Policy. The objective of the policy is to reduce volatility in cash flow and earnings. The Board of Directors monitors compliance with risk management policies and reviews risk management policies on an annual basis.

#### a) Credit risk

Rocky View Regional Handibus Society is exposed to credit risk resulting from the possibility that parties may default on their financial obligations, or if there is a concentration of transactions carried on with the same party. Management follows a program of credit evaluation of customers and a limit of the amount of credit extended.

#### b) Liquidity risk

Liquidity risk is the risk that Rocky View Regional Handibus Society will not be able to meet a demand for cash or fund its obligations as they come due. Liquidity requirements are met by preparing and monitoring forecasts of cash flows from operations and maintaining a line of credit.

#### c) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk is comprised of currency risk and interest rate risk.

#### d) Currency risk

Currency risk refers to the risk that the fair value of financial instruments or future cash flows associated with the instruments will fluctuate relative to the Canadian dollar due to changes in foreign exchange rates. Rocky View Regional Handibus Society does not deal in foreign currency.

#### e) Interest rate risk

Interest rate risk refers to the risk that the fair value of financial instruments or future cash flows associated with the instruments will fluctuate due to changes in market interest rates.

#### f) Changes in risk

There have been no changes in the Rocky View Regional Handibus Society's risk exposure from the prior year.

### 3. CASINO CASH

Casino cash is contributed for the specific purposes of acquiring and maintaining capital assets. Restricted contributions are funds received for specific purposes that have not yet been spent.

	2017	2016
Casino cash	\$ 13,601	\$ 1,809
	\$ 13,601	\$ 1,809

**ROCKY VIEW REGIONAL HANDIBUS SOCIETY****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2017****4. CAPITAL ASSETS**

	Cost	Accumulated Amortization	Net <u>2017</u>	Net <u>2016</u>
Automotive	\$ 777,417	\$ 439,149	\$ 338,268	\$ 418,301
Office furniture & equipment	10,827	10,377	450	1,040
Computer equipment	6,838	6,838	-	1,873
Scheduling software	121,222	61,327	59,895	71,524
	<u>\$ 918,920</u>	<u>\$ 520,307</u>	<u>\$ 398,613</u>	<u>\$ 492,775</u>

**5. DEFERRED CASINO CONTRIBUTIONS**

	2017	2016
Balance, beginning of the year	\$ 1,809	\$ 1,905
Amount transferred in (out)	11,792	(96)
	<u>\$ 13,601</u>	<u>\$ 1,809</u>

Deferred casino contributions represent casino funds that are to be used to maintain the property and equipment and assist in paying for office rent and insurance expenditure.

**6. DEFERRED CAPITAL CONTRIBUTIONS**

	2017	2016
Balance, beginning of the year	\$ 383,230	\$ 351,746
Restricted contributions	-	82,500
Amount recognized as revenue	(136,931)	(51,016)
	<u>\$ 246,299</u>	<u>\$ 383,230</u>

Deferred capital contributions represent contributed property and equipment and restricted contributions related to the Society's automotive assets.

**7. DEFERRED GRANT CONTRIBUTIONS**

	2017	2016
Restricted grant contributions	\$ 40,000	\$ 40,000
	<u>\$ 40,000</u>	<u>\$ 40,000</u>

The Society received in 2016 a grant of \$40,000 from Alberta Culture and Tourism. The annual operating grant is for the purpose of assisting the Society with its operations.

**ROCKY VIEW REGIONAL HANDIBUS SOCIETY****NOTES TO THE FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2017**

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**8. ECONOMIC DEPENDENCE**

The society relies on funds from Rocky View Schools and Rocky View County.

**9. RENT**

The rent is paid monthly to Erroll Projects Inc. at a rate of \$2,800 plus the applicable GST taxes.

**10. LEASES**

The Society received in 2016 and 2017, 4 busses for \$1.00 . The lease agreement is for a period of 10 years. In 2016, the Society paid \$20, 000 toward the aquisition of the busses. The busses were recorded as capital assets, for a value of \$20,000, and amortized over 10 years period.

**11. AMORTIZATION**

The amortization calculation for the busses was changed in order to properly reflect the net book value, and the Society's accounting policies.

All busses older than 10 years were fully amortized.

**12. LINE OF CREDIT AND MASTERCARD**

The Society has an operating line of credit with ATB Financial to a maximum of \$40,000. The interest rate is based on the ATB Financial rate of 6.5%.

The Society has a mastercard with ATB Financial to a maximum of \$47,700. The interest rate is 8.85%

**13. FUNDRAISING COSTS**

The society solicits funds from various organizations and individuals in the area. Fundraising activities are carried out by administrative personnel, no outside agencies are employed. There are minimal costs associated with fundraising as a separate activity.

**14. FINANCIAL INSTRUMENTS**

The Society's financial instruments consist of cash, accounts receivable, accounts payable and accrued liabilities.

**1) Measurement of financial instruments**

Financial assets measured at amortized cost include cash and accounts receivable and fixed income investments.

Financial liabilities measured at amortized cost include accounts payable and accrued liabilities.

**2) Impairment**

The carrying amount of the asset is reduced directly or through the use of an allowance account. The amount of reduction is recognized as an impairment loss in the statement of operations.

**3) Transaction costs**

Transactions costs are recognized in the statement of operations in the period incurred, except for financial instruments that will be subsequently measured at amortized cost.

CERTIFICATE OF INSURANCEAAMDC/JUBILEE INSURANCE PROGRAM

Certificate Holder: ROCKY VIEW REGIONAL HANDIBUS SOCIETY

**EFFECTIVE DATE: November 1, 2017 EXPIRY DATE: November 1, 2018**

12:01 A.M. Standard Time at the address of the Certificate Holder

The following is a summary of Coverages that are applicable to the above Certificate Holder under the Automobile Insurance Policy incorporated into the Alberta Association of Municipal Districts & Counties (AAMDC)/Jubilee Insurance Program and which are in force for the period shown above. Please refer to actual policy documents for full details of all terms, conditions, limitations and exclusions applicable to the coverage afforded.

AUTOMOBILE INSURANCE

Annual Premiums: \$32,403.00

Sections of Coverage:Section A – THIRD PARTY LIABILITY

Third Party Bodily Injury and or Property Damage

S.E.F. NO. 6b School Bus Passenger Hazard

S.E.F. NO. 6c Public Passenger Hazard

Limits of Liability

\$5,000,000 per Occurrence

\$2,000,000

\$2,000,000

SECTION B – ACCIDENT BENEFITS

As per Provincial Requirements

As per provincial requirements

SECTION C – LOSS OF OR DAMAGE TO INSURED AUTOMOBILES

All Perils as per Schedule attached

Deductibles

Private Passenger &amp; Light Commercial Vehicles

(1 Ton and under, Trailers, ATV's and Snowmobiles)

All other vehicles

Amount to be Deducted

\$ 500

\$1,000

This policy provides insurance with respect to all automobiles owned by, licensed by and or leased to the Certificate Holder during the policy period noted above against the perils stated according to the terms and conditions of the policy.

FOR ENDORSEMENTS – REFER TO AAMDC MASTER POLICY WORDINGS

ADDITIONAL NAMED INSURED AND CONTRACT BUS OPERATORS ADDED AS PER ATTACHED SCHEDULE

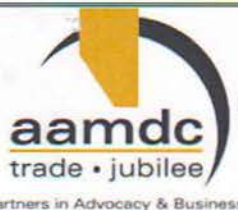
In consideration of the premium specified above (or in endorsement(s) attached hereto), this document certifies that insurance has been effected under **Policy No. CAP048405522/18 of the Royal & Sun Alliance Insurance Company**, a full copy of which may be seen at the offices of the Alberta Association of Municipal Districts & Counties and/or Aon Reed Stenhouse Inc. of Edmonton, AB for the account of the Insured named above.

**AON REED STENHOUSE INC.**

(on behalf of Royal &amp; Sun Alliance Insurance Company of Canada)

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE



**COMMUNITY GROUP INSURANCE PROGRAM – CERTIFICATE OF INSURANCE****CERTIFICATE HOLDER: ROCKYVIEW REGIONAL HANDIBUS SOCIETY****EFFECTIVE DATE: November 1, 2017 - EXPIRY DATE: November 1, 2018**

12:01 A.M. Standard Time at the address of the Certificate Holder

The following is a summary of Coverages that are applicable to the above Certificate Holder under specified Sections of the Alberta Association of Municipal Districts & Counties (AAMDC)/Jubilee Community Group Insurance Program and which are in force for the period shown above. Please refer to actual policy documents for full details of all terms, conditions, limitations and exclusions applicable to the Coverage afforded.

**LIABILITY INSURANCE**

**Insuring Agreement** - In the event that Legal Liability claims for negligence are brought against the Certificate Holder, Insurers will pay compensatory damages, including legal expenses incurred, subject to the terms, conditions, limitations and exclusions of the respective Sections of the Policy.

**Coverage****SECTION ONE – COMPREHENSIVE GENERAL LIABILITY**

Third Party Bodily Injury and/or Property Damage  
Products and Completed Operations

Non-Owned Automobile Liability

Tenants Legal Liability

Sudden and Accidental Pollution (subject to specific discovery/reporting provisions)

Legal Liability for Damage to Non-Owned Automobiles

Employee Benefit Liability

Personal & Advertising Injury Liability

**SECTION TWO – ADMINISTRATIVE ERRORS & OMISSIONS LIABILITY**

Wrongful Acts (Directors & Officers)

**SECTION THREE – WRONGFUL DISMISSAL LIABILITY**

*Warranty: Must obtain prior written legal opinion from employment law practitioner*

**SECTION FOUR – SEXUAL ABUSE/HARASSMENT LIABILITY****Limits of Liability**

**\$ 25,000,000 per Occurrence**

Included

\$25,000,000 per Occurrence/ Annual

Aggregate

\$ 5,000,000

\$ 25,000,000

\$ 5,000,000

\$ 200,000

\$ 25,000,000 each Claim/ Annual

Aggregate

\$ 25,000,000

**\$ 25,000,000 Claims Made Basis**  
(Annual Aggregate)

**\$ 25,000,000 Claims Made Basis**  
(Annual Aggregate)

**\$ 25,000,000 Claims Made Basis**  
(Annual Aggregate)

**Deductibles**

Each and Every Property Damage Claim

School Operations or related activities

Each and Every Bodily Injury Claim

Legal Liability for Damage to Non - Owned Automobiles

Administrative Liability (E&O, D&O)

Wrongful Dismissal

Sexual Harassment

**Amount to be Deducted**

\$1,000

\$500

Nil

\$500

\$1,000

\$25,000 (min.)

Nil

**TOTAL COMMUNITY GROUP PROGRAM PACKAGE PREMIUM: \$688.00**

In consideration of the premium specified above (or in endorsement[s] attached hereto), this document certifies that insurance has been effected under **Policy No. CG2012/18 of Underwriters at Lloyd's of London (Amlin)** a full copy of which may be seen at the offices of the Alberta Association of Municipal Districts & Counties of Nisku, Alberta and/or Aon Reed Stenhouse Inc. of Edmonton, AB for the account of the Certificate Holder named above.

  
**AON REED STENHOUSE INC.**

(on behalf of Underwriters at Lloyds of London (Amlin))

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE





Partners in Advocacy &amp; Business

**COMMUNITY GROUP INSURANCE PROGRAM – CERTIFICATE OF INSURANCE****CERTIFICATE HOLDER: ROCKYVIEW REGIONAL HANDIBUS SOCIETY****EFFECTIVE DATE: November 1, 2017 - EXPIRY DATE: November 1, 2018**

12:01 A.M. Standard Time at the address of the Certificate Holder

The following is a summary of Coverages that are applicable to the above Certificate Holder under specified Sections of the Alberta Association of Municipal Districts & Counties (AAMDC) / Jubilee Community Group Insurance Program, and which are in force for the period shown above. Please refer to actual policy documents for full details of all terms, conditions, limitations and exclusions applicable to the Coverage afforded.

**COMPREHENSIVE DISHONESTY, DISAPPEARANCE AND DESTRUCTION INSURANCE**

<u>Coverage</u>	<u>Limits of Liability</u>
<b>BLANKET BOND INSURANCE</b>	
I. Employee Dishonesty Coverage – Form A (subject to *Warranty noted below)	\$50,000.00
<b>COMPREHENSIVE CRIME INSURANCES</b>	
II. Loss of Money Inside the Premises Coverage	Not Insured
III. Loss of Money Outside the Premises Coverage	Not Insured
IV. Money Order and Counterfeit Paper Currency Coverage (if Crime is insured)	\$20,000.00
V. Forgery or Alteration (if Crime is insured)	\$10,000.00
VI. Computer Fraud/Data Restoration (if Crime is insured)	\$10,000.00
VII. Employee Theft of Client Property	Not Insured
VIII. Fraudulently Induced Payments	\$10,000.00

**\*Warranty**

It is warranted that, the coverage afforded under the Blanket Bond (Employee Dishonesty) Section of the Policy is concerned, the Limit of Liability is reduced to \$ 5,000 if only one of the three conditions noted below exist at the time of a loss:

- (a) a dual cheque signing process is in place;
- (b) reconciliation of bank statements is being performed by someone other than cheque signing personnel; and
- (c) an annual audit has been completed within 12 months preceding the loss;

**Deductibles****Amount to be Deducted**

Comprehensive Dishonesty, Disappearance and Destruction	Nil
Employee Theft of Client Property	\$1,000.00
Fraudulently Induced Payments	\$500.00

In consideration of the premiums specified (or in endorsement(s) attached hereto), this document certifies that, insurance has been effected under **Policy No. CG2012/18** of the **Royal & Sun Alliance Insurance Company of Canada**, a full copy of which may be seen at the offices of the Alberta Association of Municipal Districts & Counties and/or Aon Reed Stenhouse Inc. of Edmonton, AB for the account of the Certificate Holder named above.

  
**AON REED STENHOUSE INC.**  
 (on behalf of Royal Sun Alliance Insurance Company of Canada)

THIS POLICY CONTAINS A CLAUSE WHICH MAY LIMIT THE AMOUNT PAYABLE

**BRAGG CREEK SNOWBIRDS SENIORS FELLOWSHIP**  
19 BALSAM AVENUE  
**MAIL: P.O.BOX 135, BRAGG CREEK, AB T0L 0K0**  
**Tel.: 403-949-3313**

Monday, February 26, 2018

Rocky View West Recreation Board  
Rocky View County  
911 – 32 Avenue N.E.  
Calgary, Alberta T2E 6X6

Dear Pauli:

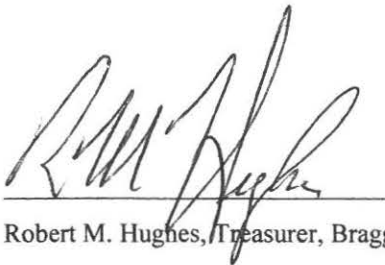
Re: 2018 Specialized Transportation Grant Application

Attached is the Bragg Creek Snowbirds Senior Fellowship's 2018 Specialized Transportation Grant Application. I will be happy to address any questions you may have.

We again express our deep appreciation for your past support, and trust you will favourably consider this request for specialized transportation funds to allow us to continue to provide our seniors community with the transportation needs of our members and neighbours, for medical and therapeutic purposes.

Regards,

BRAGG CREEK SNOWBIRDS SENIORS FELLOWSHIP

A handwritten signature in black ink, appearing to read 'R. M. Hughes', is written over a horizontal line.

Robert M. Hughes, Treasurer, Bragg Creek Snowbirds Seniors Fellowship





ROCKY VIEW COUNTY  
Cultivating Communities

## SPECIALIZED TRANSPORTATION

### 2018 SERVICE PROVIDER GRANT

#### APPLICATION

<b>APPLICANT INFORMATION</b>	
Organization Name: Bragg Creek Snowbirds Seniors Fellowship	
Registered Society Number: 50392148	
E-Mail: [REDACTED]	
Mailing Address: Bragg Creek Snowbirds Seniors Fellowship P.O. Box 135 Bragg Creek, Alberta T0L 0K0	
Phone: (403) 949-3313	
Contact Person: Robert M. Hughes, Treasurer, (403) 949-2919	

#### FUNDING

Amount of Funding Received in 2017      \$4,000  
 Amount of Funding Spent to Date      \$4,000 (actual expense was \$4,773.47)  
**FUNDING REQUEST FOR 2018      \$5,000**

DOCUMENTATION REQUIREMENTS	ATTACHED
1. List of current Society Board of Directors by name and position	X
2. Fee policy and schedule	X
3. Financial statement and/or budget that indicates revenues and expenditures for current year	X
4. Prior year's actual financial statement (Balance Sheet and Statement of Revenues and Expenditures)	X
5. Copy of Certificate of Incorporation under the Societies Act	X
6. Copy of insurance policy or letter of confirmation from provider	X

#### **DAYS AND HOURS OF OPERATION**

	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY	SUNDAY
<b>OPERATING HOURS</b>							
Dates not Operating: Statutory Holidays _____ Other _____							

NUMBER OF SERVICE TRIPS PROVIDED YEARLY (ONE WAY)							
2017 Actual Numbers	Medical and Therapeutic	Respite	Work and Volunteer	Social and/ Recreation	Education	Personal	Grand Total
County Residents	92						92
Other Municipalities							
2018 Projected Numbers	Medical and Therapeutic	Respite	Work and Volunteer	Social and/ Recreation	Education	Personal	Grand Total
County Residents	110						110
Other Municipalities							

**STATEMENT OF NEED** (Tell us about the situation you wish to address)

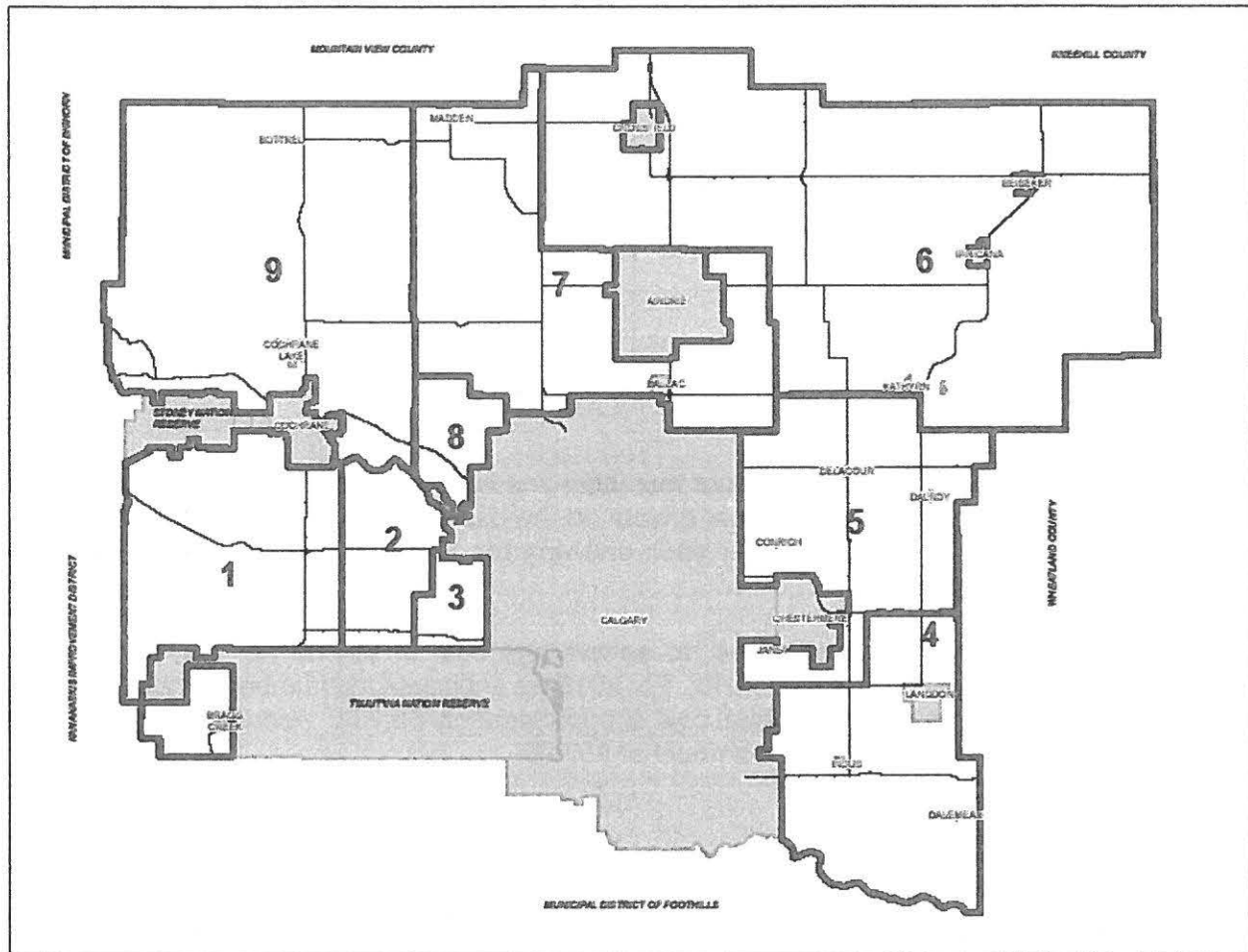
In order to meet the transportation needs of our members and neighbours, for medical and therapeutic purposes, we reimburse the various volunteer drivers on the basis of \$0.55 per kilometer driven, plus an honorarium for driving time of \$25.00 for each one-way trip. All trips are out of Bragg Creek to Canmore, Cochrane, Calgary, etc.

During 2017 we recorded 92 one-way trips, at an average cost of \$51.89 per trip, for a total of \$4,773.47. This was a 10% increase over 2016. For 2018 we anticipate the number of trips to increase to approximately 110 one-way trips for a total cost of approximately \$5,700. Accordingly, we herewith submit our funding request for 2018 in the amount of \$5,000.

**ACTIVITIES** (Tell us the specific ways or actions you provide service to your clients)

Although Bragg Creek now has a medical clinic. We have found that some of our people can now receive the medical care required locally. However, all our transportation trips covered under the grant program involve situations that still require medical or specialist care not available locally, such as hospitals, the cancer clinic, surgeries, eye and ear specialists and other specialized physician care. Many of our members are too old to drive, to sick, unable or forbidden to drive due to age or infirmity, and therefore often have no reasonable way to reach these facilities. Our volunteers provide this service, without delay and without cost to the individuals. However, since many of these volunteers are seniors themselves, on limited or fixed incomes, we need to provide reimbursement to attract them in the first place.

**SERVICE AREA** (Tell us your area of operation and mark it clearly on the map with a thick black marker)



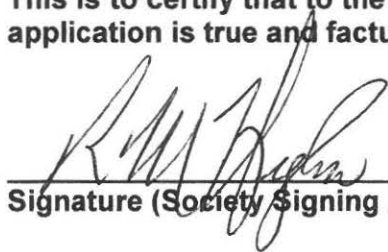
**ADDITIONAL INFORMATION** (Please provide a brief society history and any other additional information you believe is relevant to your application).

SEE ATTACHED

**NOTES:**

1. Applications will only be considered from associations, societies, or groups duly registered with the Province of Alberta as a non-profit organization providing specialized transportation (transportation for medical or therapeutic purposes for seniors or persons with disabilities).
2. The total amount of grant money available will be determined annually by the County Council. Applications received after the application deadline will be considered on a first-come first-served basis.
3. The municipality will consider cost-sharing specialized transportation with other levels of government or corporate sponsors when such programs exist.
4. If more than one eligible Specialized Transportation Provider (STP) within an area applies for funding, it shall be allocated equitably amongst all the STP's applying.
5. A list of all eligible applications from STP's will be submitted to Council for approval.
6. The Specialized Transportation Assistance Grant will only be provided until grant monies are exhausted.
7. The Specialized Transportation Assistance Grant is subject to County Council approval every year and may be discontinued without notice.
8. This application is subject to any revisions made in the County Specialized Transportation Policy or associated policies.

**This is to certify that to the best of my knowledge and belief, the information included in this application is true and factual.**



Signature (Society Signing Authority)

Robert M. Hughes

Name (Please Print)

Treasurer

Title

**Submit Completed Documents by March 31, 2018 to:**

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

Attention: Pauli Kruger



BRAGG CREEK SNOWBIRDS SENIORS FELLOWSHIPBRAGG CREEK SNOWBIRDS

- We represent the seniors of Bragg Creek, ages 50+
- Current membership is approximately 130
- Estimated number of seniors in the community is approximately 300

SERVICES PROVIDED BY THE SNOWBIRDS:

- Fitness and exercise classes – 2 times weekly
- Social Events:
  - Potluck and catered dinners – monthly
  - Bowling events
  - TV events
  - Field trips
  - Tuesday and Thursday games and crafts
  - Pool and snooker tournaments
  - Annual float in Bragg Creek Days parade
  - Outdoor therapeutic activities
  - **Medical transportation for the needy** – as required

BRAGG CREEK FACILITIES FOR THE ELDERLY:

- Medical clinic
- No hospital access
- No local ambulance service
- No taxi or handibus service
- Relatively large percentage of elderly component in the community

For a community with a large percentage of seniors, we require more than the normal amount of support. The Bragg Creek Snowbirds have attempted to provide some of the same support and alleviate shortages as much as possible with the limited funds at our disposal:

- We have purchased and maintain the first defibrillator in the district
- We have paid for the training of key members in the use of this unit, as well as in the use of CPR to support it
- Over the years we have contributed substantial sums to STARS Air Ambulance, food banks, homeless shelters and Hospice groups, as these are particularly important services for seniors
- We host and provide qualified trainers for the 40+ fitness classes
- Our building is a venue for yoga and tai-chi classes
- Our building is also the venue for bi-monthly foot clinics

- We have an ongoing relationship with Banded Peak School, hosting an annual Christmas Open House for grades 3 & 4 students, coordinating Heritage walks with students, etc.
- We host and provide special events for seniors in the areas of financial expertise, computer training, home safety training, preparation of personal directives, seniors driving education and many other special needs for seniors.
- We provide transportation services for the medically needy in our area, due to the number of aged, ill and infirm amongst our members, and especially important due to the relative isolation we have from medical services. The Special Transportation Grants are therefore of critical importance to our programs.

Despite the fact that a medical clinic is now operating in Bragg Creek, we anticipate the number of medical trips to rise slowly over time, due to the nature of care requirements for those being driven, which can only be provided in Calgary, Canmore or Cochrane.

By approving this request you will enable us to continue to provide this much needed service to our community. We thank you in advance, and express our heartfelt appreciation for your past support!

On behalf of the BRAGG CREEK SNOWBIRDS:

A handwritten signature in black ink, appearing to read 'R M Hughes', written in a cursive style.

Robert M. Hughes, Treasurer



## Bragg Creek Snowbirds Seniors – List of executives and directors December 2017

Role/Position.	Name.	Address.
President.	Fred SMITH.	[REDACTED]
Vice President.	Brian HODGKINS.	[REDACTED]
Treasurer.	Robert HUGHES.	[REDACTED]
Secretary.	Bruce FOX.	[REDACTED]
Past President.	Karen NORDGAARD.	[REDACTED]
Director.	Alan BREAKEY.	[REDACTED]
Director.	Jim EVANS.	[REDACTED] [REDACTED]
Director.	Carole GERT.	[REDACTED] [REDACTED]
Director.	Gail GRAHAM.	[REDACTED] [REDACTED]
Director.	Neil HUGHES.	[REDACTED]
Director.	Marjory SHEWCHUK.	[REDACTED]
Director.	Tom WOERTMAN.	[REDACTED]

**BRAGG CREEK SNOWBIRDS SENIORS FELLOWSHIP****SPECIALIZED TRANSPORTATION FEE SCHEDULE**

Effective July 01, 2011

Volunteer drivers are to be reimbursed at the following rates:

- 0.55 cents per kilometer for own vehicle use
- \$25.00 one way for driving time
- \$10.00 per hour waiting time or as standby time

## Bragg Creek Snowbirds Seniors Fellowship.

## BUDGET OVERVIEW: SNOWBIRDS 2018 BUDGET - FY18 P&amp;L

January - December 2018

	TOTAL
Income	
8010 Income - Membership Fees	2,100.00
8020 Income - Social Events - Food	8,500.00
8021 Income - Social Events - Drink	5,000.00
8023 Income - Christmas Dinner	2,000.00
8040 Income - Building Rental	10,500.00
8060 Income - Book Exchange	450.00
8080 Income - Interest General Account	550.00
8085 Income - Interest Casino Account	150.00
8120 Grants - Transportation Program	5,000.00
8140 Grants - Recreation Board - Operating	6,000.00
<b>Total Income</b>	<b>\$40,250.00</b>
<b>GROSS PROFIT</b>	<b>\$40,250.00</b>
Expenses	
7003 Capital Improvements-Building	17,600.00
7004 Capital Improvements - F & E	9,500.00
7008 Janitor Expense	950.00
7009 Repair and maintenance	6,500.00
7010 Sponsored Activities Expense	1,500.00
7023 Office & Administration Expenses	2,300.00
7025 GST - General Expenses	1,200.00
7026 GST - Casino Funds Expense	700.00
7030 Social Events Expenses - Food	7,500.00
7031 Social Events Expenses - Drink	5,000.00
7040 Professional Fees	500.00
7051 Bank charges	200.00
7060 Kitchen/Washroom Supplies	600.00
7075 Insurance	1,550.00
7085 Christmas Dinner Expenses	3,300.00
7087 Christmas in the Creek	300.00
7098 Depreciation	20,269.00
7120 Satellite TV	1,000.00
7121 Communications Expense	700.00
7125 Natural Gas	3,000.00
7130 Electric Power	3,000.00
7142 Water & Sewer	1,000.00
7145 Security System Expense	350.00
7210 Transportation Expense	5,000.00
7424 Newsletter Expenses	200.00
<b>Total Expenses</b>	<b>\$93,719.00</b>
<b>NET OPERATING INCOME</b>	<b>\$ -53,469.00</b>
<b>NET INCOME</b>	<b>\$ -53,469.00</b>

## Bragg Creek Snowbirds Seniors Fellowship.

BALANCE SHEET  
As of December 31, 2017

	TOTAL
<b>Assets</b>	
Current Assets	
1020 GICs & Short-term Investments	80,000.00
2060 Prepaid Insurance	0.00
2070 Other Prepaid Expenses	0.00
2510 Building	491,644.88
2530 Furniture & Equipment	104,363.72
Cash and cash equivalents	
1010 Bank - ATB General Account	24,822.69
1015 Bank - ATB Casino Account	1,799.35
1025 Bank - Tangerine General Account	53,450.00
1030 Bank - Tangerine Casino Account	25,358.53
1035 Oaken Financial - Savings Account	21,785.15
<b>Total Cash and cash equivalents</b>	<b>\$127,215.72</b>
Accounts receivable (A/R)	
1305 Accounts Receivable	0.00
1315 Interest Receivable	489.43
<b>Total Accounts receivable (A/R)</b>	<b>\$489.43</b>
<b>Total Current Assets</b>	<b>\$803,713.75</b>
Non-current Assets	
Property, plant and equipment:	
2511 Accm. Amortization - Building	-68,831.00
2531 Accum. Amortization - Furn. & Equipment	-73,052.00
<b>Total Property, plant and equipment:</b>	<b>\$ -141,883.00</b>
<b>Total Non-current Assets</b>	<b>\$ -141,883.00</b>
<b>Total Assets</b>	<b>\$661,830.75</b>
<b>Liabilities and Equity</b>	
Current Liabilities	
4070 Prepaid Memberships	0.00
4080 Other Accrued Liabilities	1,275.00
Accounts Payable	
4010 Accounts Payable	1,384.20
<b>Total Accounts Payable</b>	<b>\$1,384.20</b>
<b>Total Current Liabilities</b>	<b>\$2,659.20</b>
Non-current liabilities:	
4500 Accrued Reserve Fund	80,000.00
<b>Total Non-current liabilities:</b>	<b>\$80,000.00</b>
Equity	
5520 Member's Equity	586,463.71
Opening Balance Equity	3,061.41
Retained Earnings	32,555.06
Profit for the year	-42,908.63
<b>Total Equity</b>	<b>\$579,171.55</b>
<b>Total Liabilities and Equity</b>	<b>\$661,830.75</b>

**Bragg Creek Snowbirds Seniors Fellowship**  
**Budget vs. Actuals: 2017 Budget - FY17 P&L**  
 January - December 2017

	Actual	Budget	Total over Budget	% of Budget
<b>Income</b>				
8010 Income - Membership Fees	2,040.00	1,900.00	140.00	107.37%
8020 Income - Social Events - Food	8,173.00	6,500.00	1,673.00	125.74%
8021 Income - Social Events - Drink	4,872.35	3,000.00	1,872.35	162.41%
8023 Income - Christmas Dinner	1,850.00	2,000.00	-150.00	92.50%
8030 Income - Fitness Class	200.00	0.00	200.00	
8040 Income - Building Rental	10,775.00	9,500.00	1,275.00	113.42%
8050 Income - Donations - Cash	100.00		100.00	
8060 Income - Book Exchange	453.90	400.00	53.90	113.48%
8080 Income - Interest General Account	574.20	1,200.00	-625.80	47.85%
8085 Income - Interest Casino Account	151.43	200.00	-48.57	75.72%
8090 Income - Other	100.00	100.00	0.00	100.00%
8120 Grants - Transportation Program	4,000.00	4,000.00	0.00	100.00%
8140 Grants - Recreation Board - Operating	6,000.00	6,000.00	0.00	100.00%
<b>Total Income</b>	<b>\$ 39,289.88</b>	<b>\$ 34,800.00</b>	<b>\$ 4,489.88</b>	<b>112.90%</b>
<b>Gross Profit</b>	<b>\$ 39,289.88</b>	<b>\$ 34,800.00</b>	<b>\$ 4,489.88</b>	<b>112.90%</b>
<b>Expenses</b>				
7003 Capital Improvements-Building	6,340.48	21,800.00	-15,459.52	29.08%
7004 Capital Improvements - F & E	12,663.47		12,663.47	
7008 Janitor Expense	675.00	1,200.00	-525.00	56.25%
7009 Repair and maintenance	4,962.06	9,700.00	-4,737.94	51.16%
7010 Sponsored Activities Expense	1,336.75		1,336.75	
7023 Office & Administration Expenses	1,910.95	2,600.00	-689.05	73.50%
7025 GST - General Expenses	1,142.68	1,200.00	-57.32	95.22%
7026 GST - Casino Funds Expense	714.31	550.00	164.31	129.87%
7030 Social Events Expenses - Food	7,142.50	8,500.00	-1,357.50	84.03%
7031 Social Events Expenses - Drink	4,767.32	4,500.00	267.32	105.94%
7040 Professional Fees	450.00	1,000.00	-550.00	45.00%
7051 Bank charges	155.99	200.00	-44.01	78.00%
7060 Kitchen/Washroom Supplies	589.96	750.00	-160.04	78.66%
7075 Insurance	1,747.73	2,000.00	-252.27	87.39%
7085 Christmas Dinner Expenses	3,167.19	3,000.00	167.19	105.57%
7087 Christmas in the Creek	295.98	100.00	195.98	295.98%
7090 Miscellaneous Expenses		500.00	-500.00	0.00%
7098 Depreciation	20,269.00	20,269.00	0.00	100.00%
7120 Satellite TV	948.95	900.00	48.95	105.44%
7121 Communications Expense	650.31	700.00	-49.69	92.90%
7125 Natural Gas	2,690.05	1,800.00	890.05	149.45%
7130 Electric Power	2,932.56	3,000.00	-67.44	97.75%
7142 Water & Sewer	873.92	1,000.00	-126.08	87.39%
7145 Security System Expense	329.40	1,000.00	-670.60	32.94%
7210 Transportation Expense	4,773.47	4,000.00	773.47	119.34%
7424 Newsletter Expenses	155.48	500.00	-344.52	31.10%
7434 Advertising & Promotion Expenses	513.00		513.00	
7500 Charitable Donation Expense		3,000.00	-3,000.00	0.00%
<b>Total Expenses</b>	<b>\$ 82,198.51</b>	<b>\$ 93,769.00</b>	<b>-\$ 11,570.49</b>	<b>87.66%</b>
<b>Net Operating Income</b>	<b>-\$ 42,908.63</b>	<b>-\$ 58,969.00</b>	<b>\$ 16,060.37</b>	<b>72.76%</b>
<b>Net Income</b>	<b>-\$ 42,908.63</b>	<b>-\$ 58,969.00</b>	<b>\$ 16,060.37</b>	<b>72.76%</b>



No. 50392148

# CERTIFICATE of INCORPORATION

I HEREBY CERTIFY THAT

- THE BRAGG CREEK SNOWBIRDS SENIORS FELLOWSHIP -

IS THIS DAY INCORPORATED UNDER THE SOCIETIES ACT OF THE PROVINCE OF ALBERTA

GIVEN UNDER HIS HAND AND SEAL OF OFFICE AT EDMONTON, ALBERTA,

THIS fourteenth DAY OF November A.D. 19 88

Office of The Registrar of Corporations



**Alberta**  
CONSUMER AND  
CORPORATE AFFAIRS

/jml





## **FINANCIAL SERVICES**

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**TO:** Council  
**DATE:** May 8, 2018 **DIVISION:** All  
**FILE:** 2025-350  
**SUBJECT:** 2018 Capital Project Funding

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

#### Borrowing Bylaw C-7771-2018 Township Road 260 Bridge Replacement for \$600,000

Motion #1: THAT Bylaw C-7771-2018 be given second reading.

Motion #2: THAT Bylaw C-7771-2018 be given third and final reading.

#### Borrowing Bylaw C-7772-2018 Township Road 262 Bridge Replacement for \$600,000

Motion #3: THAT Bylaw C-7772-2018 be given second reading.

Motion #4: THAT Bylaw C-7772-2018 be given third and final reading.

#### Borrowing Bylaw C-7773-2018 Range Road 20 Bridge Replacement for \$500,000

Motion #5: THAT Bylaw C-7773-2018 be given second reading.

Motion #6: THAT Bylaw C-7773-2018 be given third and final reading.

#### Borrowing Bylaw C-7774-2018 Langdon Fourth Street Pedestrian Walkway for \$325,000

Motion #7: THAT Bylaw C-7774-2018 be given second reading.

Motion #8: THAT Bylaw C-7774-2018 be given third and final reading.

#### Salt and Sand Storage Building for \$1,500,000

Motion #9: THAT first reading of Bylaw C-7775-2018 be rescinded.

Motion #10: THAT Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$1,500,000 for a Salt and Sand Storage Building.

#### Range Road 284 Conrich Paving for \$925,000

Motion #11: THAT first reading of Bylaw C-7776-2018 be rescinded.

Motion #12: THAT Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$925,000 for paving of Range Road 284.

#### Township Road 270 Paving for \$965,000

Motion #13: THAT first reading of Bylaw C-7777-2018 be rescinded.

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



Motion #14: THAT Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$965,000 for paving of Township Road 270.

Budget adjustment to reflect funding sources

Motion #15: THAT the budget adjustment be approved per Attachment 'A'.

**EXECUTIVE SUMMARY:**

At the Council meeting held on March 27, 2018, Rocky View County Council approved a number of new capital projects to be funded from borrowings. First readings were given to Borrowing Bylaws C-7771-2018 through C-7777-2018. This report is to facilitate second and third reading of Borrowing Bylaws C-7771-2018 through C-7774-2018. Recently, as part of the latest Provincial budget additional funding for 2018 is available from the Municipal Sustainability Initiative (MSI) program for capital projects. As a result, Borrowing Bylaws C-7775-2018 through C-7777-2018 are no longer required. Administration is recommending that the salt and sand storage building and the two paving projects listed be funded by the Municipal Sustainability Initiative program rather than from debt.

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

**BACKGROUND:**

During the Council meeting held on March 27, 2018 Council approved a number of new capital initiatives to be included in the 2018 budget. These initiatives were bridge replacements (3), road paving (2), a salt and sand storage building as well as a pedestrian walkway. It was resolved at that time that these projects would be financed out of debt.

To enable Council to incur this debt, borrowing bylaws for each of these projects were presented to Council and first reading of these Borrowing Bylaws were given at this meeting. The Bylaws have been advertised for two consecutive weeks as per section 606(2)(a) of the *Municipal Government Act* (MGA). No petitions have been received and Administration is now requesting second and third readings of these bylaws.

Since the March 27, 2018 meeting, Administration has received notification from the Government of Alberta that additional funding is available from the Municipal Sustainability Initiative (MSI) program for capital projects. Based on minimum MSI application requirements, Administration is recommending that the total building costs for the Salt and Sand storage building for \$1,500,000, the paving of Range Road 284, for \$925,000 and the paving of Township Road 270 for \$965,000 be funded by the MSI program rather than through debt financing.

**BUDGET IMPLICATION(S):**

Borrowing Bylaws C-7771-2018 to C-7774-2018 – debt financing - \$2,025,000

Salt and Sand Storage Building – conversion of debt financing and sale of land to MSI grant funding \$1,500,000

Range Road 284 Conrich Paving – conversion of debt financing to MSI grant funding \$925,000

Township Road 270 paving – conversion of debt financing to MSI grant funding \$965,000



**OPTIONS:**

Option #1:

Borrowing Bylaw C-7771-2018 Township Road 260 Bridge Replacement for \$600,000

Motion #1: THAT Bylaw C-7771-2018 be given second reading.

Motion #2: THAT Bylaw C-7771-2018 be given third and final reading.

Borrowing Bylaw C-7772-2018 Township Road 262 Bridge Replacement for \$600,000

Motion #3: THAT Bylaw C-7772-2018 be given second reading.

Motion #4: THAT Bylaw C-7772-2018 be given third and final reading.

Borrowing Bylaw C-7773-2018 Range Road 20 Bridge Replacement for \$500,000

Motion #5: THAT Bylaw C-7773-2018 be given second reading.

Motion #6: THAT Bylaw C-7773-2018 be given third and final reading.

Borrowing Bylaw C-7774-2018 Langdon Fourth Street Pedestrian Walkway for \$325,000

Motion #7: THAT Bylaw C-7774-2018 be given second reading.

Motion #8: THAT Bylaw C-7774-2018 be given third and final reading.

Salt and Sand Storage Building for \$1,500,000

Motion #9: THAT first reading of Bylaw C-7775-2018 be rescinded.

Motion #10: THAT Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$1,500,000 for a Salt and Sand Storage Building.

Range Road 284 Conrich Paving for \$925,000

Motion #11: THAT first reading of Bylaw C-7776-2018 be rescinded.

Motion #12: THAT Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$925,000 for paving of Range Road 284.

Township Road 270 Paving for \$965,000

Motion #13: THAT first reading of Bylaw C-7777-2018 be rescinded.

Motion #14: THAT Administration be directed to apply to the Municipal Sustainability Initiative program for funding of \$965,000 for paving of Township Road 270.

Budget adjustment to reflect funding sources

Motion #15: THAT the budget adjustment be approved per Attachment 'A'.



Option #2: THAT alternative direction be provided.

Respectfully submitted,

“Kent Robinson”

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General Manager/Interim County Manager

**ATTACHMENTS:**

Attachment ‘A’ – Budget Adjustment

Attachment ‘B’ – Borrowing Bylaws C-7771-2018 through C-7777-2018

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

Description	Budget Adjustment
<b>EXPENDITURES:</b>	
1. Transfer to Tax Stabilization Reserve (Increase)	750,000
<b>TOTAL EXPENSE:</b>	750,000
<b>REVENUES:</b>	
1. Sale of Land - Airdrie Facility (Increase)	(750,000)
2. Debt Financing - Salt and Sand Storage Building (Decrease)	750,000
Sale of Land - Airdrie Facility (Decrease)	750,000
Provincial Grant - MSI Capital (Increase)	(1,500,000)
2. Debt Financing - Range Road 284 Conrich Paving (Decrease)	925,000
Provincial Grant - MSI Capital (Increase)	(925,000)
2. Debt Financing - Twp Road 270 Paving (Decrease)	965,000
Provincial Grant - MSI Capital (Increase)	(965,000)
<b>TOTAL REVENUE:</b>	(750,000)
<b>NET BUDGET REVISION:</b>	0
<b>REASON FOR BUDGET REVISION:</b>	
1. Sale of Airdrie property relating to the salt and sand storage building 2. Council approved 2018 special initiatives funded by MSI Grant instead of debt financing	
<b>AUTHORIZATION:</b>	
County Manager: _____	Council Meeting Date: _____
General Manager: _____	Council Motion Reference: _____
Manager: _____	Date: _____

Budget AJE No: \_\_\_\_\_

Posting Date: \_\_\_\_\_



## BYLAW C-7771-2018

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 600,000 for the purpose of funding the replacement of Township Road 260 Bridge.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the replacement of Township Road 260 Bridge.

**WHEREAS** Plans and specifications have been prepared and the total cost of the project is estimated to be \$600,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7771-2018	<u>\$ 600,000</u>
Total Cost	\$ 600,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$600,000, for a period not to exceed 30 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 30 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2016 is \$58,917,378 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Township Road 260 Bridge Replacement Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 600,000 for the purpose of funding the replacement of Township Road 260 Bridge.
- 3 That for the purpose of funding the replacement of Township Road 260 Bridge a sum not exceeding Six Hundred Thousand (\$600,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$600,000 is to be paid by the County at large.



- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the County Manager.
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7771-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this	27th day of March	, 201 <u>8</u>
READ A SECOND TIME IN COUNCIL this	day of	, 201 <u>8</u>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 201<u>8</u></i>
READ A THIRD TIME IN COUNCIL this	day of	, 201 <u>8</u>

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 Reeve

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 CAO or Designate

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 Date Bylaw Signed



## BYLAW C-7772-2018

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 600,000 for the purpose of funding the replacement of Township Road 262 Bridge.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the replacement of Township Road 262 Bridge.

**WHEREAS** plans and specifications have been prepared and the total cost of the project is estimated to be \$600,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7772-2018	<u>\$ 600,000</u>
Total Cost	\$ 600,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$600,000, for a period not to exceed 30 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 30 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2016 is \$58,917,378 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Township Road 262 Bridge Replacement Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 600,000 for the purpose of funding the replacement of Township Road 262 Bridge.
- 3 That for the purpose of funding the replacement of Township Road 262 Bridge a sum not exceeding Six Hundred Thousand (\$600,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$600,000 is to be paid by the County at large.

- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the County Manager.
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7772-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this	27th day of March	, 20 <u>18</u>
READ A SECOND TIME IN COUNCIL this	day of	, 20 <u>18</u>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 20<u>18</u></i>
READ A THIRD TIME IN COUNCIL this	day of	, 20 <u>18</u>

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 Reeve

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 CAO or Designate

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 Date Bylaw Signed



## BYLAW C-7773-2018

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 500,000 for the purpose of funding the replacement of Range Road 20 Bridge.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the replacement of Township Road 260 Bridge.

**WHEREAS** Plans and specifications have been prepared and the total cost of the project is estimated to be \$500,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7773-2018	<u>\$ 500,000</u>
Total Cost	\$ 500,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$500,000, for a period not to exceed 30 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 30 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2016 is \$58,917,378 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Range Road 20 Bridge Replacement Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 500,000 for the purpose of funding the replacement of Range Road 20 Bridge.
- 3 That for the purpose of funding the replacement of Range Road 20 Bridge a sum not exceeding Five Hundred Thousand (\$500,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$500,000 is to be paid by the County at large.

- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the County Manager.
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7773-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this	27th day of March	, 201 <u>8</u>
READ A SECOND TIME IN COUNCIL this	day of	, 201 <u>8</u>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 201<u>8</u></i>
READ A THIRD TIME IN COUNCIL this	day of	, 201 <u>8</u>

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 Reeve

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 CAO or Designate

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 Date Bylaw Signed



## BYLAW C-7774-2018

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 325,000 for the purpose of funding the construction of Langdon 4<sup>th</sup> Street Pedestrian Walkway.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the construction of Langdon 4<sup>th</sup> Street Pedestrian Walkway.

**WHEREAS** Plans and specifications have been prepared and the total cost of the project is estimated to be \$325,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7774-2018	<u>\$ 325,000</u>
Total Cost	\$ 325,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$325,000, for a period not to exceed 20 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 20 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2016 is \$58,917,378 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Langdon 4<sup>th</sup> Street Pedestrian Walkway Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 325,000 for the purpose of funding the construction of Langdon 4<sup>th</sup> Street Pedestrian Walkway.
- 3 That for the purpose of funding the construction of Langdon 4<sup>th</sup> Street Pedestrian Walkway a sum not exceeding Three Hundred and Twenty-five Thousand (\$325,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$325,000 is to be paid by the County at large.



- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the County Manager.
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

#### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

#### Effective Date

- 10 Bylaw C-7774-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 27th day of March , 2018

READ A SECOND TIME IN COUNCIL this day of , 2018

*UNANIMOUS PERMISSION FOR THIRD READING* day of , 2018

READ A THIRD TIME IN COUNCIL this day of , 2018

\_\_\_\_\_  
Reeve

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

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



## BYLAW C-7775-2018

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 750,000 for the purpose of funding the construction of Salt & Sand Storage Building at County Campus.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the construction of Salt & Sand Storage Building at County Campus.

**WHEREAS** plans and specifications have been prepared and the total cost of the project is estimated to be \$750,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7775-2018	<u>\$ 750,000</u>
Total Cost	\$ 750,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$750,000, for a period not to exceed 20 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 20 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2016 is \$58,917,378 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Salt & Sand Storage Building Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 750,000 for the purpose of funding the construction of Salt & Sand Storage Building at County Campus.
- 3 That for the purpose of funding the construction of Salt & Sand Storage Building a sum not exceeding Seven Hundred and Fifty Thousand (\$750,000) be borrowed from time to time from

an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$750,000 is to be paid by the County at large.

- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the County Manager.
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

#### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

#### Effective Date

- 10 Bylaw C-7775-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this 27th day of March , 2018

READ A SECOND TIME IN COUNCIL this day of , 2018

*UNANIMOUS PERMISSION FOR THIRD READING* day of , 2018

READ A THIRD TIME IN COUNCIL this day of , 2018

\_\_\_\_\_  
Reeve

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

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



## BYLAW C-7776-2018

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 925,000 for the purpose of funding the paving of Range Road 284.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the paving of Range Road 284.

**WHEREAS** Plans and specifications have been prepared and the total cost of the project is estimated to be \$925,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7776-2018	<u>\$ 925,000</u>
Total Cost	\$ 925,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$925,000, for a period not to exceed 20 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 20 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2016 is \$58,917,378 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Range Road 284 Paving Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 925,000 for the purpose of funding the paving of Range Road 284.
- 3 That for the purpose of funding the paving of Range Road 284 a sum not exceeding Nine Hundred and Twenty-five Thousand (\$925,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$925,000 is to be paid by the County at large.

- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the County Manager.
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7776-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this	27th day of March	, 20 <u>18</u>
READ A SECOND TIME IN COUNCIL this	day of	, 20 <u>18</u>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 20<u>18</u></i>
READ A THIRD TIME IN COUNCIL this	day of	, 20 <u>18</u>

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 Reeve

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 CAO or Designate

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 Date Bylaw Signed



## BYLAW C-7777-2018

**A Bylaw of Rocky View County to authorize the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 965,000 for the purpose of funding the paving of Township Road 270.**

**WHEREAS** the Council of the County has decided to issue a bylaw pursuant to Section 258 of the Municipal Government Act to authorize the funding of the paving of Township Road 270.

**WHEREAS** plans and specifications have been prepared and the total cost of the project is estimated to be \$965,000 and the following contributions will be applied to the project:

Debenture Bylaw No. C-7777-2018	<u>\$ 965,000</u>
Total Cost	\$ 965,000

**WHEREAS** in order to complete the project it will be necessary for the County to borrow the sum of \$965,000, for a period not to exceed 20 years from an authorized financial institution on the terms and conditions referred to in this bylaw.

**WHEREAS** the estimated remaining life of the project financed under this bylaw is equal to, or in excess of 20 years.

**WHEREAS** the principal amount of the outstanding debt of the County at December 31, 2016 is \$58,917,378 and no part of the principal or interest is in arrears.

**WHEREAS** all required approvals for the project have been obtained and the project is in compliance with all Acts and Regulations of the Province of Alberta.

**NOW, THEREFORE**, the Council of Rocky View County, duly assembled, enacts as follows:

### Short Title

- 1 The short title of this bylaw is the "Township Road 270 Paving Borrowing Bylaw."

### Authorization

- 2 This bylaw authorizes the Council of the County to incur indebtedness by the issuance of debenture(s) in the amount of \$ 965,000 for the purpose of funding the paving of Township Road 270.
- 3 That for the purpose of funding the paving of Township Road 270 a sum not exceeding Nine Hundred and Sixty-five Thousand (\$965,000) be borrowed from time to time from an authorized financial institution on the credit and security of the County at large, of which amount the full sum of \$965,000 is to be paid by the County at large.



- 4 The proper officers of the County are hereby authorized to issue debt on behalf of the County for the amount and purpose as authorized by this bylaw, namely the County Manager.
- 5 The County shall repay the indebtedness according to the terms and at the interest rate fixed by the Alberta Capital Finance Authority or another authorized financial institution on the date of the borrowing(s), and not to exceed (4%) percent.
- 6 During the currency of the debt there shall be raised in each year a rate on all the rateable property in the County, collectible at the same time and in the same manner as the other rates, in an amount sufficient to pay the principal and interest falling due in such year on such debt.
- 7 The indebtedness shall be contracted on the credit and security of the County.
- 8 The net amount borrowed under the bylaw shall be applied only to the project specified by this bylaw.

### Serverability

- 9 Each provision of this Bylaw is independent of all other provisions. If any such provision is declared invalid by a court of competent jurisdiction, all other provisions of this Bylaw will remain valid and enforceable.

### Effective Date

- 10 Bylaw C-7777-2018 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the *Municipal Government Act*.

READ A FIRST TIME IN COUNCIL this	27th day of March	, 201 <u>8</u>
READ A SECOND TIME IN COUNCIL this	day of	, 201 <u>8</u>
<i>UNANIMOUS PERMISSION FOR THIRD READING</i>	<i>day of</i>	<i>, 201<u>8</u></i>
READ A THIRD TIME IN COUNCIL this	day of	, 201 <u>8</u>

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 Reeve

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 CAO or Designate

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 Date Bylaw Signed

## PLANNING SERVICES

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**TO:** Council  
**DATE:** May 8, 2018 **DIVISION:** 9  
**FILE:** 06834003/04 **APPLICATION:** PL20160091  
**SUBJECT:** Consideration of second and third reading for Bylaw C-7718-2017 – Area Structure Plan Amendment – Cochrane North Area Structure Plan  
 Note: This application should be considered in conjunction with PL20160092, proposed Cochrane North Conceptual Scheme, and PL20160093, land use redesignation.

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

Motion #1 THAT Bylaw C-7718-2017 be given second reading.  
 Motion #2 THAT Bylaw C-7718-2017 be given third and final reading.

### **EXECUTIVE SUMMARY:**

The purpose of this report is to consider second and third reading to Bylaw C-7718-2017 to adopt minor amendments to the Cochrane North Area Structure Plan (ASP) to implement the Cochrane North Conceptual Scheme (PL20160092; agenda item E-2). On February 27, 2018, Council considered the proposed amendments and granted first reading. Following first reading, the following motion was passed:

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

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

In keeping with Council's motion, the Applicant submitted further clarification on the earliest timing of construction and installation of stormwater infrastructure, and is proposing specific amendments to the conceptual scheme to clarify both the road network design and the requirements around water and wastewater servicing. In addition, Administration prepared a comparison of density levels with other areas of the County.

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

- The proposed minor amendments to the Cochrane North ASP are consistent with the direction provided in both policy 28.6 and the definition of a minor amendment within the County Plan;

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

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



- The proposal is consistent with both the overall intent and with the Cluster Residential and Open Space policies in section 6.2 of the Cochrane North ASP;
- The proposal is consistent with Open Space Policies 6.2.30 to 6.2.39 of the Cochrane North ASP;
- The proposal is consistent with the associated conceptual scheme and land use applications;
- The proposal is consistent with the policies of the IDP; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and advised that detailed design would be provided and implemented at the subdivision stage.

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

## RESPONSE TO MOTION:

The Applicant was directed to address the following matters:

1. Provide clarification on the earliest timing of the construction and installation of the storm water management pipe and outlet to the Bow River;

On March 2, 2018 the Applicant submitted a supplemental letter which provides clarification on the earliest timing of the construction and installation of the stormwater management pipe and outfall to the Bow River. The specific details are discussed in the report covering the Conceptual Scheme (PL20160092; agenda item E-2); however, in conclusion, no development shall proceed until a Stormwater Management Plan has been submitted and approved in accordance with the County's Servicing Standards and all necessary Alberta Environment and Park approvals have been granted.

2. Reconsider the road network design, including questions of access;

The Applicant submitted a revised Figure 21 *Internal Road Network*, and a new policy is proposed, both of which are discussed in detail in the Conceptual Scheme report (PL20160092; agenda item E-2).

3. Prepare detailed policy regarding the necessary licensing and approvals to ensure appropriate water and waste water servicing to the proposed development; and

The Applicant proposed a new policy to be added to Section 8 *Water Supply & Servicing* of the conceptual scheme.

4. Provide a comparison of density levels with other areas of the County.

A table providing a high-level comparison of density levels with other areas of the County is provided within the Conceptual Scheme report (PL20160092; agenda item E-2). Ultimately, the proposed density increase would allow for 43 additional dwellings while maintaining significant open space and consistency with the CNASP vision and objectives.

## CONCLUSION:

In keeping with Council's motion, the Applicant submitted further clarification on the earliest timing of construction and installation of stormwater infrastructure, and is proposing specific amendments to the conceptual scheme to clarify both the road network design and the requirements around water and wastewater servicing. In addition, Administration prepared a comparison of density levels with other areas of the County. Therefore, Administration recommends approval in accordance with **Option #1**.



**OPTIONS:**

- Option #1:     Motion # 1     THAT Bylaw C-7718-2017 be given second reading.  
                      Motion # 2     THAT Bylaw C-7718-2017 be given third and final reading.  
 Option # 2:     THAT Application PL20160091 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

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Interim County Manager

JA/rp

**APPENDICES:**

APPENDIX ‘A’: Original February 27, 2018 Staff Report Package



ROCKY VIEW COUNTY  
Cultivating Communities

## PLANNING SERVICES

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**TO:** Council

**DATE:** February 27, 2018 **DIVISION:** 9

**TIME:** Morning Appointment

**FILE:** 06834003/4 **APPLICATION:** PL20160091

**SUBJECT:** Area Structure Plan Amendment – Cochrane North Area Structure Plan  
Note: This application should be considered in conjunction with PL20160092, proposed Cochrane North Conceptual Scheme, and PL20160093, land use redesignation.

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

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

### EXECUTIVE SUMMARY:

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

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

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

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

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

Jessica Anderson, Planning Services  
Vince Diot, Engineering Services



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

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

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

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

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

#### **HISTORY:**

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

#### **BACKGROUND:**

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

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

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





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

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

## POLICY ANALYSIS:

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

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

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

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

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

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

*(add the following):*

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

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

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



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

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

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

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

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

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

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

- a. A textual addition to Section 6.2. Cluster Residential and Open Space, Policy 6.2.20 which reads:*

- 6.2.20      Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with small lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.*

*(add the following)*

- "i. Notwithstanding policy 6.2.20 for lands described as S-1/2-34-26-4-W5M, higher residential densities may be achieved at a rate of 1.65 extra dwelling units for every 2 acres of open space more than the minimum 30% open space requirement, to a maximum of 425 residential units."*

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



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

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

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

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

### OTHER POLICY CONSIDERATIONS:

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

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

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

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

A minor amendment is defined as follows:

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

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

*Minor amendments may include specific policy or map amendments.*

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

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



ROCKY VIEW COUNTY  
Cultivating Communities

South Saskatchewan Regional Plan 2014-2024 (SSRP)

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

**TECHNICAL CONSIDERATIONS:**

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

**CONCLUSION:**

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

**OPTIONS:**

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

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

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Acting County Manager

JA/rp

**APPENDICES:**

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7718-2017 and Schedule A

APPENDIX 'C': Redline Version - Cochrane North Area Structure Plan

APPENDIX 'D': Map Set



## APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	<p data-bbox="621 394 1133 424"><u>Comments provided February 21, 2017:</u></p> <p data-bbox="621 443 1463 573">After reviewing the information provided, it is clear that school site(s) in this area will be needed. I understand that there will be over 6000 people living in around Cochrane Lake in the future, though I understand the timing is not yet known.</p> <p data-bbox="621 592 1463 821">As the timing of development is unknown, RVS is concerned that assimilating appropriate amount of land for a school site will be difficult. It is recommended that a school site be provided in this plan for two reasons: 1) The plan contains a large enough area to adequately provide 10 acres of MSR land. 2) The plan will be adding another 420 units, which will be another 400-450 K-12 students.</p> <p data-bbox="621 840 1433 1039">A school site of 10 acres is acceptable. Of that ten acres, 4 acres is actually used for the school building, parking lot, and playground. The other 6 acres will be for the active play space associated with a school and desired by most residents. Two soccer fields or a soccer field and a ball diamond are examples of the recreation space needed adjacent to a school building.</p> <p data-bbox="621 1058 1068 1087"><u>Comments provided July 17, 2017:</u></p> <p data-bbox="621 1106 1463 1507">There are 200 RVS students residing in Cochrane Lakes today, which attend schools in Cochrane. In time, RVS is expecting two schools will be essential in the entire proposed Hamlet of Cochrane Lakes. The reason RVS was considering a school site in the Cochrane North plan is due to the large area of land being proposed for development and a 10-12 acre school site could reasonably be dedicated as part of the 10% reserve owing, as there are 25.85 acres of reserve lands owing. RVS is not concerned about the population from Cochrane North Plan needing the second school, my concern is future development in the Cochrane Lakes Hamlet will 'come in' as small developments and a second school site will be very difficult to assemble.</p> <p data-bbox="621 1526 1463 1726">That being said, if Rocky View County is confident and willing to take on the responsibility of assembling the second school site in a timely matter, which is simply ensuring a site is ready for a building by the time RVS is ready to build the second school in Cochrane Lakes, then RVS is supportive of Cochrane North Conceptual Scheme going forward without a school site.</p> <p data-bbox="621 1745 1446 1908">Jessica, I would like this email to be a part of the package that goes forward to the councilors as well, as the need of for school sites is an issue for both Rocky View Schools and the municipalities (in this case the County) and both organizations need to be accountable to the families living in our jurisdictions.</p>





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



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





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Energy Resources Conservation Board	No comment.
Alberta Health Services	<p data-bbox="618 375 1461 441">Thank you for inviting Alberta Health Services (AHS) to comment on these proposals to:</p> <ul data-bbox="618 457 1461 892" style="list-style-type: none"> <li data-bbox="618 457 1461 556">• amend the Cochrane North Area Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme.</li> <li data-bbox="618 558 1461 688">• adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the S-1/2-34-26-04-W05M.</li> <li data-bbox="618 690 1461 892">• redesignate the subject lands from Ranch and Farm District to Direct Control District in order to facilitate the creation of 425 single-detached and semi-detached homes on lots ranging from <math>\pm 0.040</math> hectares (<math>\pm 0.10</math> acres) to <math>\pm 0.049</math> hectares (<math>\pm 0.12</math> acres) in size, together with open space, utility services, and a commercial hub.</li> </ul> <p data-bbox="618 909 1461 974">AHS has the following comments regarding the above noted proposals.</p> <p data-bbox="618 991 699 1022">Water</p> <p data-bbox="618 1039 1461 1276">It is our understanding that the drinking water for future development in the area will be provided by Horse Creek Water Services Inc. The developers and the water supplier must ensure that the water system will be capable of providing potable water for the additional developments within the planned area without disrupting services to current developments connected to the system.</p> <p data-bbox="618 1293 792 1325">Waste Water</p> <p data-bbox="618 1341 1461 1612">It is our understanding that the waste water system for future development in the area will be connected to the system operated by Horse Creek Water Services Inc. The developers and the waste water system operator must ensure that the waste water system will be capable of handling and treating the waste water flow from the developments within the planned area in addition to the flows from current developments connected to the system.</p> <p data-bbox="618 1629 776 1661">Solid Waste</p> <p data-bbox="618 1677 1461 1810">Solid waste emanating from the future development of the area must be handled in a manner such that the land is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates,</p> <p data-bbox="618 1827 1461 1923"><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might</i></p>



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



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



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	<p>further complicated when it crosses the CP rail and enters our residential neighbourhood of West Pointe.</p> <ul style="list-style-type: none"> <li>As Horse Creek is upstream from the water intakes as well as a portion of the watershed for Horse Creek is within the Town's boundaries, the Town has an interest to ensure the water body is not compromised. The Horse Creek Abbreviated Watershed Management Plan was recently presented to the Bow River Basin Council and is seeking provincial endorsement. The recommendations are based on 5 years of monitoring data. This data shows that the stream is an important spawning area for several species of fish and that it has unconsolidated banks which have a high erosion risk. Both findings support the recommendation that inputs into this system need to be carefully managed to maintain water quality and avoid increases in water quantity.</li> <li>The Province of Alberta is currently working to finalized new regulations within The Modernized Municipal Government Act ('Bill 21') that will set new expectations for improved municipal and regional collaboration throughout the Province. The Town of Cochrane is committed to this new vision and to work collaboratively with our regional partners to plan, deliver and fund intermunicipal services for the benefit of all residents within the Calgary region. The Town also recognizes this new model is the best mechanism to ensure the efficient use of land occurs when accommodating future growth in the Calgary region. The proposed amendments to the Cochrane North Area Structure Plan and proposed Conceptual Scheme make no reference to the forthcoming amendments to the MGA, or any commitment to adhering to future provisions of the Growth Management Board. This oversight is quite troubling given the collective efforts of the Province and other municipalities throughout the Calgary region toward this new direction. It also brings into question Rocky View County's long term commitment to regional collaboration. As such, the Town of Cochrane respectfully requests Rocky View County not proceed with consideration of these amendments until the formal establishment of the Growth Management Board in order to ensure the regional impacts of the proposed development can be comprehensively evaluated with consideration of regional planning principals and goals.</li> <li>Despite the absence of an established Growth Management Board, an adopted Regional Plan for the Calgary Region and a formalized Regional Evaluation Framework, similar to what is used in the Capital Region, it remains incumbent upon Rocky View County to consider the proposed amendments to the Cochrane North ASP and Conceptual Scheme from a regional perspective and evaluate the potential regional implications this development may have</li> </ul>



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





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





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



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



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



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



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



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• The proposed development, through connection to the Horse Creek Utility infrastructure, sends wastewater to the Town of Cochrane which ultimately goes to the City of Calgary. The Town of Cochrane has acknowledged the ability of these lands to connect to existing utility infrastructure;</li> <li>• Confirmation from the Horse Creek Utility was provided to confirm that the Applicant has completed all paperwork for sanitary/wastewater servicing and that the Utility is prepared to service the proposed Conceptual Scheme;</li> <li>• At future subdivision stage, the applicant is to provide a detailed update to the Wastewater Servicing Assessment in accordance with the County Servicing Standards. The update is to include, but may not be limited to: <ul style="list-style-type: none"> <li>○ The assessment confirms that upgrade to the Cochrane North lift station storage facilities is not required until Phase 3 or 4. The updated assessment is to confirm that the Cochrane North lift station has adequate storage for the first two phases;</li> <li>○ Detailed contingency plans to prevent overflow of the lift station storage facility;</li> <li>○ The updated document may be subject to a third party review at submission stage.</li> </ul> </li> <li>• The Owner shall enter into a Development Agreement for the construction of the piped wastewater collection system including upgrades to lift station as per the approved Wastewater Servicing Assessment at the time of subdivision;</li> <li>• As a condition of future subdivision, the Owner will be required to provide payment of the Wastewater Off-site Levy in accordance with the bylaw at the time of subdivision approval.</li> </ul> <p><u>Water Supply And Waterworks</u></p> <ul style="list-style-type: none"> <li>• The proposal is for the development to be serviced by piped water from the Horse Creek Utility. Engineering Services has reviewed Potable Water Use Assessment prepared by CIMA+ (May 2017) in conjunction with the CIMA+ memo (July 12, 2017) of the Horse Creek Utility to ensure that sufficient capacity is available for the proposed development: <ul style="list-style-type: none"> <li>○ At the Conceptual Scheme and Redesignation stage, the assessment confirms that based on the County's approved water demand of 300L/C/d, the utility has sufficient capacity to supply the needs of this conceptual scheme.</li> </ul> </li> </ul>





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



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



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



AGENCY	COMMENTS
	<p>low as the proposal aims to maintain significant vegetation where possible and incorporate native plant species and maintain wetland health by ensuring poste development runoff mimics pre-development values;</p> <ul style="list-style-type: none"> <li>• At future subdivision stage, the applicant is to provide an update to the BIA for the site specific development: <ul style="list-style-type: none"> <li>○ The applicant will be required to comply with the recommendations of the Biophysical Impact Assessment;</li> <li>○ Dedication of any relevant Environmental Reserve or Environmental Reserve Easements;</li> <li>○ Compliance with any AEP requirements for wetland dedication or compensation.</li> </ul> </li> </ul>
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	Services will need to be detailed in support of proposal.
Infrastructure and Operations - Operations	This proposal will consume all excess capacity of wastewater servicing agreement between the Town of Cochrane and the County. If this CS is approved, there will be no ability to service other areas including the existing Hamlet area as the excess capacity will have to be reserved for this CS. Alberta Environment approvals to extend the water and wastewater systems will be required. As well as approval for stormwater system (policy).
Infrastructure and Operations – Solid Waste	No concerns.
Circulation Period: September 29, 2016 to October 21, 2016	



## BYLAW C-7718-2017

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

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

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

#### PART 2 – DEFINITIONS

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

#### PART 3 – EFFECT OF BYLAW

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

#### PART 4 – TRANSITIONAL

Bylaw C-7718-2017 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and the CAO or Designate, as per the Municipal Government Act.

**Division: 09**

**File: 06834003/04 /PL20160091**

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

\_\_\_\_\_  
Reeve

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

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

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

**Cochrane North Area Structure Plan**

**Amendment # 1**

Section 5.2: Land Use Policy Areas

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

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

**Amendment #2**

*Add text to Policy 6.2.2, which reads:*

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

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

**Amendment #3**

*Add text to Policy 6.2.20, which reads:*

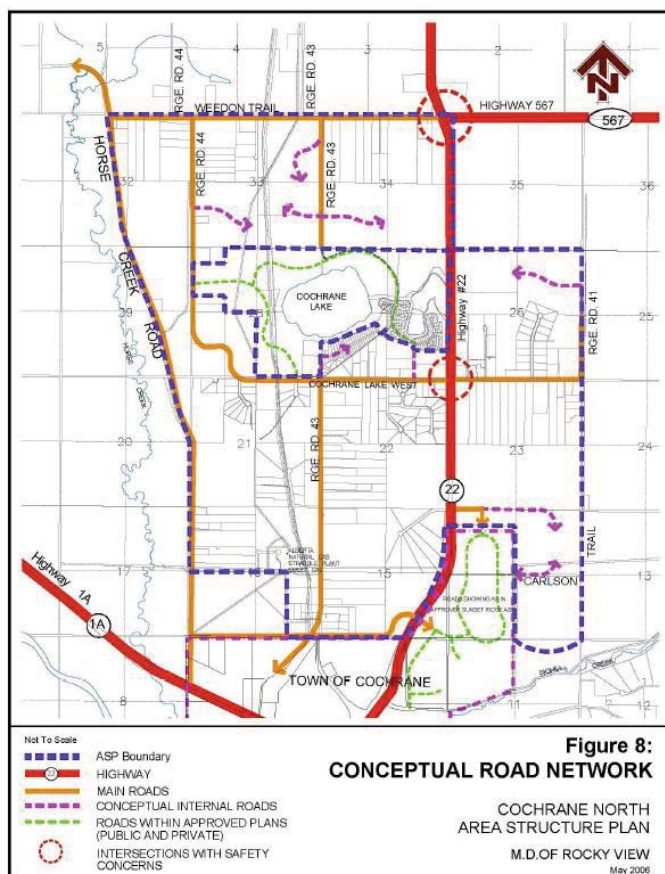
- i. Notwithstanding Policy 6.2.20, for lands described as S-1/2-34-26-04-W05M, higher residential densities may be achieved at a rate of 1.65 extra dwelling units for every 2 acres of open space more than the minimum 30% open space requirement, to a maximum of 425 residential units.



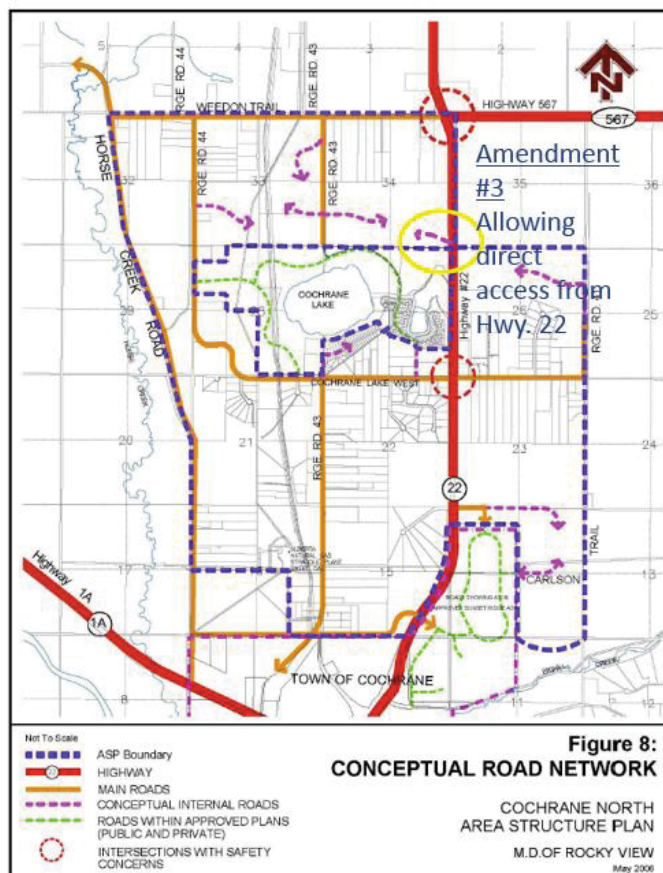


### Amendment #4

Replace Figure 8, which shows:



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





# **COCHRANE NORTH**

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## **AREA STRUCTURE PLAN**



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

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

**ROCKY VIEW COUNTY**  
**BYLAW C-6388-2006**

**OFFICE CONSOLIDATION**

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

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

## **MUNICIPAL DISTRICT OF ROCKY VIEW NO. 44**

### **BYLAW C-6388-2006**

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

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

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

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

**NOW THEREFORE** the Council enacts the following:

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

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

DIVISION 9

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

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

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

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

REEVE OR DEPUTY REEVE

\_\_\_\_\_  
MUNICIPAL SECRETARY

SCHEDULE 'A'

Forming Part of Bylaw C-6388-2006

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



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## TABLES

TABLE 1: LAND USE POLICY AREAS
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## Section

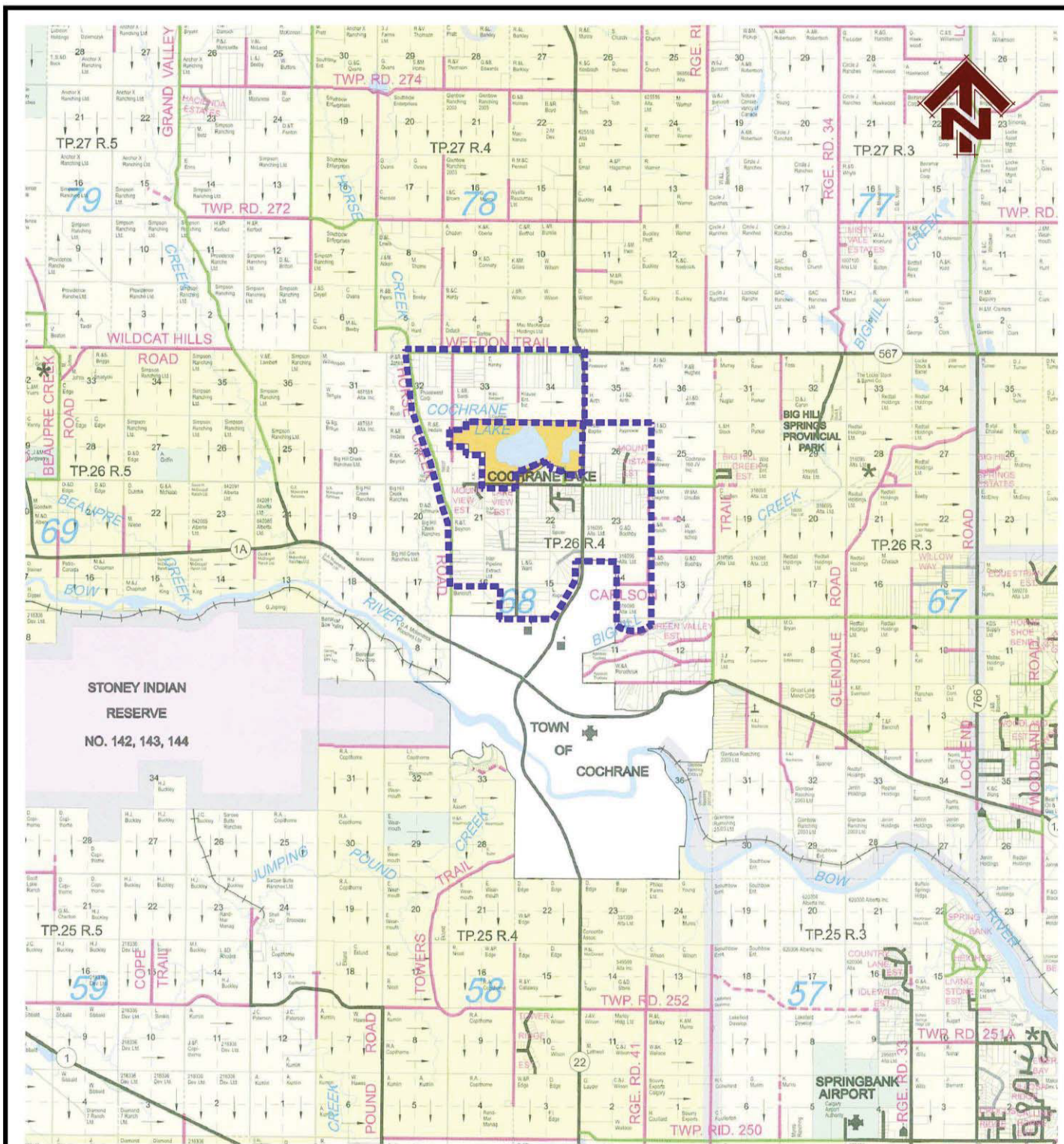
# 1.0 Background

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

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

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

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



Not To Scale

■■■■■ ASP Boundary

**Figure 1:**  
**PLAN AREA CONTEXT**

COCHRANE NORTH  
 AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW  
 May 2006



## 1.1 The Planning Process

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

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

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

## 1.2 Public Consultation and Stakeholder Involvement

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

Stakeholders in the ASP have included:

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

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

## Section

## 2.0 Legislation

### 2.1 The Municipal Government Act

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

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

### 2.2 The Municipal Development Plan

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

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



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

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

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

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

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

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

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

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

## 2.3 Intermunicipal Planning Policies

### Intermunicipal Development Plan

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

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

#### “2.11.2 POLICIES

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

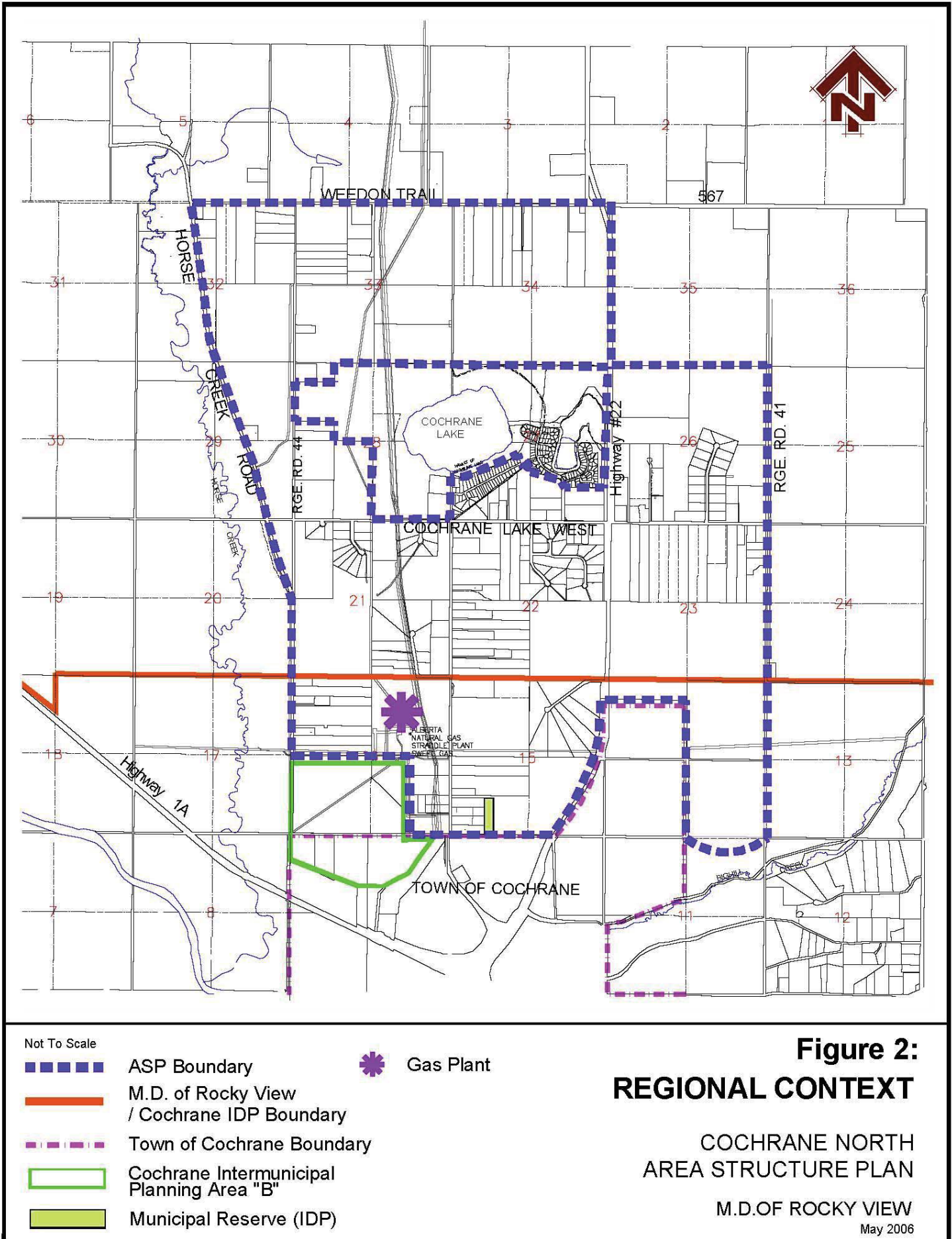
#### 3.1.1 INTERMUNICIPAL REFERRALS

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

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

### Intermunicipal Planning Area “B”

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



## Section

## 3.0 Plan Area

### 3.1 Plan Boundary

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

### 3.2 Existing Conditions

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

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

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

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

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

### 3.3 Demographics and Growth in and around the Plan Area

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

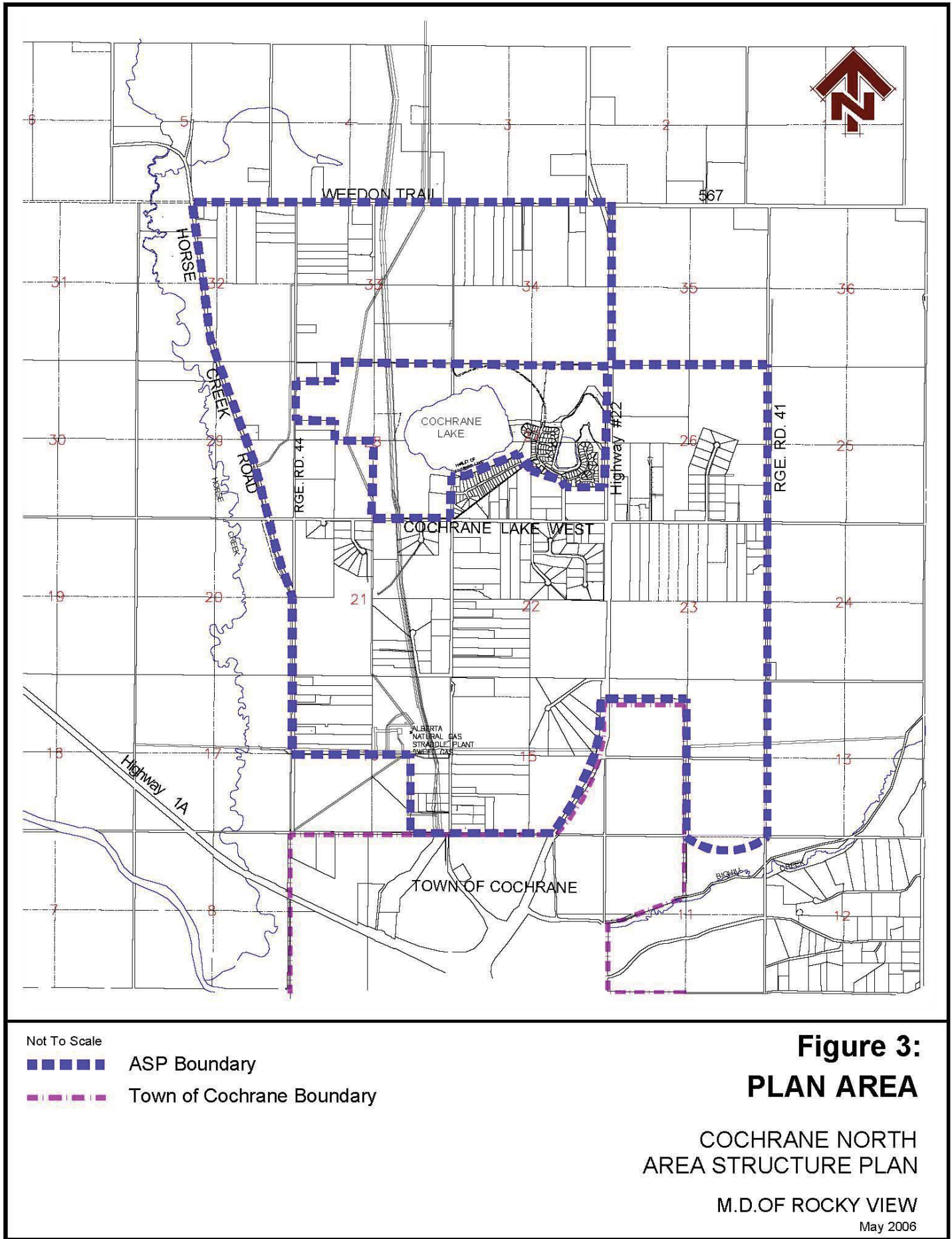
The population profile in the Cochrane North area exhibited relatively stable or gradual growth during the three decades from the mid-1970s through the early 2000s, when most of the residential subdivisions in the area were approved. Nonetheless, the 1995 approval of approximately 875 dwelling units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

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

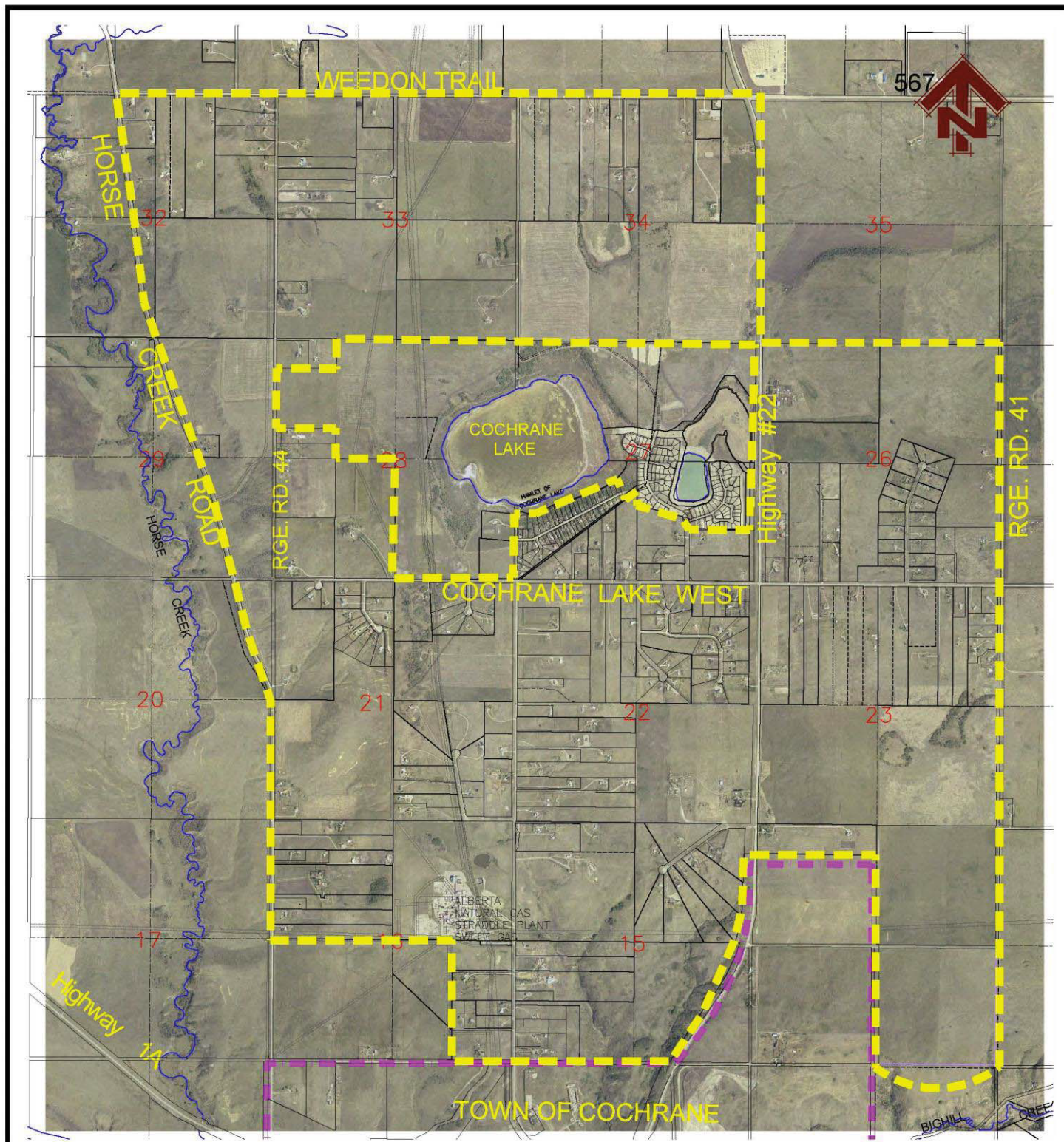
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<sup>1</sup> Estimated 300 residential addresses at approximate rate of 3 persons per household.









Not To Scale



ASP Boundary



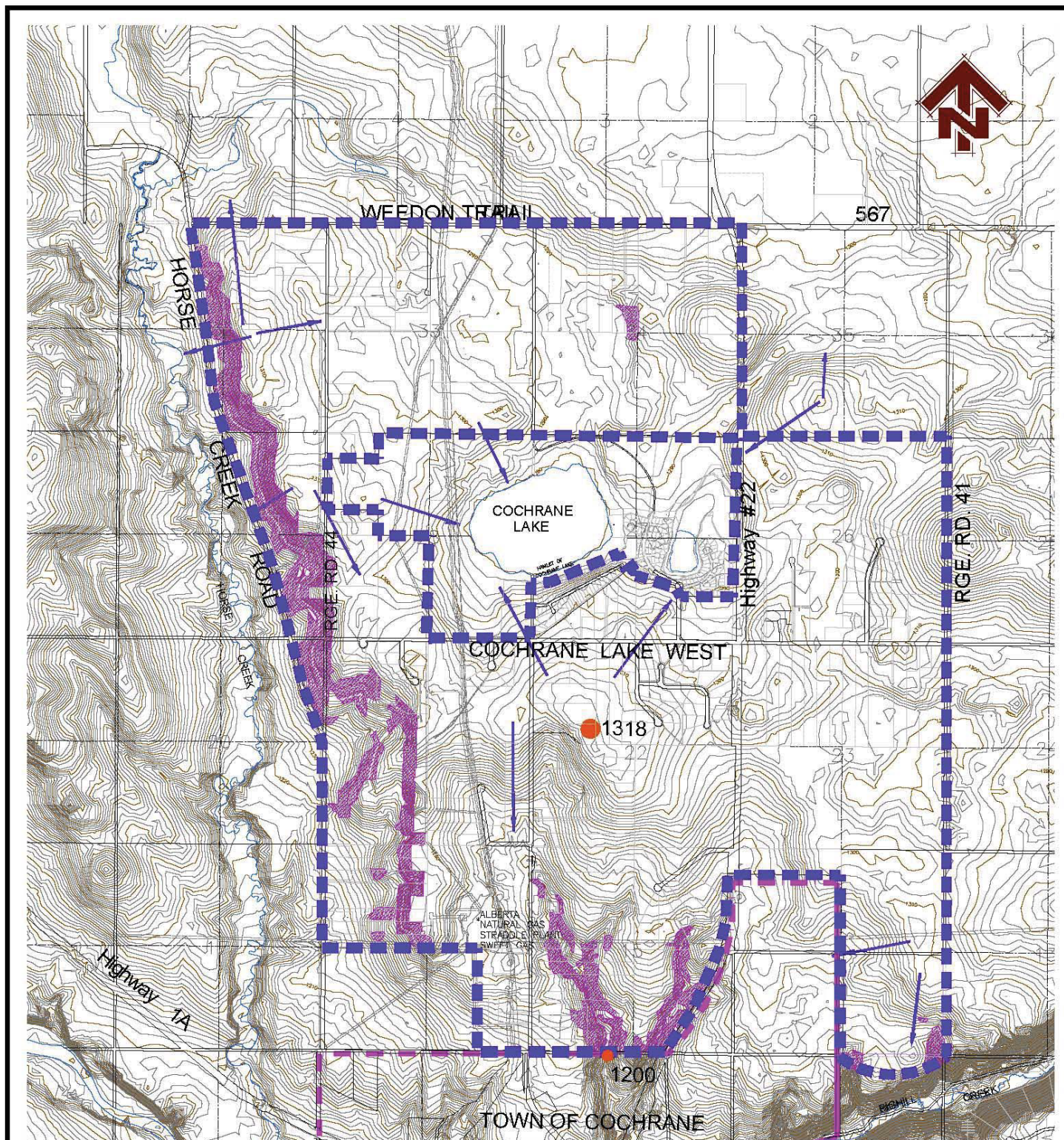
Town of Cochrane Boundary

**Figure 4:**  
**AIRPHOTO**

COCHRANE NORTH  
 AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW  
 May 2006





Not To Scale

- ■ ■ ■ ■ ASP Boundary
- 1300 10m Contour Intervals
- 1124 2m Contour Intervals
- Direction of Surface Drainage
- 15% And Greater Slope

**Figure 5:**  
**SITE ANALYSIS**

COCHRANE NORTH  
 AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW  
 May 2006



## Section

## 4.0 Plan Objectives

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

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

## Section

## 5.0 Land Use Strategy

### 5.1 Vision

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

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

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

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

#### Policy

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

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<sup>2</sup> Estimated 3,000 residential addresses at approximate rate of 3 persons per household.

## 5.2 Land Use Policy Areas

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

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

**Table 1: Land Use Policy Areas**

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

Industrial	gas plant
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## 5.3 Conceptual Schemes

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

### Policies

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

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

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

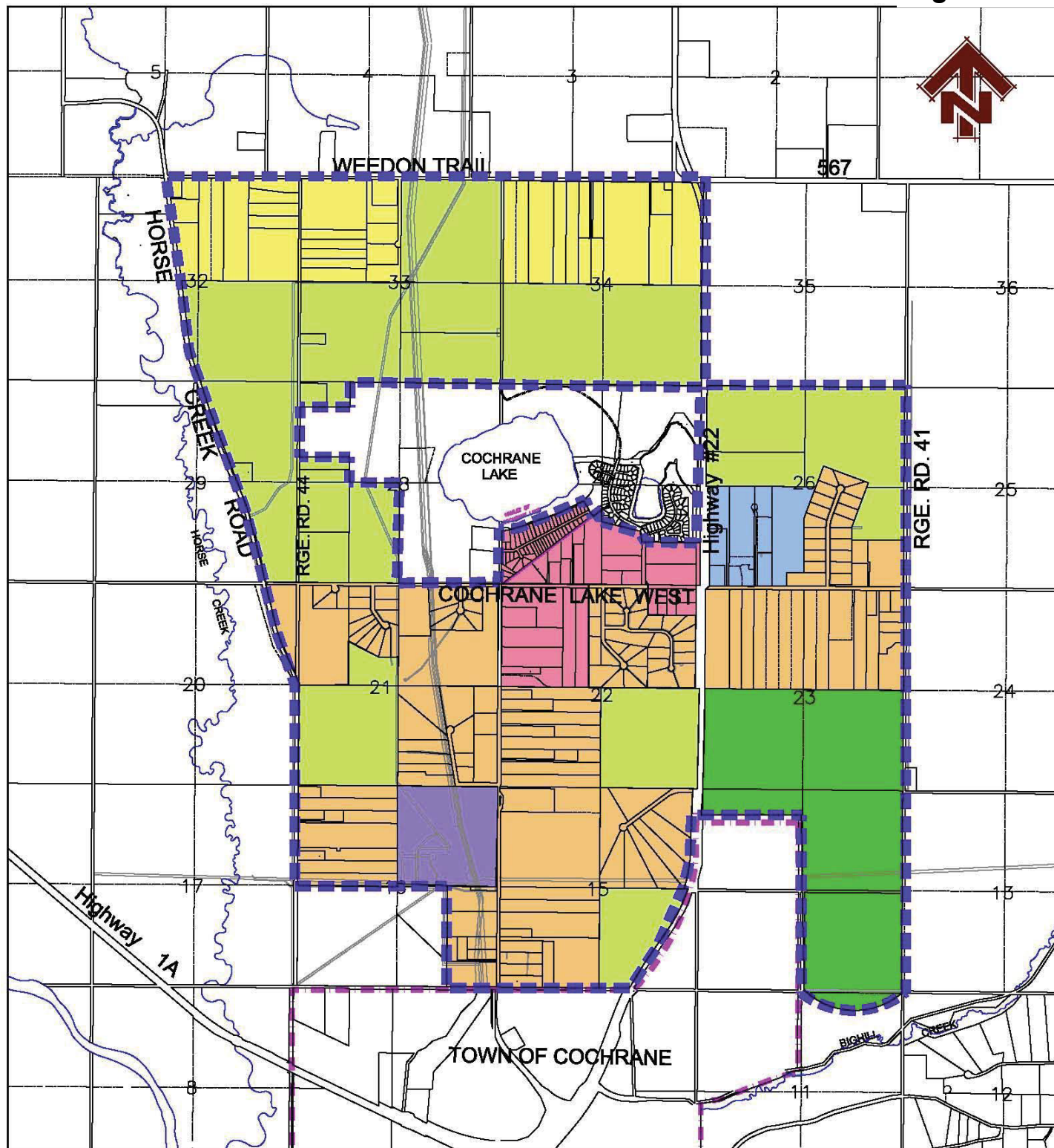
**5.3.3** Where appropriate and required to address the integration of the proposed development with adjacent lands, Conceptual Schemes may encompass lands that are outside of the area to be redesignated and subdivided.

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

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



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



Not To Scale

■■■■ ASP Boundary

■ Hamlet

■ Existing Industrial

■ Residential Infill A

■ Residential Infill B

■ Residential Infill C

■ Cluster Residential  
& Open Space

■ Future Growth

## Figure 6: LAND USE CONCEPT

COCHRANE NORTH  
AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

May 2007

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

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

## Section

## 6.0 Plan Policies

### 6.1 Residential Infill A, B, and C

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

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

#### Policies

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

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

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

## 6.2 Cluster Residential and Open Space

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

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

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

### General Policies

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



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

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

## Residential Policies

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

### **Open Space Policies**

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

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

## 6.3 Hamlet

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

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

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

### Policies

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

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

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

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

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

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



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

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

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

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

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

## **6.4 Future Growth**

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

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

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

### **Policies**

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

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

## 6.5 Existing Industrial

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

### Policies

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

## 6.6 Environment

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

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

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

### Policies

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

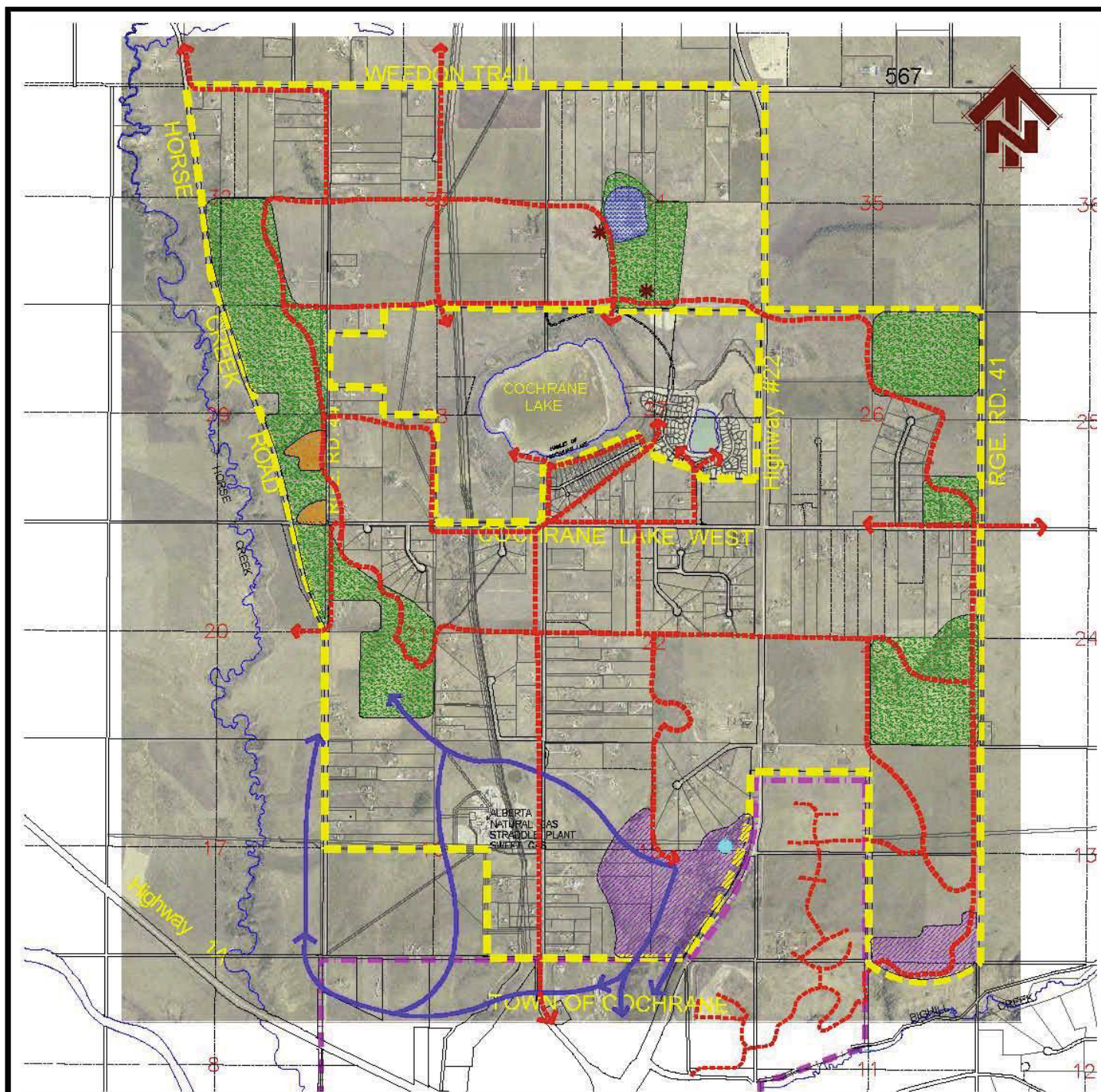
- 6.6.4** Protection of any significant natural areas, habitat connections, environmentally sensitive lands, or culturally significant sites identified within this Area Structure Plan shall be addressed in all applications for Conceptual Schemes, land use redesignation, and subdivision submitted to the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

## **6.7 Reserve and Trails**

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

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





Not To Scale

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

**Figure 7:  
NATURAL AREAS AND  
CONCEPTUAL REGIONAL  
PATHWAYS**

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

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

### Policies

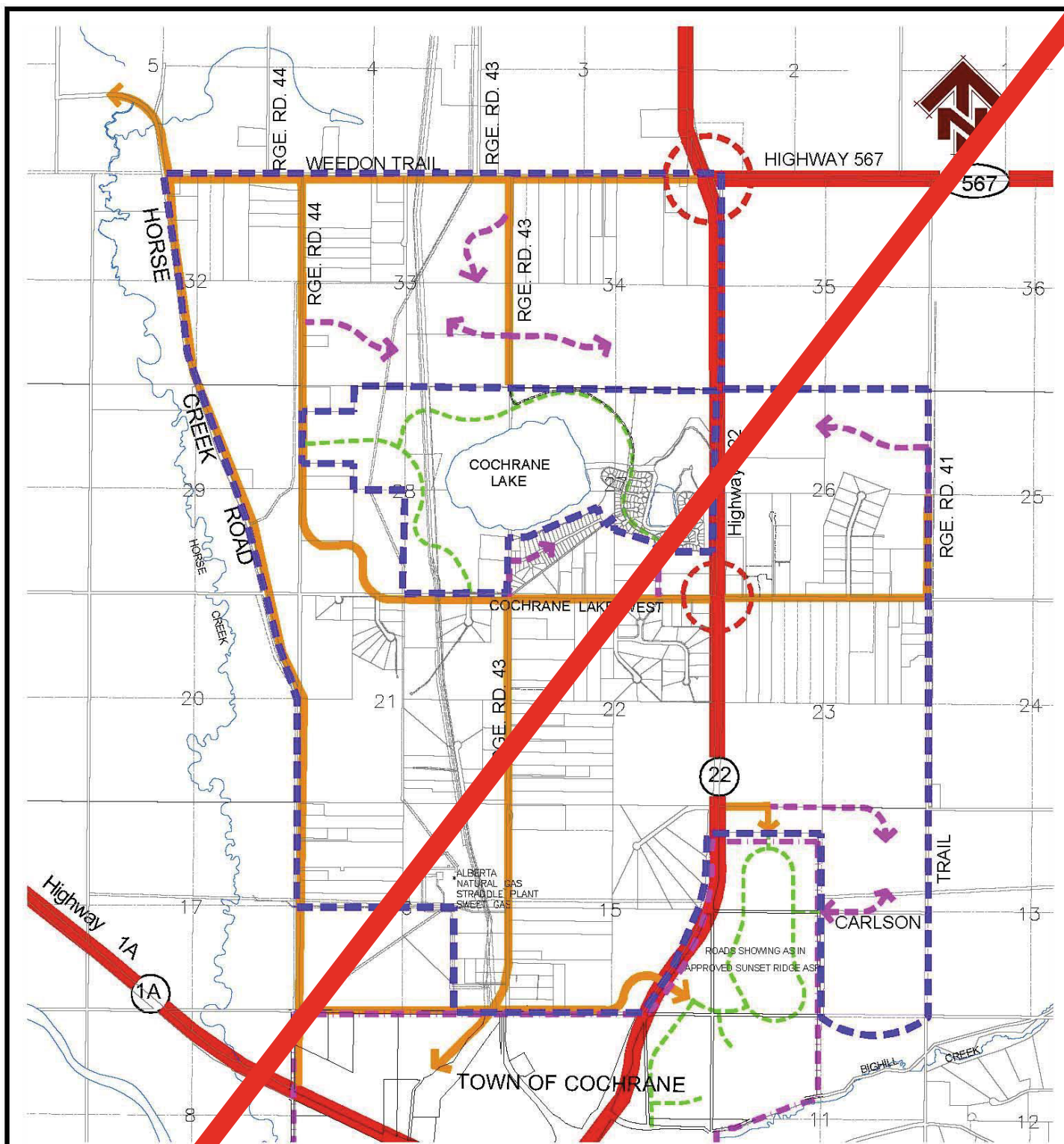
- 6.7.1** Subject to budgetary considerations, the M.D. of Rocky View should consider preparation of a Recreation and Open Space Master Plan for this Area Structure Plan, to include planning for:
- i. assessment of recreation and open space needs within the Plan Area.
  - ii. a central open space in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

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

## **6.8 Transportation**

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

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



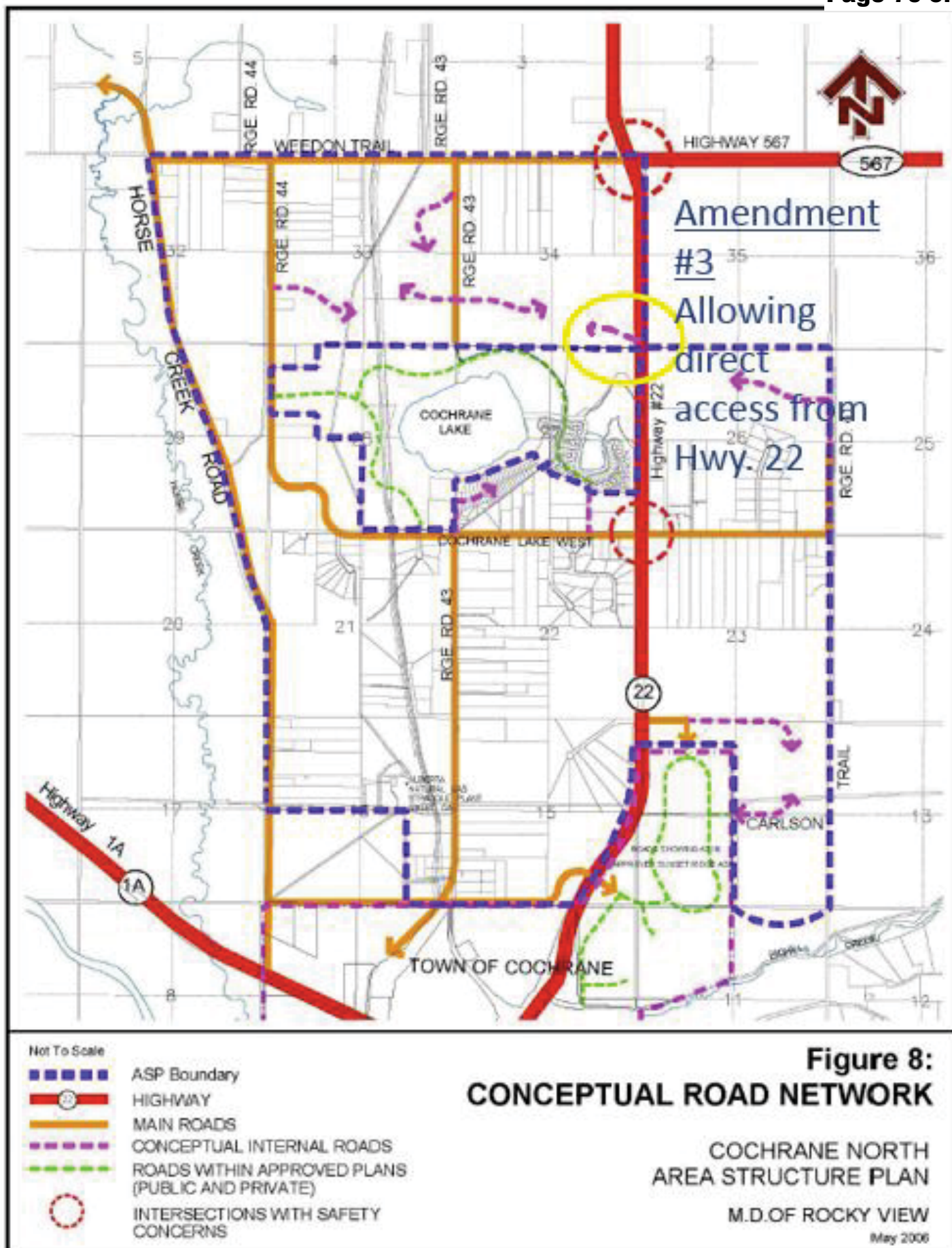
**Figure 8:  
CONCEPTUAL ROAD NETWORK**

COCHRANE NORTH  
 AREA STRUCTURE PLAN

M.D.OF ROCKY VIEW

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

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

### **Policies**

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

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

## 6.9 Servicing and Utilities

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

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

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



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

#### **General Servicing and Utilities Policies**

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

#### **Stormwater**

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

#### **Potable Water**

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

**Wastewater**

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

**Solid Waste**

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

## 6.10 Community, Protective, and Emergency Services

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

### Policies

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

## 6.11 Intermunicipal and Regional Planning

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

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

### Policies

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

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

## Section

## 7.0 Implementation Policies

### 7.1 Phasing

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

#### Policies

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

### 7.2 Implementation

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

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

## Policies

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

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

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

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



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

## 7.3 Monitoring

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

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

## **Policies**

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

## Section

# 8.0 Glossary

## Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

**Development**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

**Rural Cluster Development** - See Cluster Development.

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix

**A**

## **Public Involvement Program**

**NON-STATUTORY FOR INFORMATION ONLY**

**DOES NOT FORM PART OF THE AREA STRUCTURE PLAN**

Public Involvement Program Timeline

Advisory Committee

Newsletters

Newspaper ads, flyers

Comments from Public Meetings

## Appendix

## B

# Supporting Information and Studies

## NON-STATUTORY FOR INFORMATION ONLY

## DOES NOT FORM PART OF THE AREA STRUCTURE PLAN

### LAND USE DESIGNATIONS

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

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

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

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



LOCATION PLAN

SW/SE-34-26-04-W05M

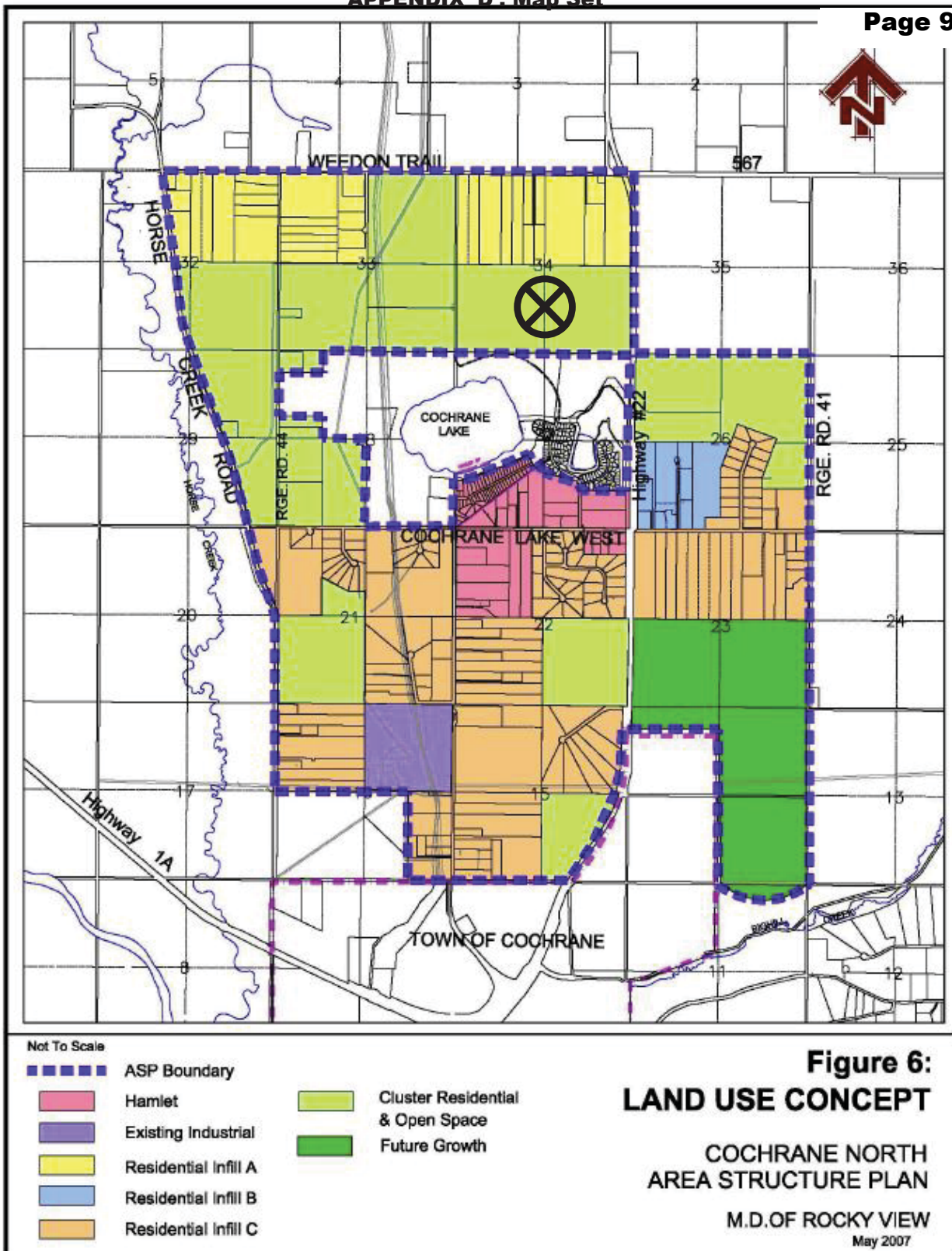
Date: Sept 27, 2016

Division # 9

File: 06834003/04

AGENDA  
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## CNASP - FIGURE 6: LAND USE CONCEPT

SW/SE-34-26-04-W05M



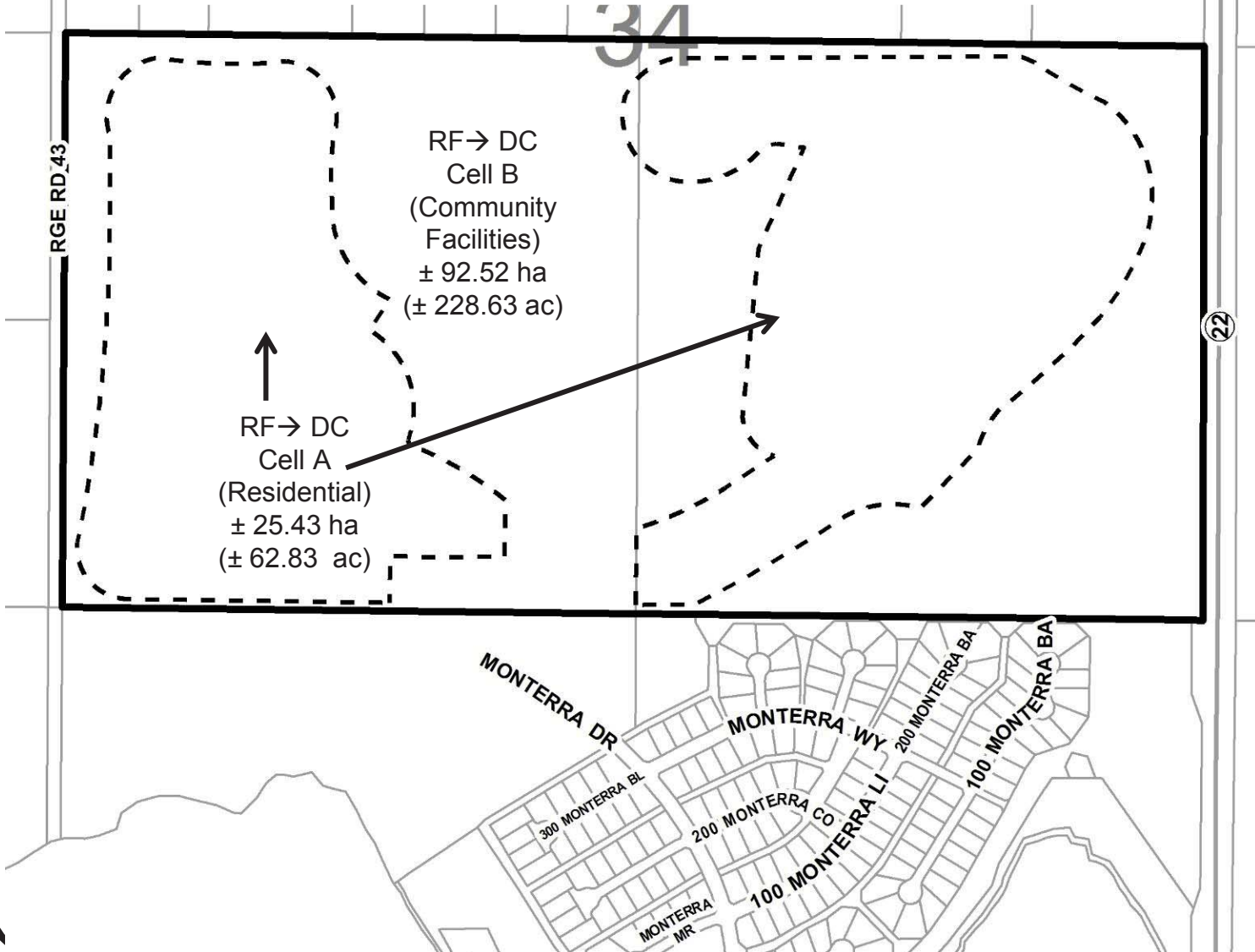
## APPENDIX 'D': Map Set

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

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

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



## DEVELOPMENT PROPOSAL

SW/SE-34-26-04-W05M

Date: Sept 27, 2016

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FIGURE 4. DEVELOPMENT CONCEPT

## DEVELOPMENT PROPOSAL

SW/SE-34-26-04-W05M

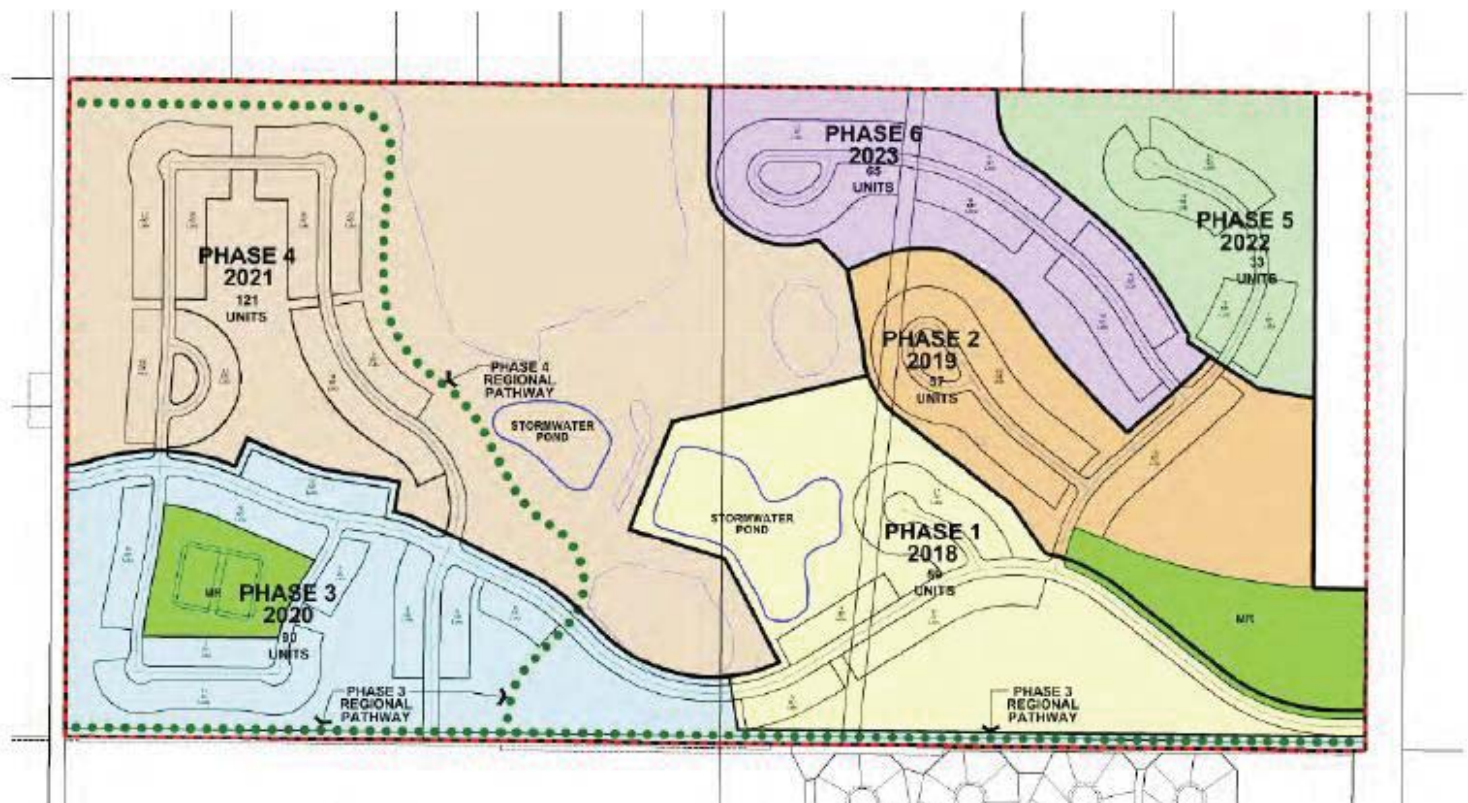
Date: Sept 27, 2016

Division # 9

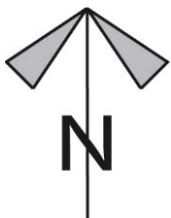
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## LAND USE AND PHASING PLAN



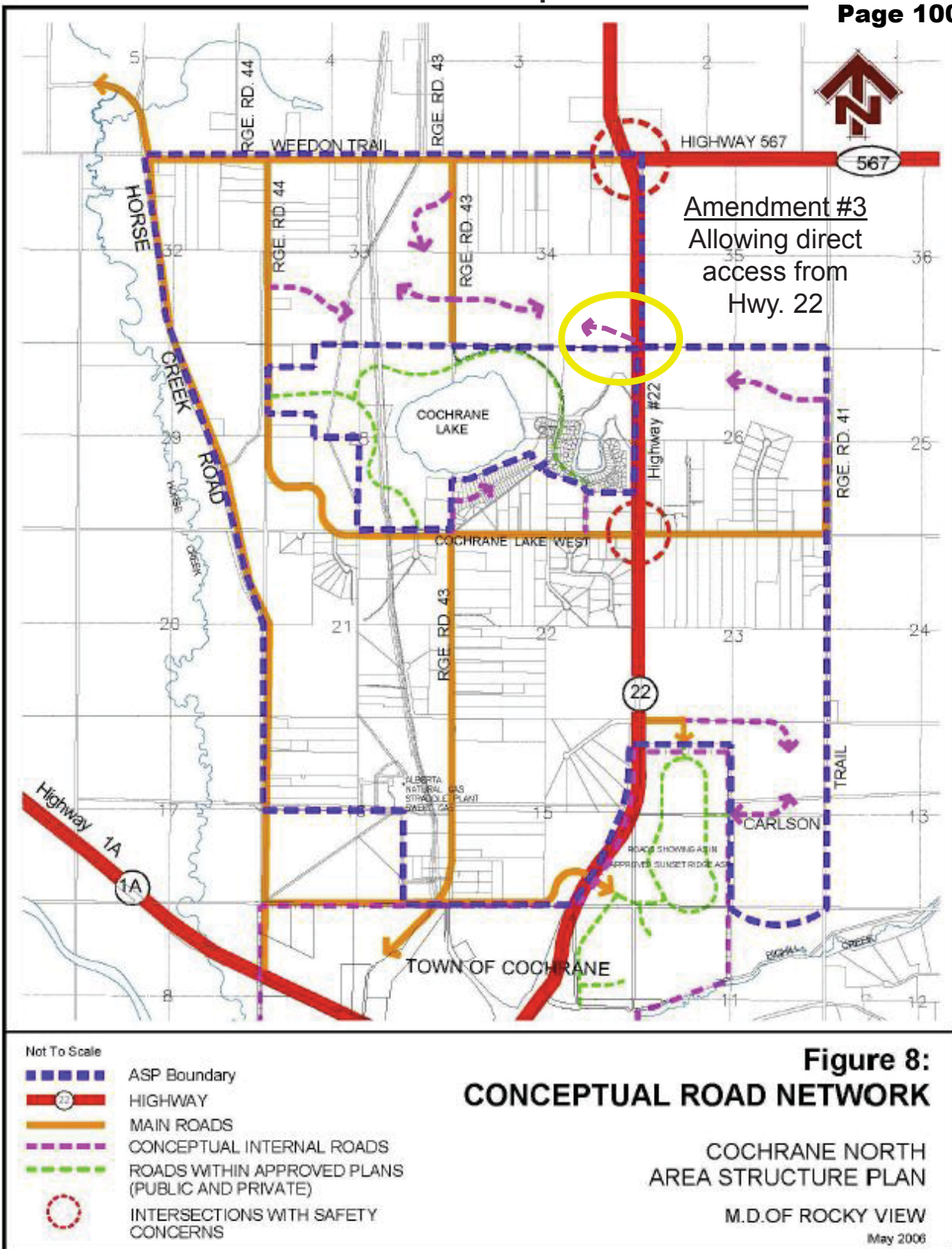
SW/SE-34-26-04-W05M

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## COCHRANE NORTH ASP - FIGURE 8: CONCEPTUAL ROAD NETWORK

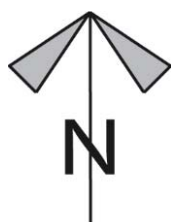
SW/SE-34-26-04-W05M





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

# LAND USE MAP



## SW/SE-34-26-04-W05M

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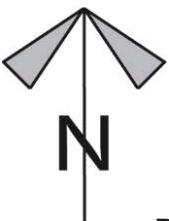




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

# TOPOGRAPHY

*Contour Interval 2 M*



**SW/SE-34-26-04-W05M**

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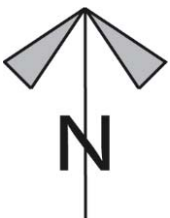




Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

Spring 2014



**SW/SE-34-26-04-W05M**

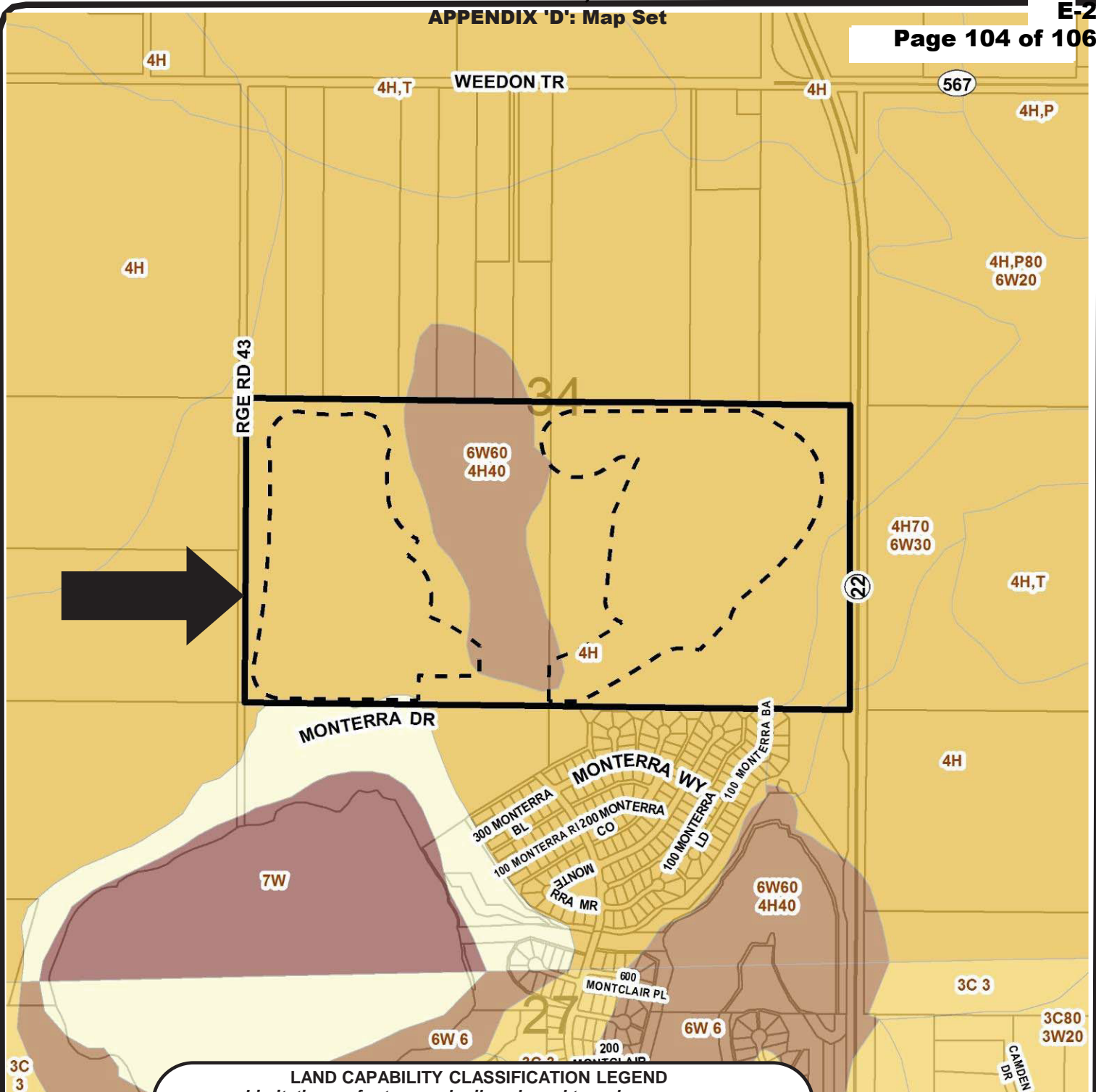
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**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

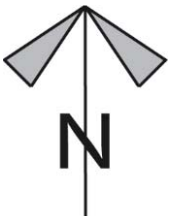
**CLI Class**

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

**Limitations**

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

**SOIL MAP**



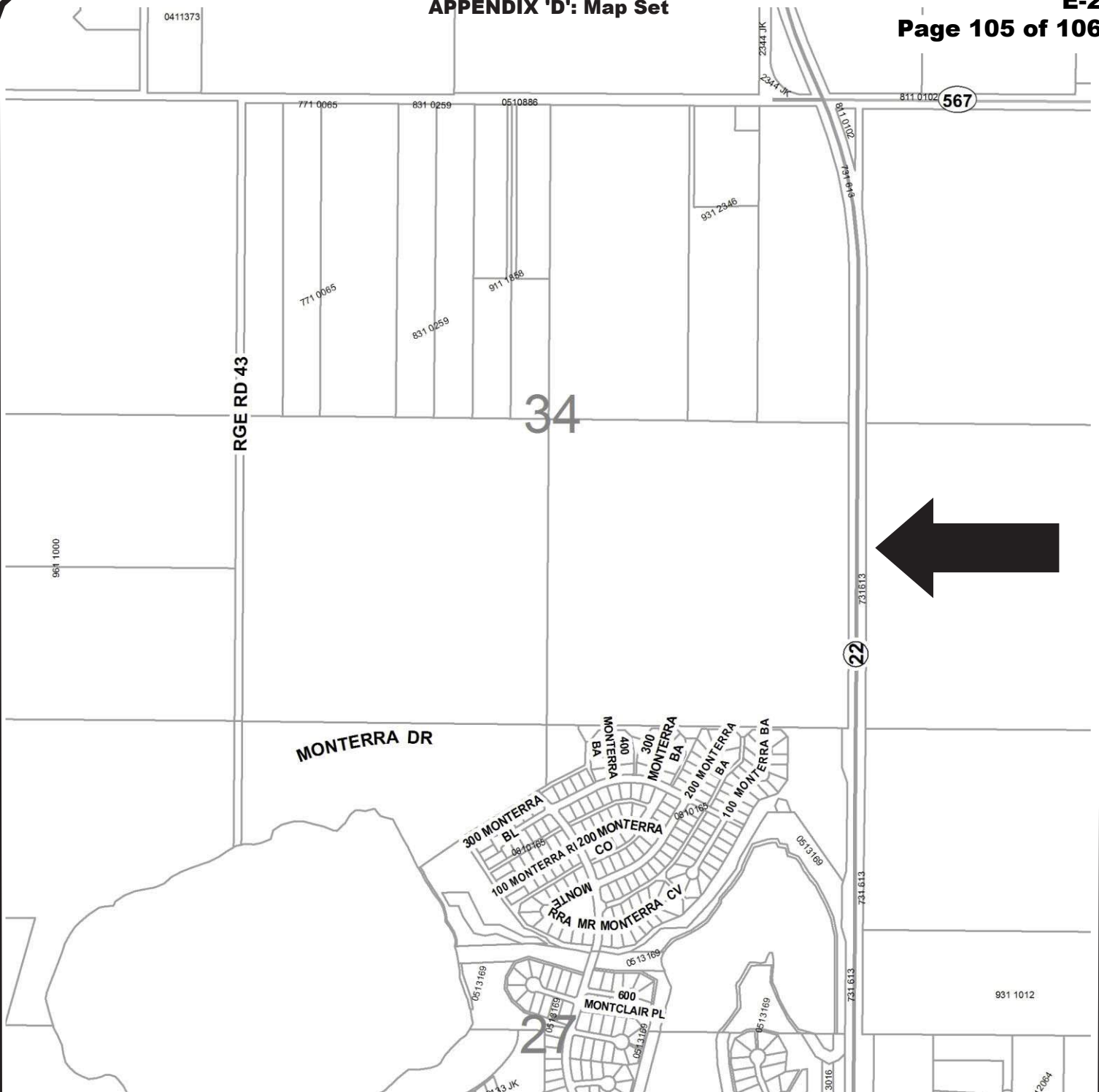
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Date: Sept 27, 2016

Division # 9

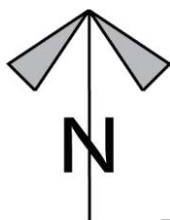
File: 06834003/04

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**Legend – Plan numbers**

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

**HISTORIC SUBDIVISION MAP****SW/SE-34-26-04-W05M**Date: Sept 27, 2016Division # 9File: 06834003/04**AGENDA**  
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**SW/SE-34-26-04-W05M**

## PLANNING SERVICES

---

**TO:** Council  
**DATE:** May 8, 2018 **DIVISION:** 9  
**FILE:** 06834003/04 **APPLICATION:** PL20160092  
**SUBJECT:** Consideration of second and third reading for Bylaw C-7719-2017 - Conceptual Scheme Item – Cochrane North Conceptual Scheme  
 Note: This application should be considered in conjunction with PL20160091, Cochrane North Area Structure Plan amendment and PL20160093, land use redesignation.

---

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

Motion #1 THAT Bylaw C-7719-2017 be given second reading.  
 Motion #2 THAT Bylaw C-7719-2017 be given third and final reading.

### **EXECUTIVE SUMMARY:**

The purpose of this report is to bring the proposed Cochrane North Conceptual Scheme application before Council for consideration of second and third reading. On February 27, 2018, Council considered the proposed conceptual scheme and granted first reading. Following first reading, the following motion was passed:

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

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

In keeping with Council's motion, the Applicant submitted further clarification on the earliest timing of construction and installation of stormwater infrastructure, and is proposing specific amendments to the conceptual scheme to clarify both the road network design and the requirements around water and wastewater servicing. In addition, Administration prepared a comparison of density levels with other areas of the County.

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

- The proposal meets the requirements for conceptual scheme submissions as outlined section 5.3 of the Cochrane North ASP;
- The proposal is consistent with the overall intent and with the Cluster Residential and Open Space policies in section 6.20 of the Cochrane North ASP;

---

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

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





- The proposal is consistent with Open Space Policies 6.2.30 to 6.2.39 of the Cochrane North ASP;
- The associated ASP amendment application was submitted in accordance with Cochrane North ASP Policy 7.2.3;
- The proposal is consistent with the associated land use application;
- The proposal is consistent with the policies of the IDP; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and advised that detailed design would be provided and implemented at the subdivision stage.

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

## RESPONSE TO MOTION:

The Applicant was directed to address the following matters:

1. Provide clarification on the earliest timing of the construction and installation of the storm water management pipe and outlet to the Bow River;

On March 2, 2018 the Applicant submitted a supplemental letter that provides clarification on the earliest timing of the construction and installation of the stormwater management pipe and outfall to the Bow River. The letter confirms that:

- Prior to construction of Phase 1 of the development, a detailed Stormwater Management Report would be required as a condition of subdivision to detail how stormwater would be managed for Phase 1;
- A storm pond is proposed to be constructed to manage stormwater flows for Phase 1 and 2;
- The Stormwater Management Report would identify the amount of development that can be discharged to the storm pond before outlet (to Cochrane Lake) from the pond is required;
- The approximate amount of development that can be constructed prior to an outfall to the Bow being required is 20% of the total developable area:
  - This equates to approximately 120 lots, which means that the outfall would be built during the development of Phase 3;
- It would be necessary for the outfall from Cochrane Lake to the Bow to be constructed prior to allowing any discharge from the Cochrane North development into Cochrane Lake.

Further, *Figure 26. Phasing* of the conceptual scheme outlines the following:

- Phase 1:
  - 59 units;
  - Construction of storm pond.
- Phase 2:
  - 57 units.
- Phase 3:
  - 90 units;
  - Based on detailed design, discharge to Cochrane Lake is required, and outfall to Bow River is to be constructed and implemented.

No development shall proceed until a Stormwater Management Plan has been submitted and approved in accordance with the County's Servicing Standards and all necessary Alberta Environment and Park approvals have been granted.





2. Reconsider the road network design, including questions of access:

The Applicant submitted a revised Figure 21 *Internal Road Network* that clearly identifies a connection to the road network in Monterra as tentative. Further, a new policy is proposed as follows:

*Policy 7.2.2: Although not required for ingress/ egress, the connection point to Monterra shall only be constructed subject to appropriate access agreements.*

This additional policy and revision to the road network mapping provides additional clarity as to what is proposed and further demonstrates that a connection to Monterra is not required to implement the development proposal.

3. Prepare detailed policy regarding the necessary licensing and approvals to ensure appropriate water and waste water servicing to the proposed development; and

The Applicant proposes that the following policy be added to Section 8 *Water Supply & Servicing* of the conceptual scheme:

*Policy 8.1.2: The Developer shall obtain all necessary water and wastewater licensing and regulatory approvals prior to the subdivision endorsement of individual phases and shall provide confirmation that the utility provider holds all required provincial approvals.*

The utility providers (Horse Creek Water Services Ltd. and Horse Creek Sewer Services Ltd.) are required to have appropriate licensing to operate the utilities and are regulated by the Alberta Utilities Commission. With respect to the extension of water and wastewater utilities, the developer is required to provide notice to Alberta Environment and Parks and to receive appropriate approvals prior to construction.

4. Provide a comparison of density levels with other areas of the County.

The following table provides a high-level comparison of density levels with other areas of the County; however, it is important to note that these calculations are approximate, as they do not account for varying densities across the plan area. For example, the Cochrane North Area Structure Plan provides for cluster areas with up to 2 units per acre, while the Infill Residential Area A provides for only 1 unit per 10 acres. Similarly, the Glenbow Ranch Area Structure Plan provides for a range of densities from 1 unit per acre to 5.57 units per acre in some areas. Ultimately, the proposed density increase would allow for 43 additional dwellings while maintaining significant open space and consistency with the CNASP vision and objectives.

Community	Gross Area (acres)	Units	UPA
Cochrane North Cluster Residential and Open Space (proposed)	316	425	1.35 (currently 1.23 w/o proposed amendments)
Monterra (existing)	640	875	1.37
Springbank Creek (approved)	124	48	0.39
Glenbow (approved)	1,549	276	5.61 *base residential units w/o TDC



### CONCLUSION:

In keeping with Council's motion, the Applicant submitted further clarification on the earliest timing of construction and installation of stormwater infrastructure, and is proposing specific amendments to the conceptual scheme to clarify both the road network design and the requirements around water and wastewater servicing. In addition, Administration prepared a comparison of density levels with other areas of the County. Therefore, Administration continues to recommend approval in accordance with **Option #1.**

### OPTIONS:

- Option #1: (This option would approve the Conceptual Scheme without the proposed amendments as originally presented)
- Motion #1      THAT Bylaw C-7719-2017 be given second reading.
- Motion #2      THAT Bylaw C-7719-2017 be given third and final reading.
- Option #2: (This option would approve the Conceptual Scheme with the proposed amendments)
- Motion #1      THAT the Cochrane North Conceptual Scheme be amended in Accordance with Appendix 'A'.
- Motion #2      THAT Bylaw C-7719-2017, as amended, be given second reading.
- Motion #4      THAT Bylaw C-7719-2017, as amended, be given third and final reading.
- Option # 3:      THAT Application PL20160092 be refused.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Kent Robinson"

---

General Manager

---

Interim County Manager

JA/rp

### APPENDICES:

APPENDIX 'A': Amended Conceptual Scheme – Redline Version

APPENDIX 'B': Original February 27, 2018 Staff Report Package



# COCHRANE NORTH CONCEPTUAL SCHEME

February 2018





Cochrane North  
Conceptual Scheme

**Landowners:**

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

**Project Manager & Landowners Representative:**

Asad Niazi  
Tulum Development & Management Corp.

**Prepared by:**

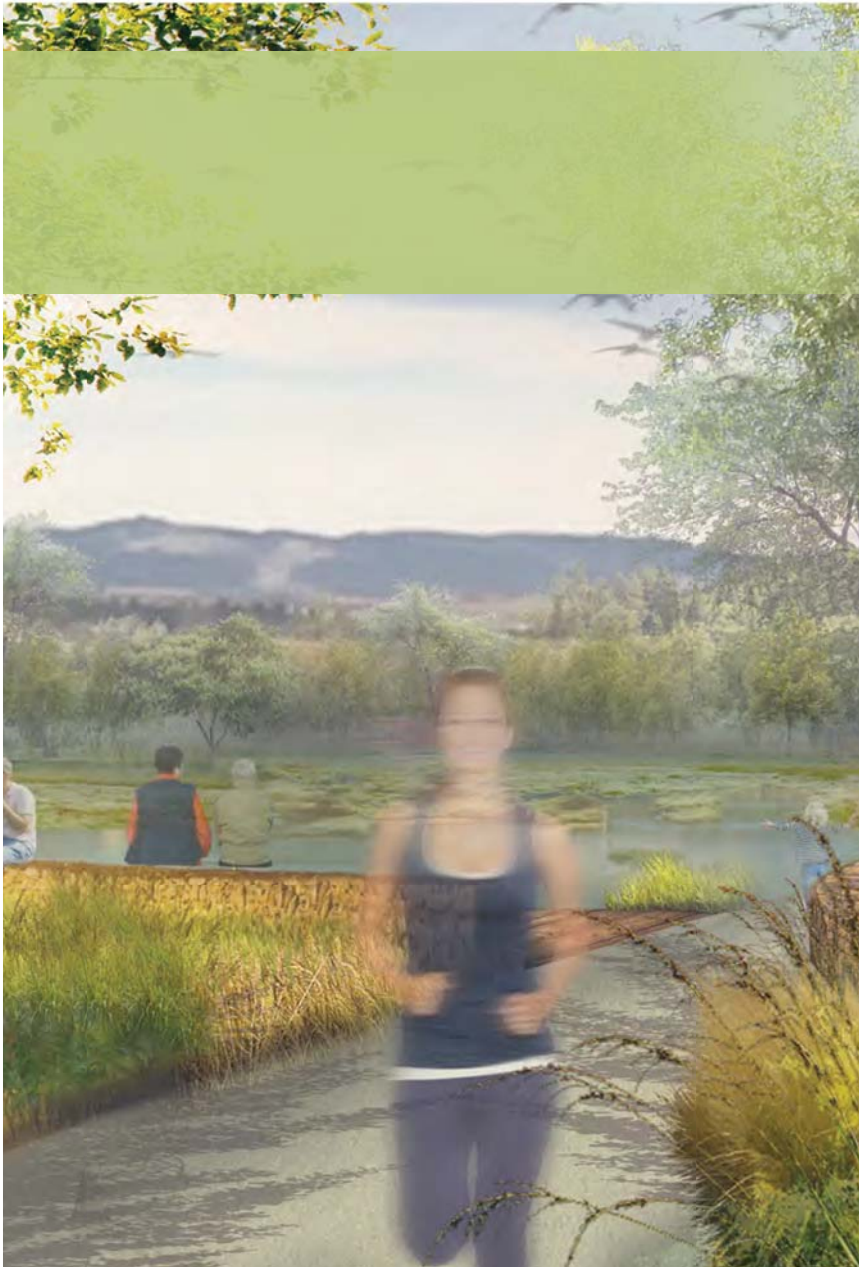
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**In collaboration with:**

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

February 2018

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FIGURE 1. LOCATION MAP

*Aerial Source: Google Earth, 2016*

## 1. INTRODUCTION

This Cochrane North Conceptual Scheme was prepared on behalf of Weedon Joint Venture for the development of a new clustered residential community. Cochrane North is located immediately north of the Monterra at Cochrane Lake development on lands legally described as S½-34-26-4-W5M. The Cochrane North project is within the Cochrane North Area Structure Plan area that was prepared in 2007 by Rocky View County.

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

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

See Figure 1 for the location of Cochrane North.





## 2. GUIDING PRINCIPLES

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

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





### 3. PUBLIC PARTICIPATION

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

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

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

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

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

<http://cochranenorth.com/>





## 4. SITE CONTEXT



FIGURE 2. SITE CONTEXT

*Aerial Source: Google Earth, 2016*

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

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

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



## 5. VISION & RATIONALE

### 5.1 Vision of Development

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

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

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

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

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

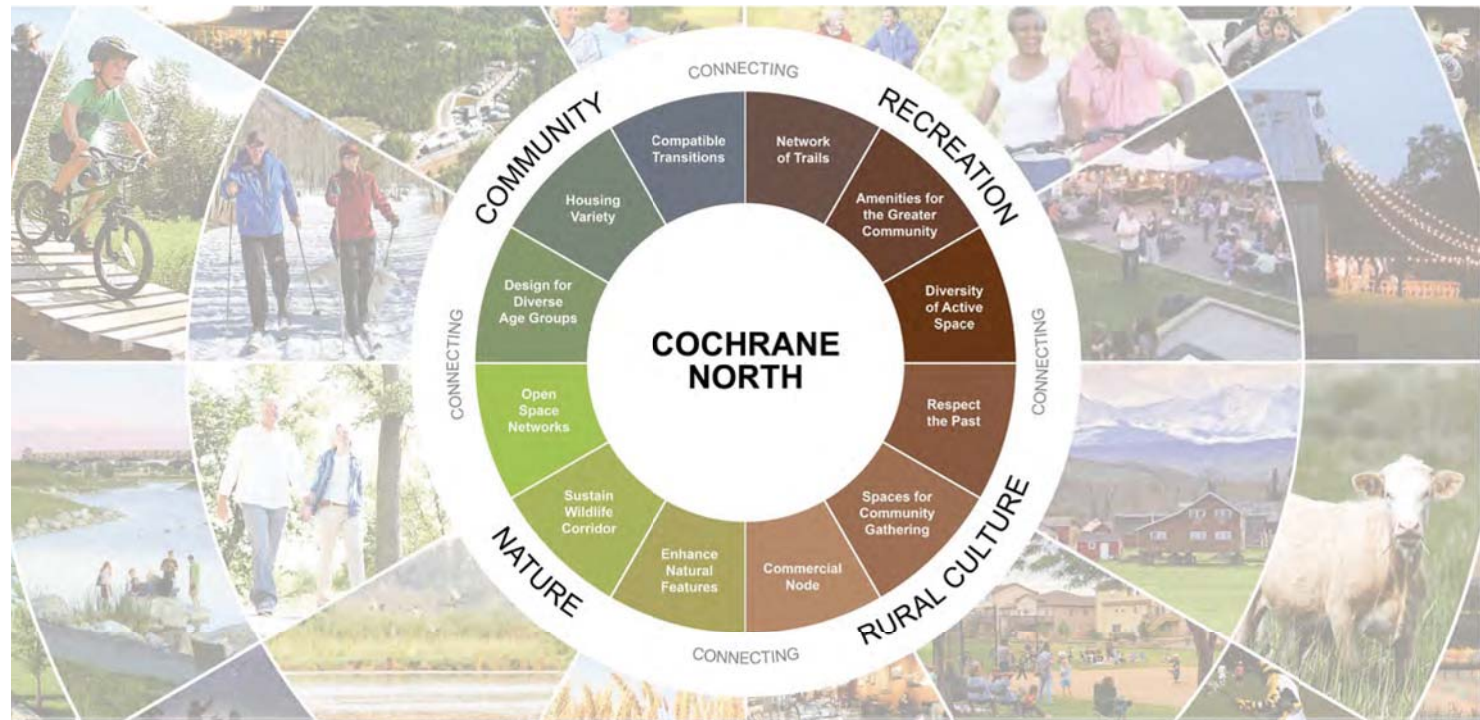


FIGURE 3. VISION





## 5.2 Development Rationale

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

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

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

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



## 6. DEVELOPMENT CONCEPT & OPEN SPACE

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

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

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

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

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

### 6.1. Development Concept

#### 6.1.1 Residential

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

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

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

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







FIGURE 4. DEVELOPMENT CONCEPT

## 6.2. Landscape Concept

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

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

FIGURE 5. LANDSCAPE CONCEPT



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

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

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

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

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





FIGURE 6. VISUALIZATION KETTLE CORRIDOR

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

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

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

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



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



### 6.3. Parks and Recreation

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

#### 6.3.1. Kettle Corridor (40.06 hectares/98.99 acres)

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



FIGURE 7. KETTLE CORRIDOR CROSS SECTION

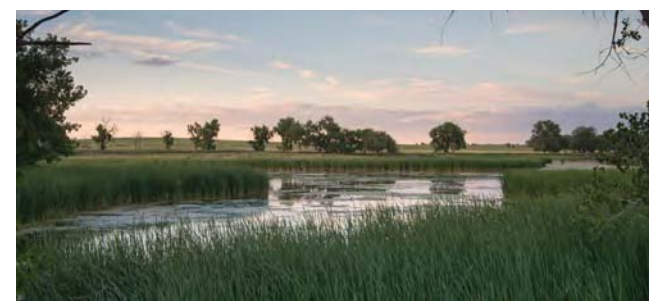
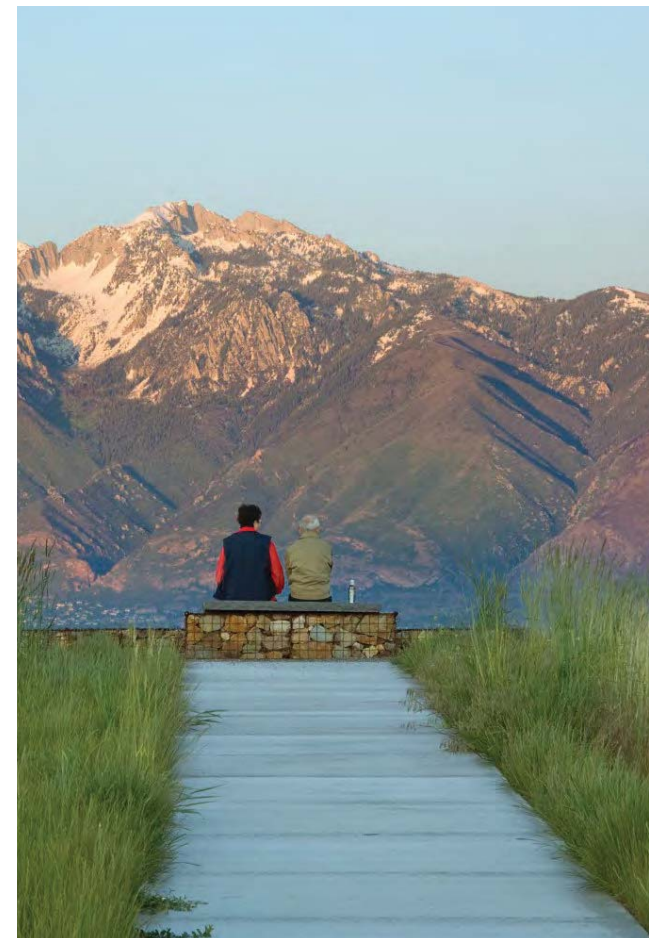
nature trail leads to a high point within the Kettle Corridor, opening up the views to the west toward the Rocky Mountains.

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

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



FIGURE 8. KETTLE CORRIDOR CONCEPT PLAN





### 6.3.2. Community Gathering Place

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

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



FIGURE 9. VISUALIZATION COMMUNITY GATHERING PLACE

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

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

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



FIGURE 10. COMMUNITY HUB CONCEPT PLAN







**Neighbourhood Park West  
potential programming:**

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



FIGURE 11. WEST NEIGHBOURHOOD PARK CONCEPT





### 6.3.3. Neighbourhood Park East and West

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

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

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

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



FIGURE 12. EAST NEIGHBOURHOOD PARK CONCEPT

### 6.3.4 Pocket Parks

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

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

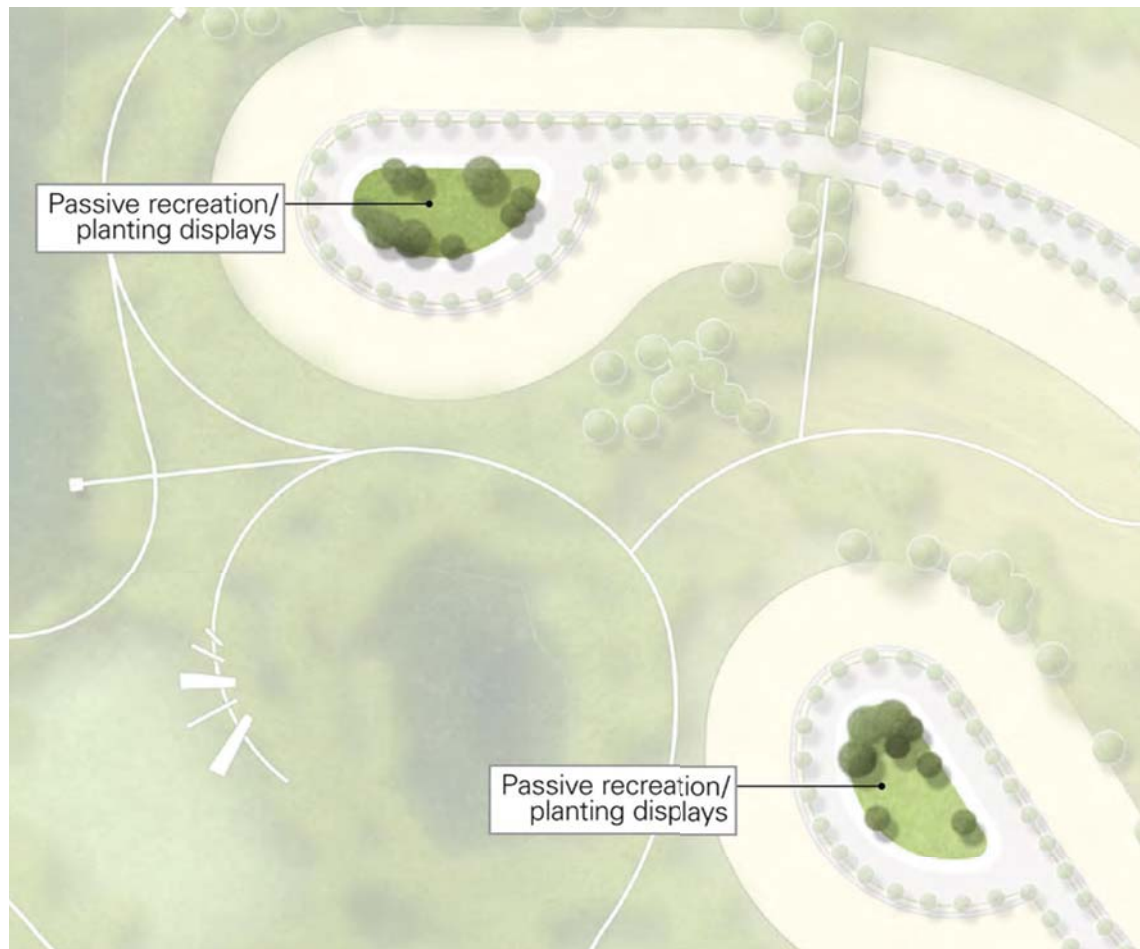


FIGURE 13. POCKET PARKS (CENTRAL)

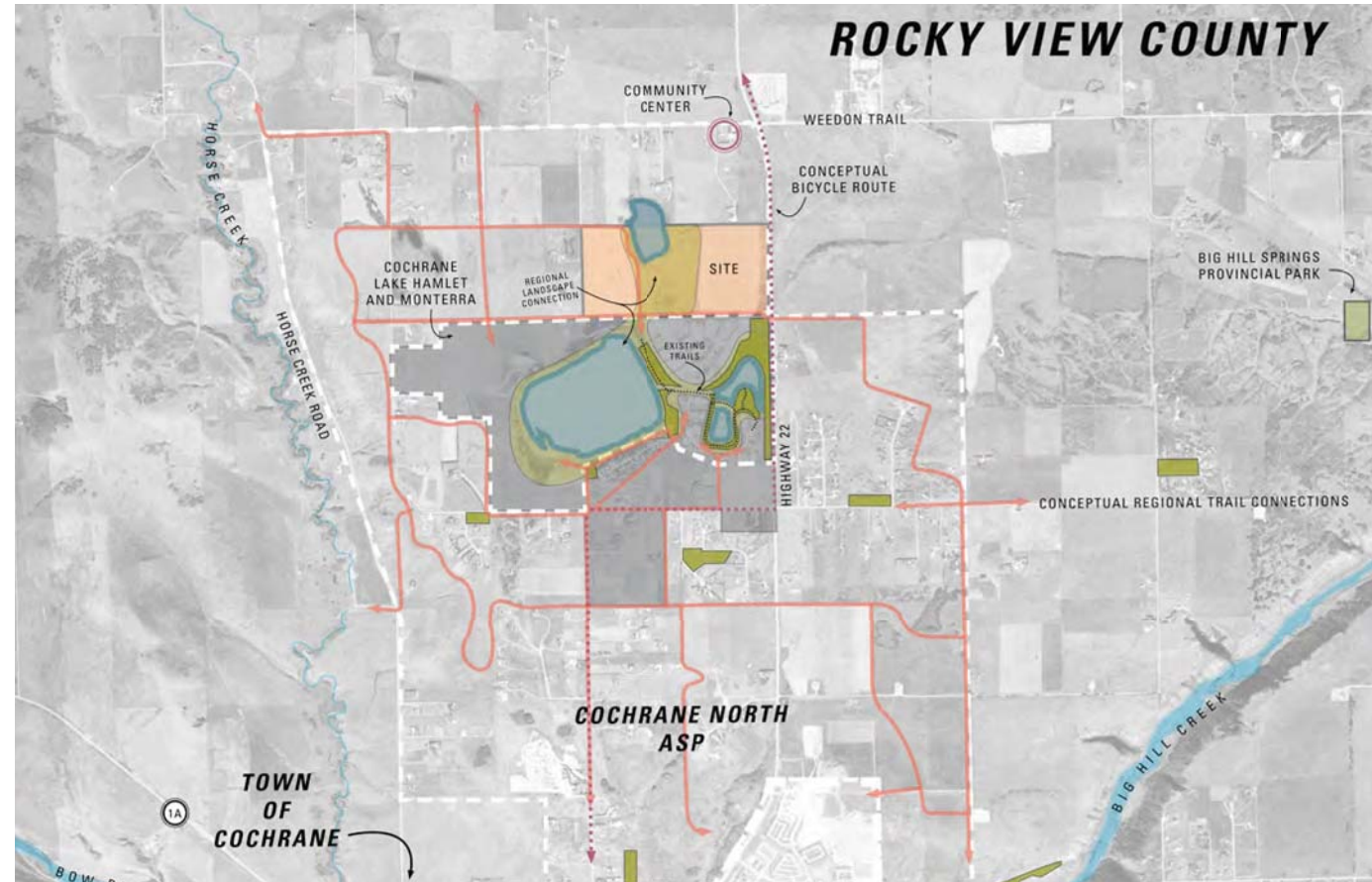


FIGURE 14. POCKET PARK (WEST)

### 6.3.5 Trails and Pedestrian Linkages

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

FIGURE 15. OPEN SPACE & TRAILS



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

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

*Policy 6.3.7: The maximum total square footage of commercial uses within the community barn shall not exceed 3048 m<sup>2</sup> (10,000 square feet).*

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

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



### 6.3.6 Regional Pathways

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



FIGURE 16. REGIONAL TRAIL CONCEPT

### 6.3.7 Local Trails & Sidewalks

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



FIGURE 17. LOCAL TRAIL CONCEPT



### 6.3.8 Nature Trails

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



FIGURE 18. NATURE TRAIL CONCEPT







FIGURE 19. TRAILS



## 6.4. Architectural Guidelines

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



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

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



## 6.5 Cochrane North Land Use Statistics Table

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

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

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

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

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

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



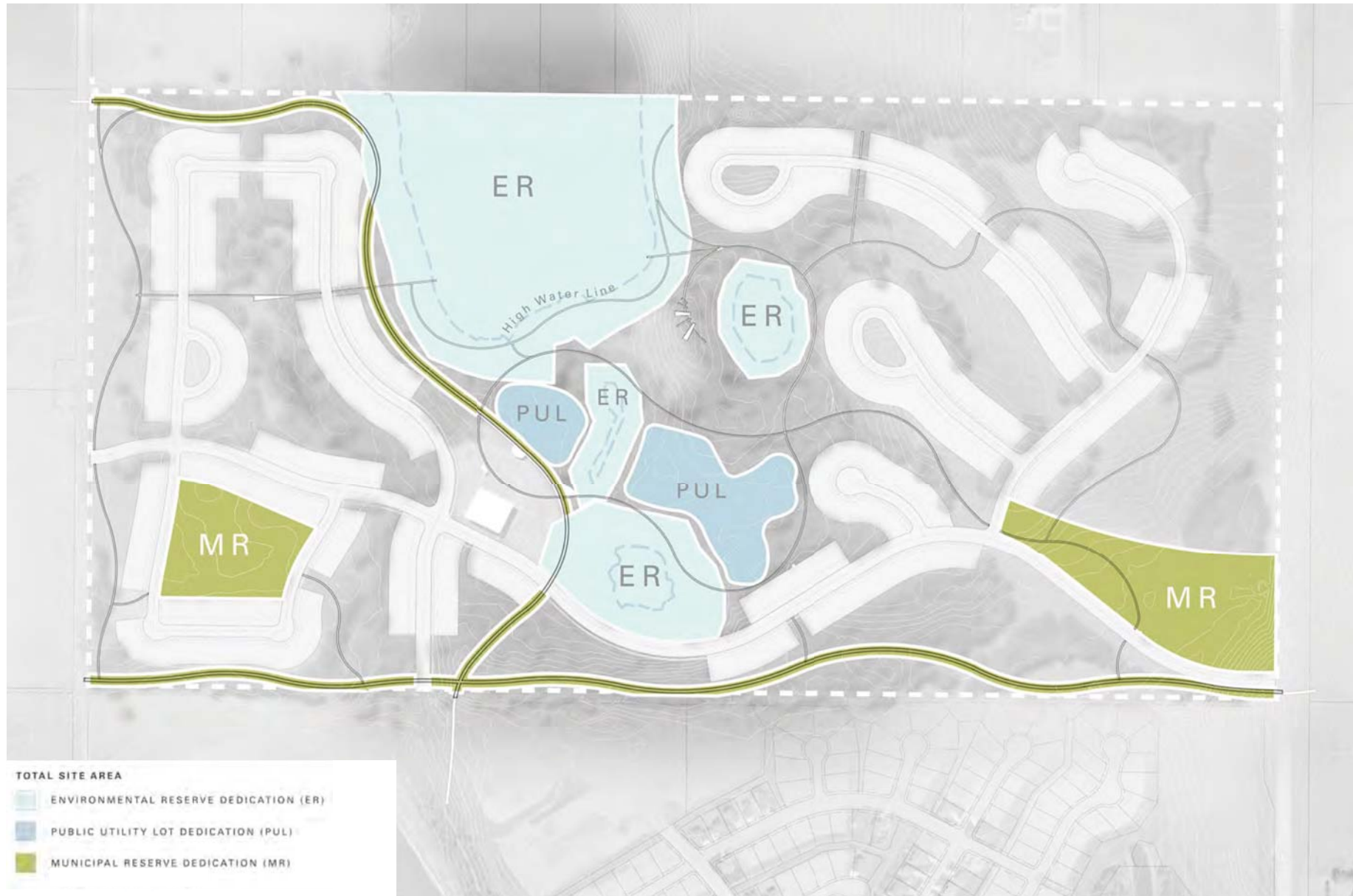


FIGURE 20. LAND USE CONCEPT

## 7. TRANSPORTATION

### 7.1. External Road Network

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

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

### 7.2. Internal Road Network

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

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





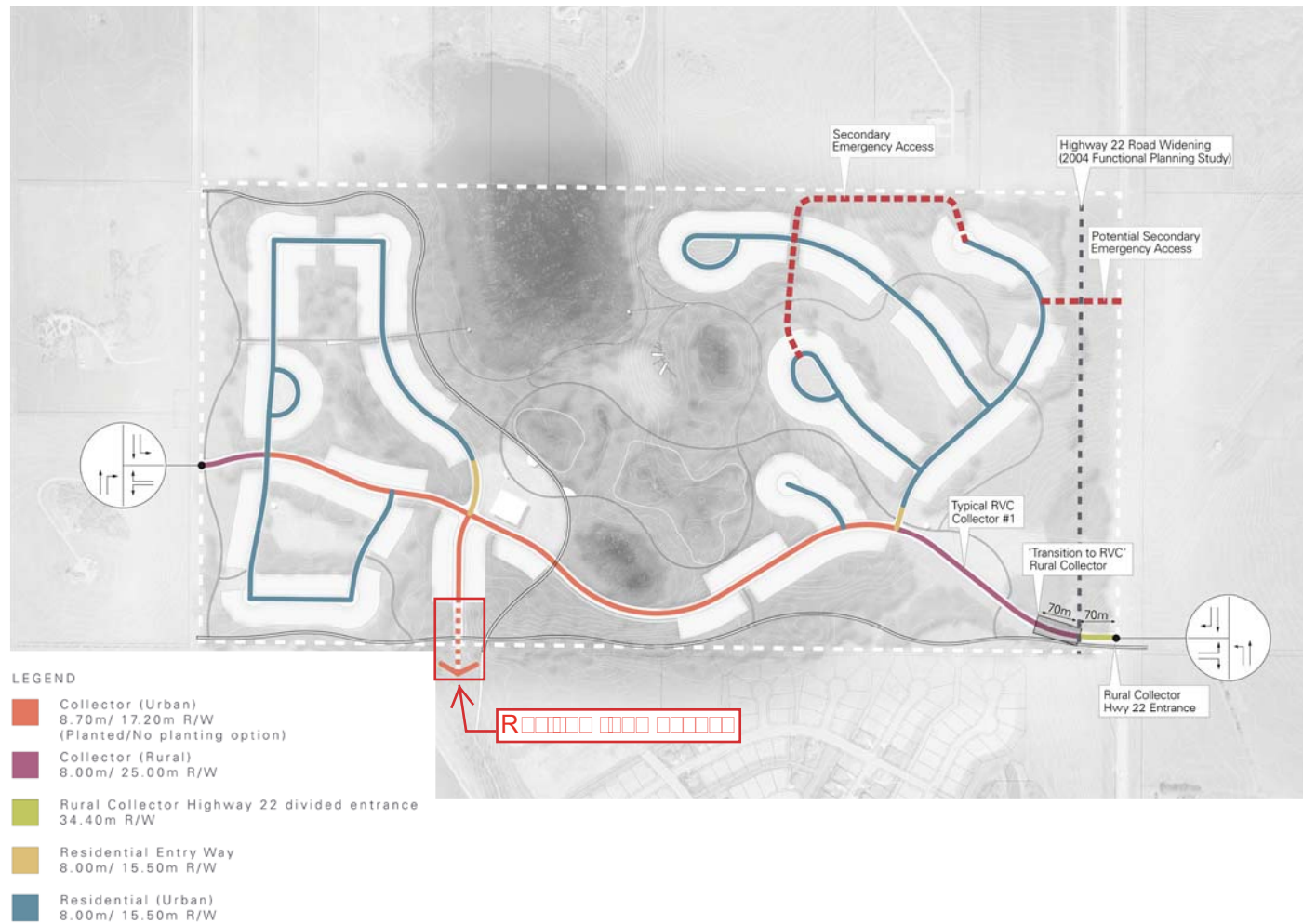


FIGURE 21. INTERNAL ROAD NETWORK

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

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

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

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

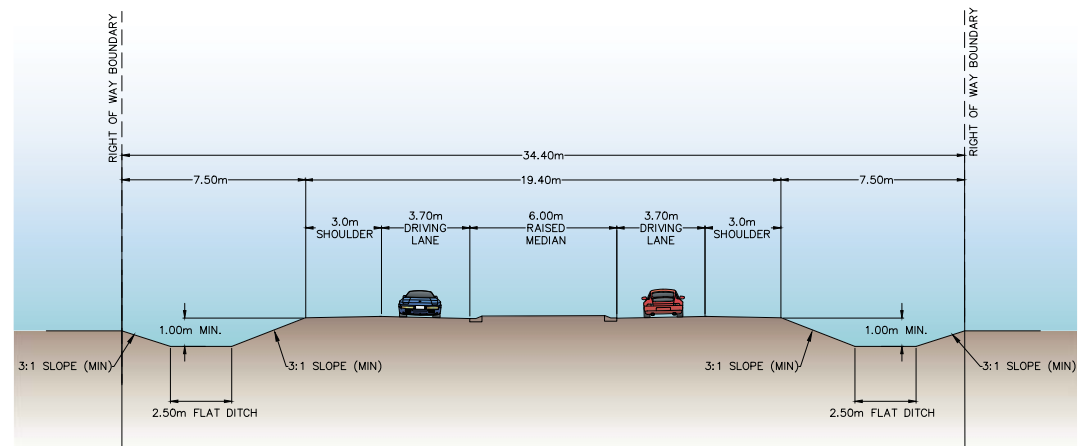
*Policy 7.2.1: All road systems shall be constructed by the Developer to the satisfaction of Rocky View County.*

***Policy 7.2.2: Although not required for ingress/ egress, the connection point to Monterra shall only be constructed subject to appropriate access agreements.***

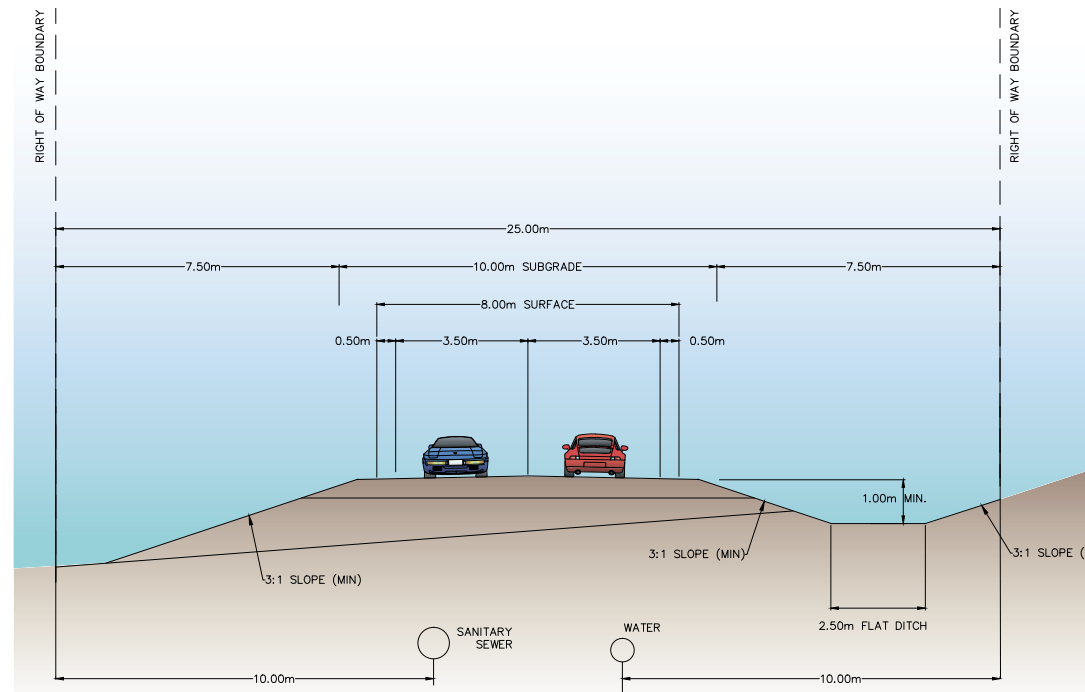


## EW COLLECTOR

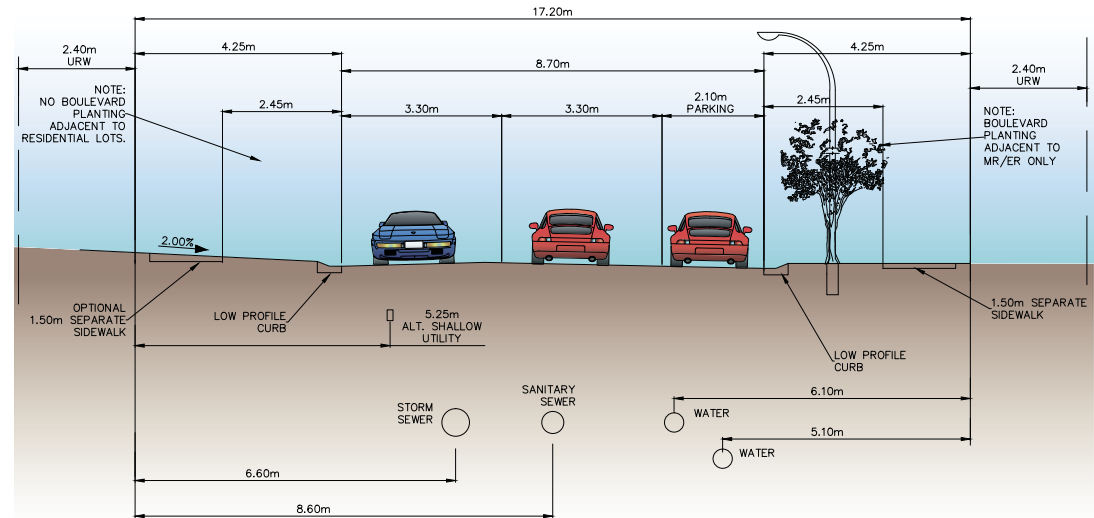
### Entrance



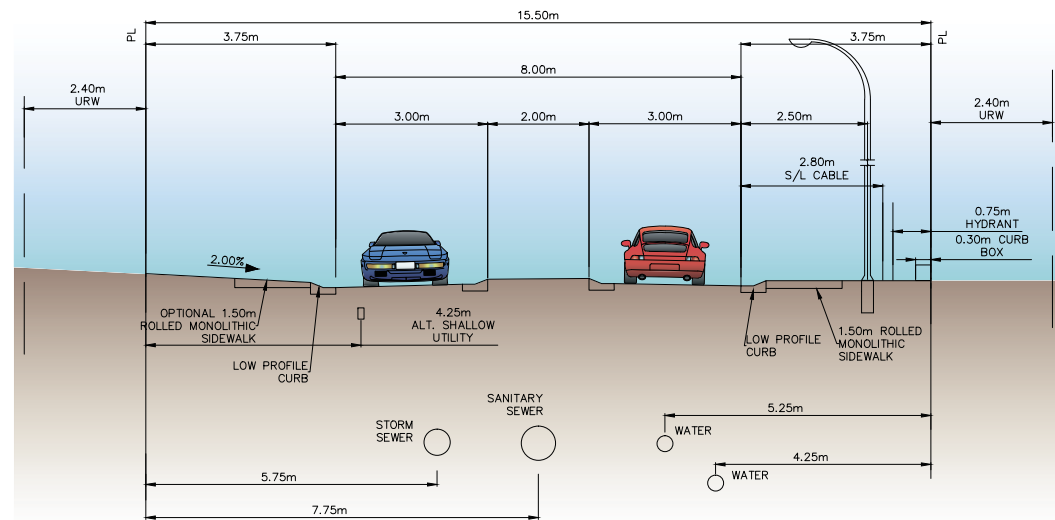
### Rural



## Urban

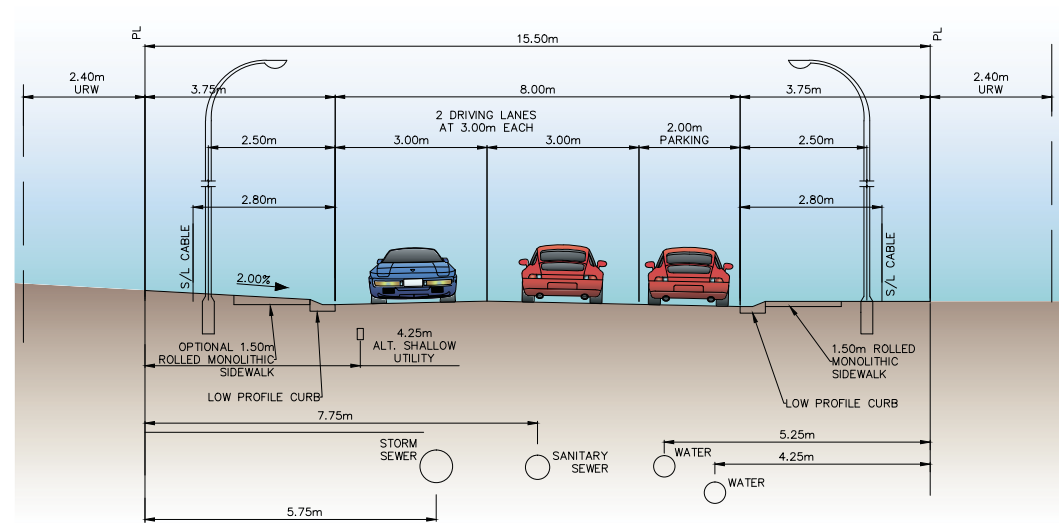


## Residential Entry Way





Residential



## 8. WATER SUPPLY & SERVICING

### 8.1. Servicing & Utilities

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

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

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

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

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

***Policy 8.1.2: The Developer shall obtain all necessary water and wastewater licensing and regulatory approvals prior to the subdivision endorsement of individual phases, and shall provide confirmation that the utility provider holds all required provincial approvals.***





## 8.2. Potable Water

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

Water Use projections have been based on 300L/c/d. The calculated water demand for the proposed Cochrane North development is approximately 714.51m<sup>3</sup>/day. (260,796m<sup>3</sup>/year)

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

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

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

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

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

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

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

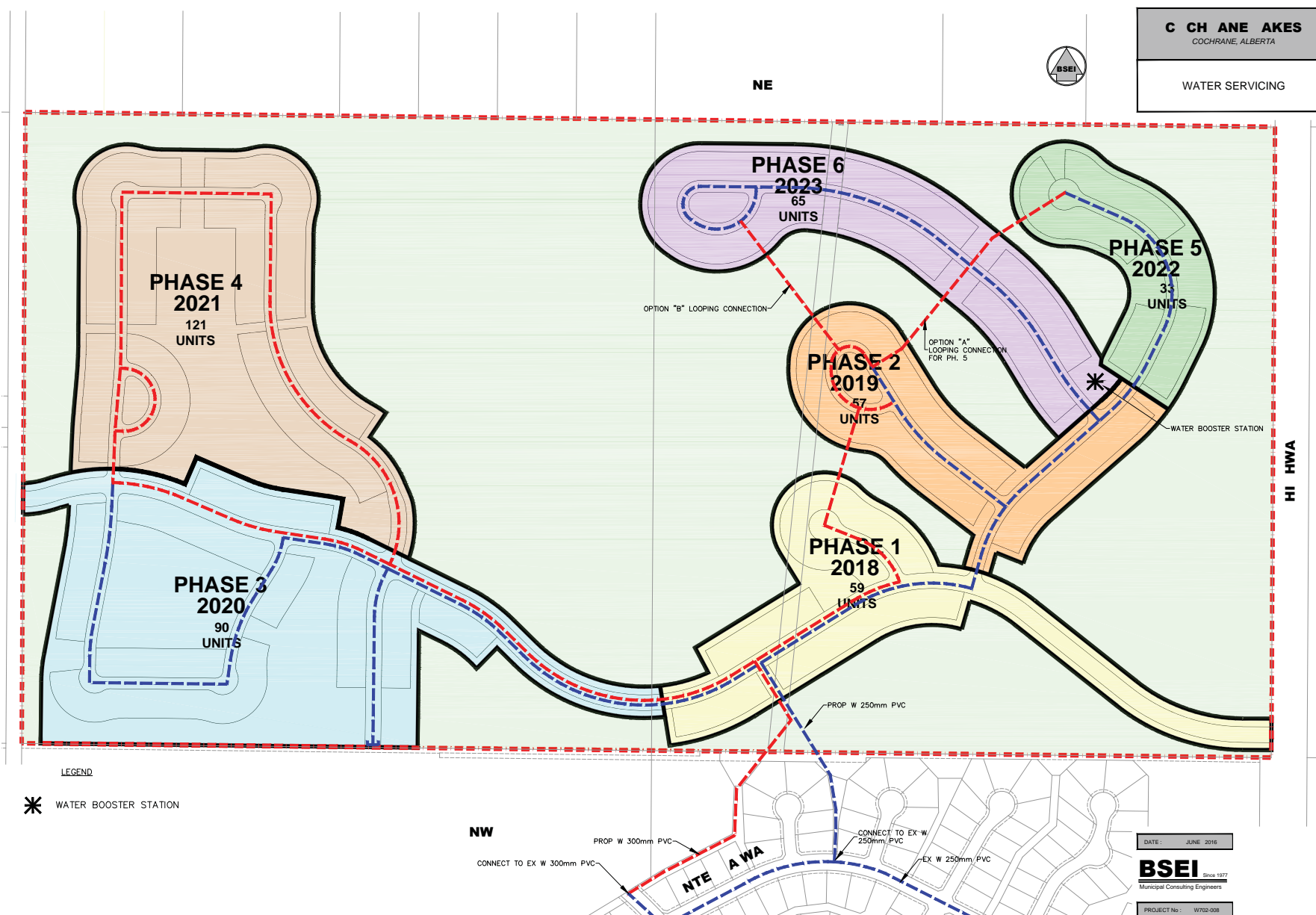


FIGURE 22. POTABLE WATER SERVICING

## 9. WASTEWATER TREATMENT

The gross developable area for the proposed Cochrane North development is approximately 35.66 Hectares. (88.08 Acres) Wastewater flow calculations are based on the Minimum Projected Average Day Wastewater Flows of 270L/day/unit. (An approximately 90% return rate for potable water usage) We have estimated the average day weather flow (ADWF) generated by Cochrane North to be 3.72L/s, or 321.41m<sup>3</sup>/day. Infiltration has been allowed for at a rate of 0.28L/s/ha, based on the Alberta Environment and Parks design guidelines. The estimated Peak Wet Weather Flow (PWWF) for the Cochrane North project is 23.93L/s.

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

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



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

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

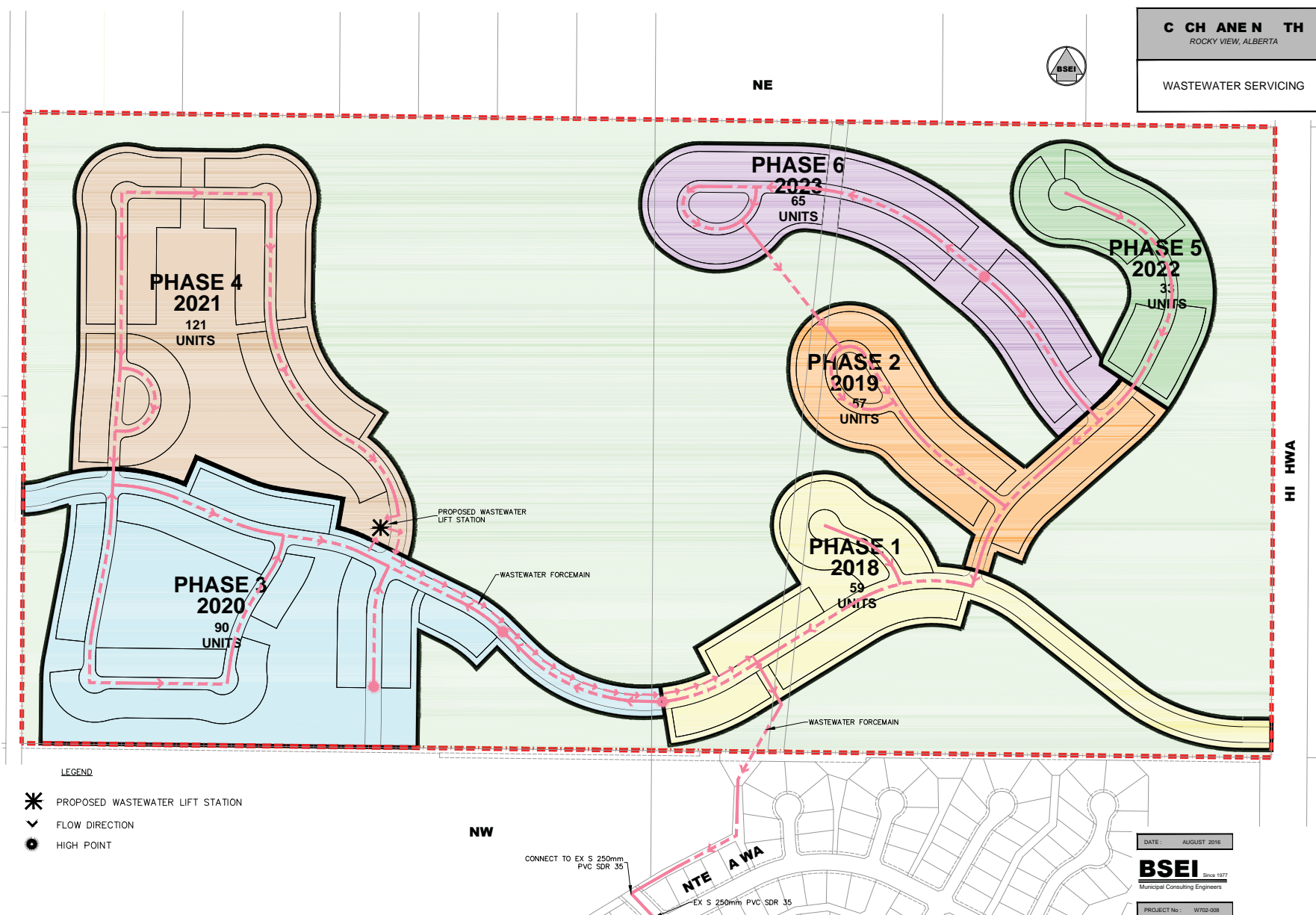


FIGURE 23. WASTEWATER SERVICING



## 10. STORMWATER MANAGEMENT

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

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

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

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



FIGURE 24. PROPOSED COCHRANE LAKE OUTFALL ALIGNMENT



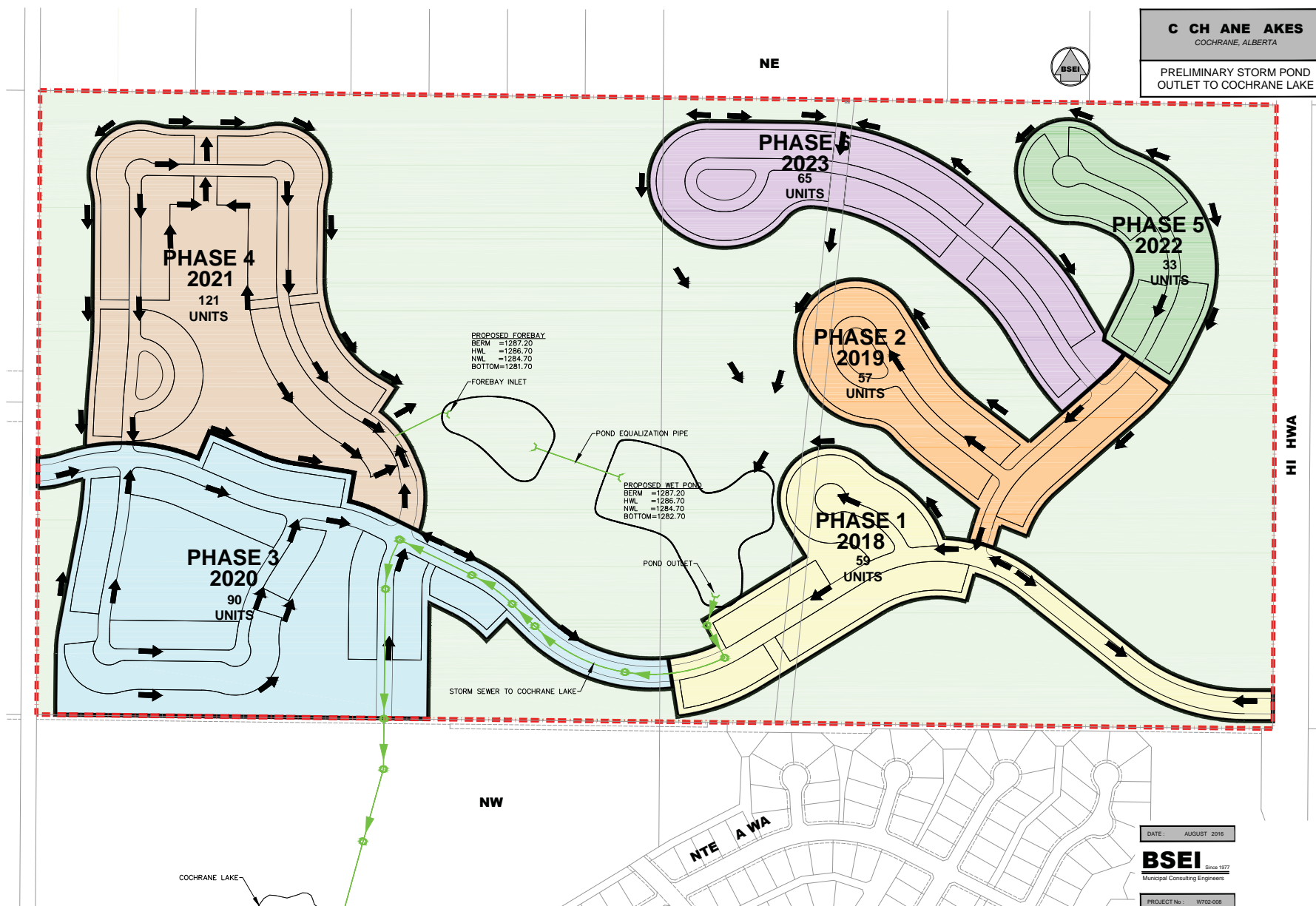


FIGURE 25. STORMWATER SERVICING



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

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

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

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

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

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

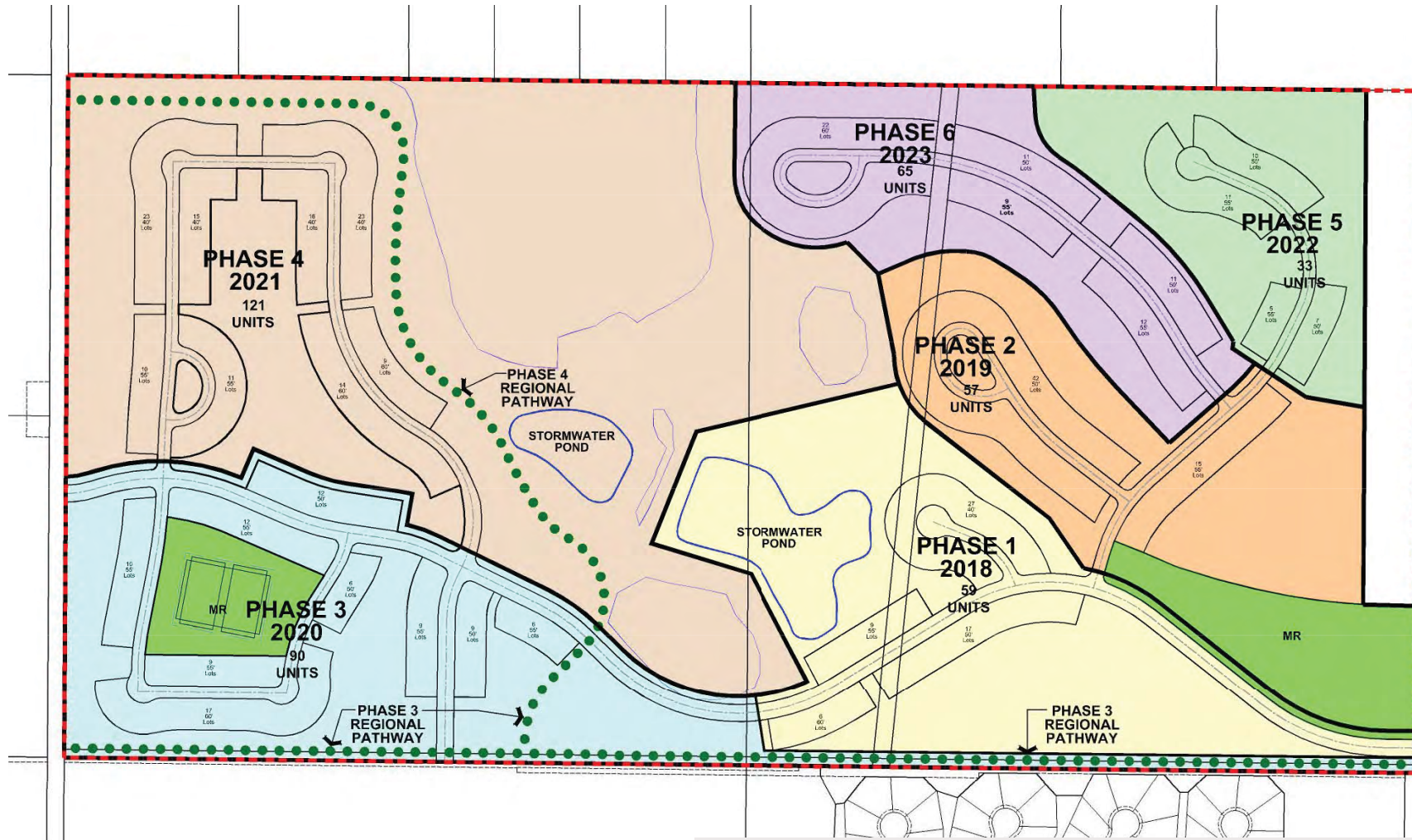
*Policy 10.0.4: Reuse of stormwater for non-potable purposes will be considered where appropriate, including for irrigation within an individual lot.*

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

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

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

# 11. PHASING



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

FIGURE 26. PHASING



## 12. HOME OWNER'S ASSOCIATION

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

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

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



## 12. LIST OF STUDIES

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







## PLANNING SERVICES

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

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

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

### **EXECUTIVE SUMMARY:**

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

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

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

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

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

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



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

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

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

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

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

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

#### **HISTORY:**

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

#### **BACKGROUND:**

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

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



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

### CONCEPTUAL SCHEME OVERVIEW:

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

#### Proposed Land Use Concept

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

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

#### Transportation and Access

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

#### Servicing

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

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



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

#### Stormwater Management

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

#### Open Space Concept

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

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

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

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

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

#### Land Use District

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





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### Phasing

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

### **CONCLUSION:**

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

### **OPTIONS:**

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

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

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Acting County Manager

JA/rp

### **APPENDICES:**

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



## APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<b><i>School Authority</i></b>	
Rocky View Schools	<p data-bbox="618 394 1446 457"><u>July 31, 2017 Comments (County requested clarification on July 17, 2017 comments):</u></p> <p data-bbox="618 474 1425 504">An RVS school site is not required in the Cochrane North plan.</p> <p data-bbox="618 541 1451 604"><u>July 17, 2017 Comments (response to Applicant and information provided by the County):</u></p> <p data-bbox="618 621 1459 1020">There are 200 RVS students residing in Cochrane Lakes today, which attend schools in Cochrane. In time, RVS is expecting two schools will be essential in the entire proposed Hamlet of Cochrane Lakes. The reason RVS was considering a school site in the Cochrane North plan is due to the large area of land being proposed for development and a 10-12 acre school site could reasonably be dedicated as part of the 10% reserve owing, as there are 25.85 acres of reserve lands owing. RVS is not concerned about the population from Cochrane North Plan needing the second school, my concern is future development in the Cochrane Lakes Hamlet will 'come in' as small developments and a second school site will be very difficult to assemble.</p> <p data-bbox="618 1037 1455 1239">That being said, if Rocky View County is confident and willing to take on the responsibility of assembling the second school site in a timely matter, which is simply ensuring a site is ready for a building by the time RVS is ready to build the second school in Cochrane Lakes, then RVS is supportive of Cochrane North Conceptual Scheme going forward without a school site.</p> <p data-bbox="618 1255 1442 1423">Jessica, I would like this email to be a part of the package that goes forward to the councilors as well, as the need of for school sites is an issue for both Rocky View Schools and the municipalities (in this case the County) and both organizations need to be accountable to the families living in our jurisdictions.</p> <p data-bbox="618 1461 1292 1491"><u>February 3, 2017 Comments (Applicant responded):</u></p> <p data-bbox="618 1507 1365 1570">Thank you for meeting with me on January 17<sup>th</sup> to discuss development around Cochrane Lake.</p> <p data-bbox="618 1587 1451 1722">After reviewing the information you provided, it is clear that school site(s) in this area will be needed. I understand that there will be over 6000 people living in around Cochrane Lake in the future, though I understand the timing is not yet known.</p> <p data-bbox="618 1738 1459 1936">As the timing of development is unknown, RVS is concerned that assimilating appropriate amount of land for a school site will be difficult. It is recommended that a school site be provided in this plan for two reasons: 1) The plan is contains a large enough area to adequately provide 10 acres of MSR land. 2) The plan will be adding another 420 units, which will be another 400-450</p>



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



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



AGENCY	COMMENTS
Energy Resources Conservation Board	<p>Resources Application through Alberta Culture and Tourism's Online Permitting and Clearance (OPaC) system – <a href="http://www.opac.alberta.ca">www.opac.alberta.ca</a>.</p> <p>For more information, please refer to the Land Use Procedures Bulletin: Subdivision Development <i>Historical Resources Act</i> Compliance (copy attached).</p> <p><i>Note: The applicant has provided a Historical Resources Act approval dated April 14, 2016 from Alberta Culture and Tourism.</i></p>
Alberta Health Services	<p>Thank you for inviting Alberta Health Services (AHS) to comment on these proposals to:</p> <ul style="list-style-type: none"> <li>• amend the Cochrane North Area Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme.</li> <li>• adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals within the S-1/2-34-26-04-W05M.</li> <li>• redesignate the subject lands from Ranch and Farm District to Direct Control District in order to facilitate the creation of 425 single-detached and semi-detached homes on lots ranging from <math>\pm 0.040</math> hectares (<math>\pm 0.10</math> acres) to <math>\pm 0.049</math> hectares (<math>\pm 0.12</math> acres) in size, together with open space, utility services, and a commercial hub.</li> </ul> <p>AHS has the following comments regarding the above noted proposals.</p> <p>Water:</p> <p>It is our understanding that the drinking water for future development in the area will be provided by Horse Creek Water Services Inc. The developers and the water supplier must ensure that the water system will be capable of providing potable water for the additional developments within the planned area without disrupting services to current developments connected to the system.</p> <p>Waste Water:</p> <p>It is our understanding that the waste water system for future development in the area will be connected to the system operated by Horse Creek Water Services Inc. The developers and the waste water system operator must ensure that the waste water system will be capable of handling and treating the waste water flow from the developments within the planned area in addition to the flows from current developments connected to the</p>





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



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



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



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



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





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



AGENCY	COMMENTS
Infrastructure and Operations – Engineering Services	<p data-bbox="621 264 873 289">Recommendations:</p> <ul data-bbox="621 317 1463 411" style="list-style-type: none"> <li data-bbox="621 317 1463 411">• A detailed Storm Water Management Plan as well as Alberta Environment consultation/approval may be required for any future development.</li> </ul> <p data-bbox="621 449 724 474"><u>General</u></p> <ul data-bbox="621 501 1463 1921" style="list-style-type: none"> <li data-bbox="621 501 1463 596">• 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 data-bbox="621 623 1463 1921">• Engineering Services has reviewed the Historical Resources Assessment prepared by Bison Historical Services Ltd and the Act Clearance Review completed by Turtle Island Culture Resources Management Inc. (dated November 25, 2016) The review of the assessment confirm that the Historical Resources Assessment was carried out in accordance with the general standards of the cultural resource management consulting community and the County Servicing Standard. The absence of references to paleontological concerns in the report and the HRA clearance response are result of the fact that no such concerns are associated with the proposed development: <ul data-bbox="678 1037 1463 1921" style="list-style-type: none"> <li data-bbox="678 1037 1463 1131">○ The applicant has also provided the Historical Resources Act approval dated April 14, 2016 from Alberta Culture and Tourism;</li> <li data-bbox="678 1138 1463 1921">○ At future subdivision, the Owner shall enter into a Development Agreement(s) for off-site infrastructure and improvements to the satisfaction and requirements of the County, Alberta Transportation and Alberta Environment and Parks (AEP). The Owner will be required for the following in support of the proposed subdivision: <ul data-bbox="727 1352 1463 1921" style="list-style-type: none"> <li data-bbox="727 1352 1463 1413">▪ Implementation of the approved TIA recommendations at the time of subdivision: <ul data-bbox="776 1440 1463 1921" style="list-style-type: none"> <li data-bbox="776 1440 1463 1566">- Construction of a modified Type IV intersection including additional 50 meters of a northbound left turn lane and a separate southbound right turn lane along HWY 22 access;</li> <li data-bbox="776 1572 1463 1730">- HWY 22 will also require re-profiling to improve the sight line distance south of the proposed intersectional improvements in accordance with the Alberta Transportations published standards; and</li> <li data-bbox="776 1736 1463 1831">- Delineation lighting will be required at the intersection in accordance with Alberta Transportation's Highway Lighting Guide;</li> <li data-bbox="776 1858 1463 1921">- Upgrade of Range Road 43 to a Collector standard in accordance with the Cochrane North</li> </ul> </li> </ul> </li> </ul> </li> </ul>



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



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



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





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



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



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



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



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

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





## BYLAW C-7719-2017

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

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

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

#### PART 2 – DEFINITIONS

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

#### PART 3 – EFFECT OF BYLAW

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

#### PART 4 – TRANSITIONAL

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

**Division: 9**

**File: 06834003/4 /PL20160092**

<i>PUBLIC HEARING WAS HELD IN COUNCIL this</i>	<i>day of</i>	<i>, 2018</i>
<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>

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Reeve

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CAO or Designate

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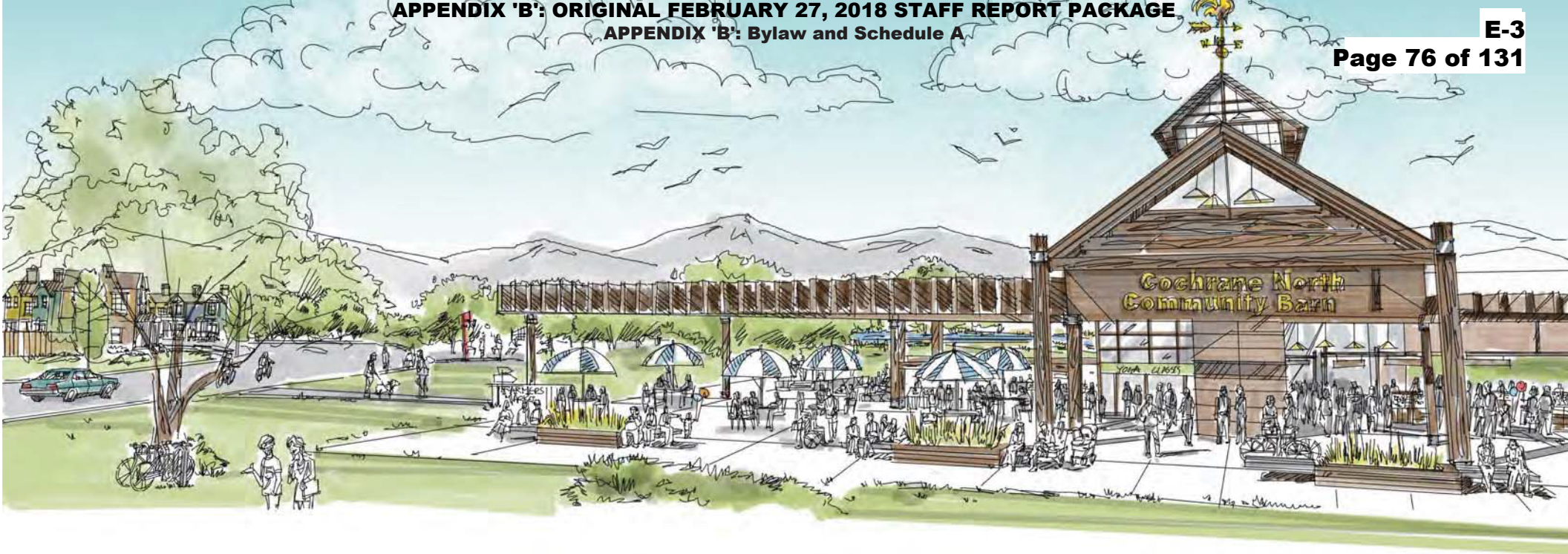
Date Bylaw Signed



**ROCKY VIEW COUNTY**  
Cultivating Communities

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

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



# COCHRANE NORTH CONCEPTUAL SCHEME

February 2018





Cochrane North  
Conceptual Scheme

**Landowners:**

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

**Project Manager & Landowners Representative:**

Asad Niazi  
Tulum Development & Management Corp.

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**In collaboration with:**

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

February 2018

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FIGURE 1. LOCATION MAP

*Aerial Source: Google Earth, 2016*

## 1. INTRODUCTION

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

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

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

See Figure 1 for the location of Cochrane North.

## 2. GUIDING PRINCIPLES

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

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



### 3. PUBLIC PARTICIPATION

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

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

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

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

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

<http://cochranenorth.com/>





## 4. SITE CONTEXT

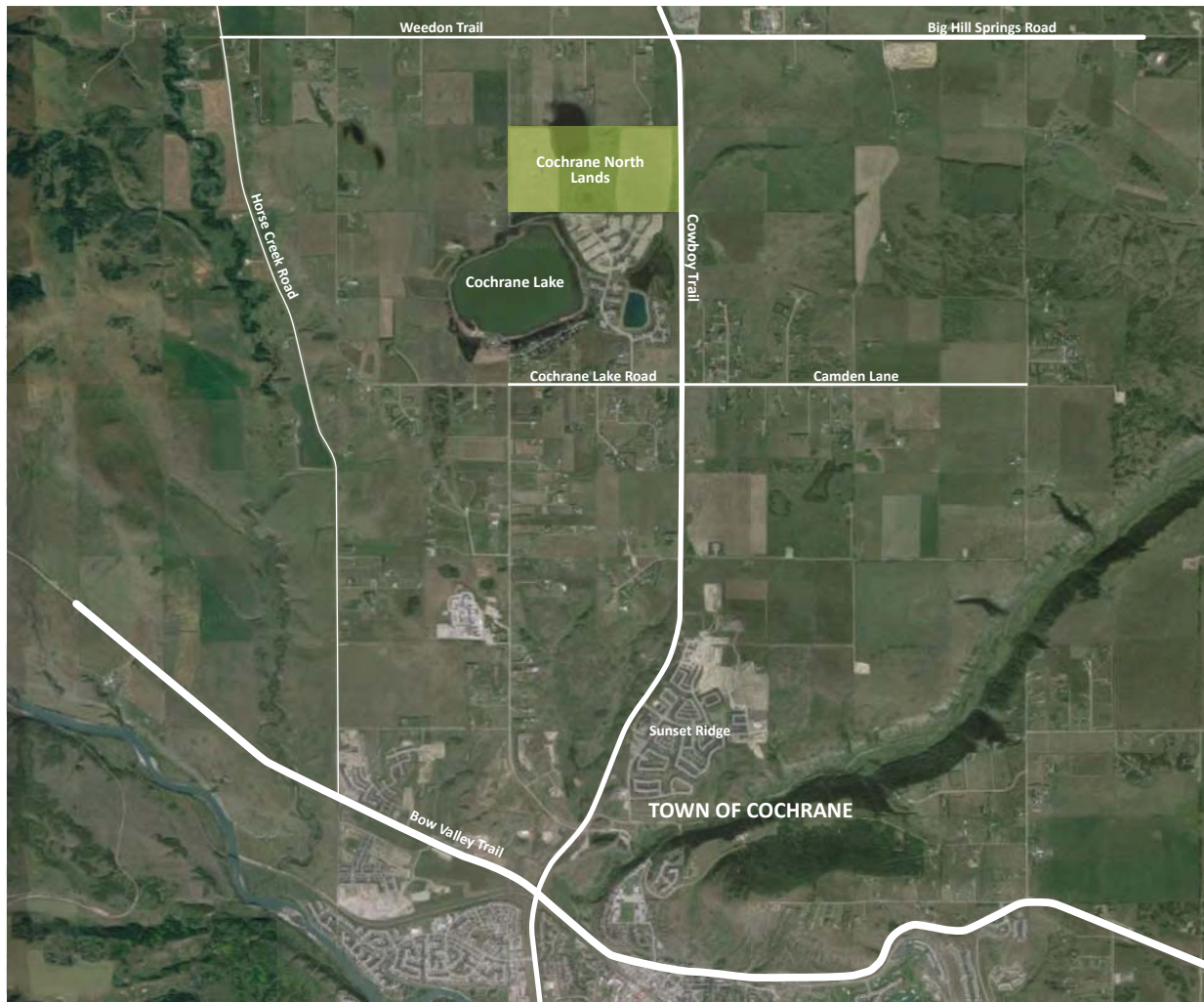


FIGURE 2. SITE CONTEXT

Aerial Source: Google Earth, 2016

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

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

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



## 5. VISION & RATIONALE

### 5.1 Vision of Development

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

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

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

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

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

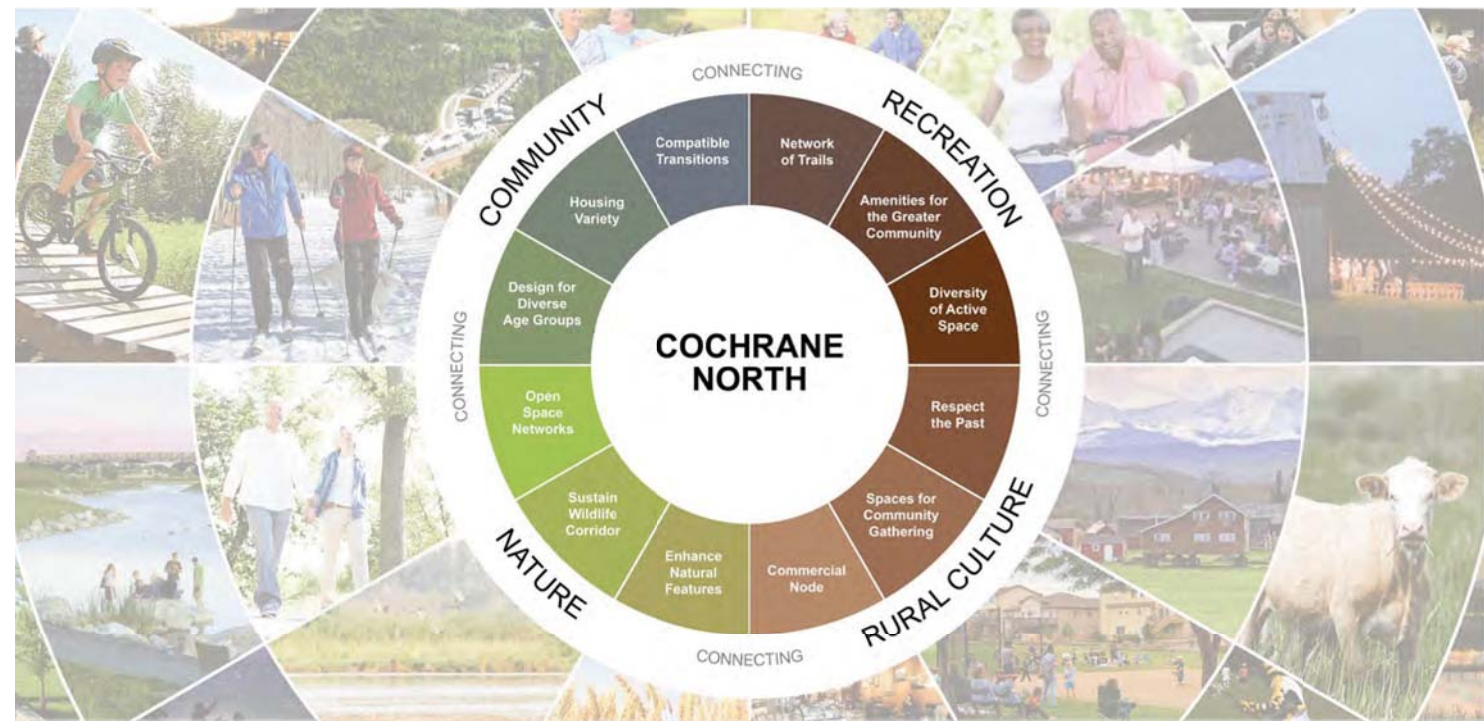


FIGURE 3. VISION



## 5.2 Development Rationale

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

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

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

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





## 6. DEVELOPMENT CONCEPT & OPEN SPACE

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

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

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

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

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

### 6.1. Development Concept

#### 6.1.1 Residential

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

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

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

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





FIGURE 4. DEVELOPMENT CONCEPT



## 6.2. Landscape Concept

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

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

FIGURE 5. LANDSCAPE CONCEPT



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

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

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

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

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





FIGURE 6. VISUALIZATION KETTLE CORRIDOR

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

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

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

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



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

### 6.3. Parks and Recreation

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

#### 6.3.1. Kettle Corridor (40.06 hectares/98.99 acres)

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



FIGURE 7. KETTLE CORRIDOR CROSS SECTION

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

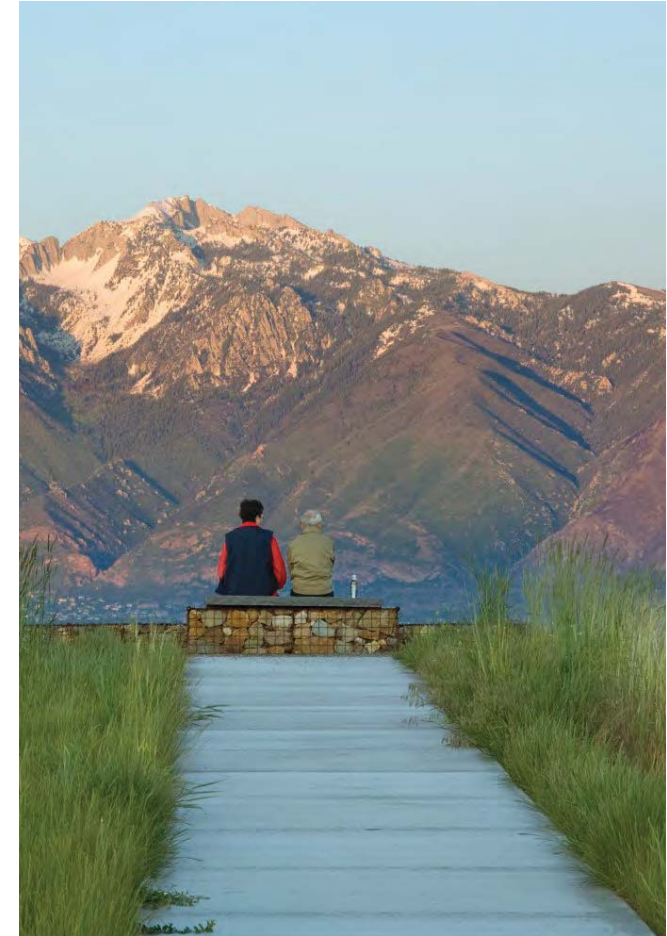
Two constructed stormwater ponds on Public Utility Lots (PULs) will be located within the Kettle Corridor and will be accessed by 4-metre maintenance paths. These ponds mitigate much of the stormwater on the site, they are designed to emulate the natural shape, native wetland vegetation, and comparable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

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





FIGURE 8. KETTLE CORRIDOR CONCEPT PLAN



### 6.3.2. Community Gathering Place

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

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



FIGURE 9. VISUALIZATION COMMUNITY GATHERING PLACE

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

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

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





FIGURE 10. COMMUNITY HUB CONCEPT PLAN







**Neighbourhood Park West  
potential programming:**

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



FIGURE 11. WEST NEIGHBOURHOOD PARK CONCEPT

### 6.3.3. Neighbourhood Park East and West

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

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

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

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



FIGURE 12. EAST NEIGHBOURHOOD PARK CONCEPT



### 6.3.4 Pocket Parks

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

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

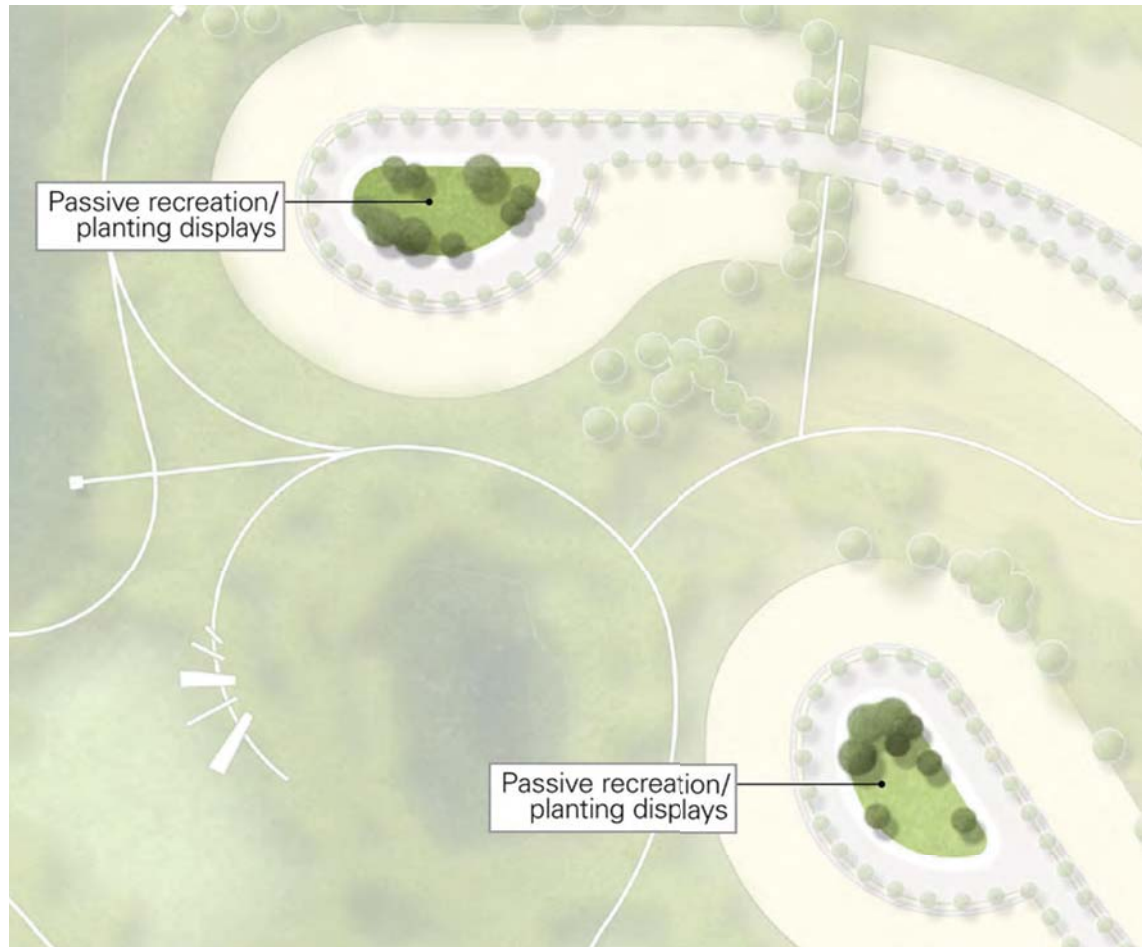


FIGURE 13. POCKET PARKS (CENTRAL)

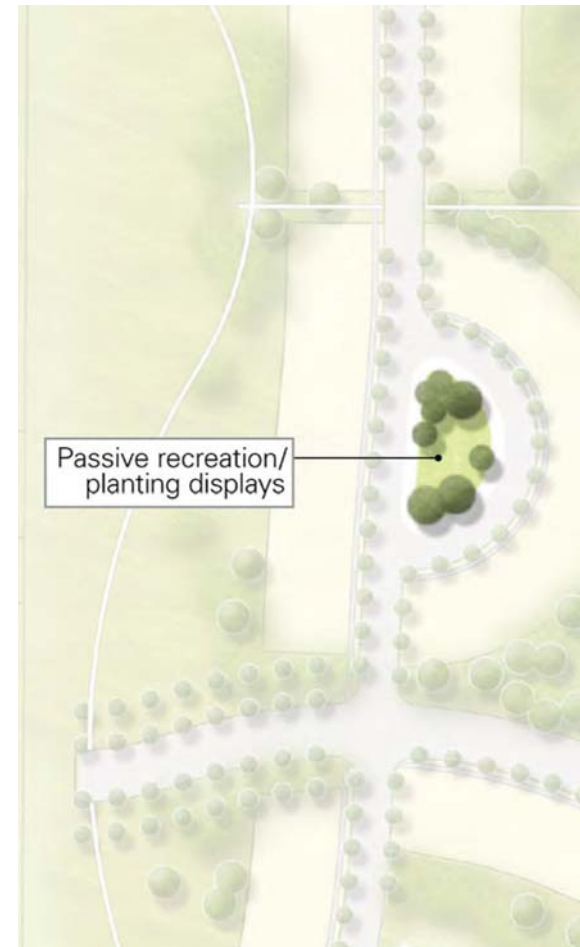
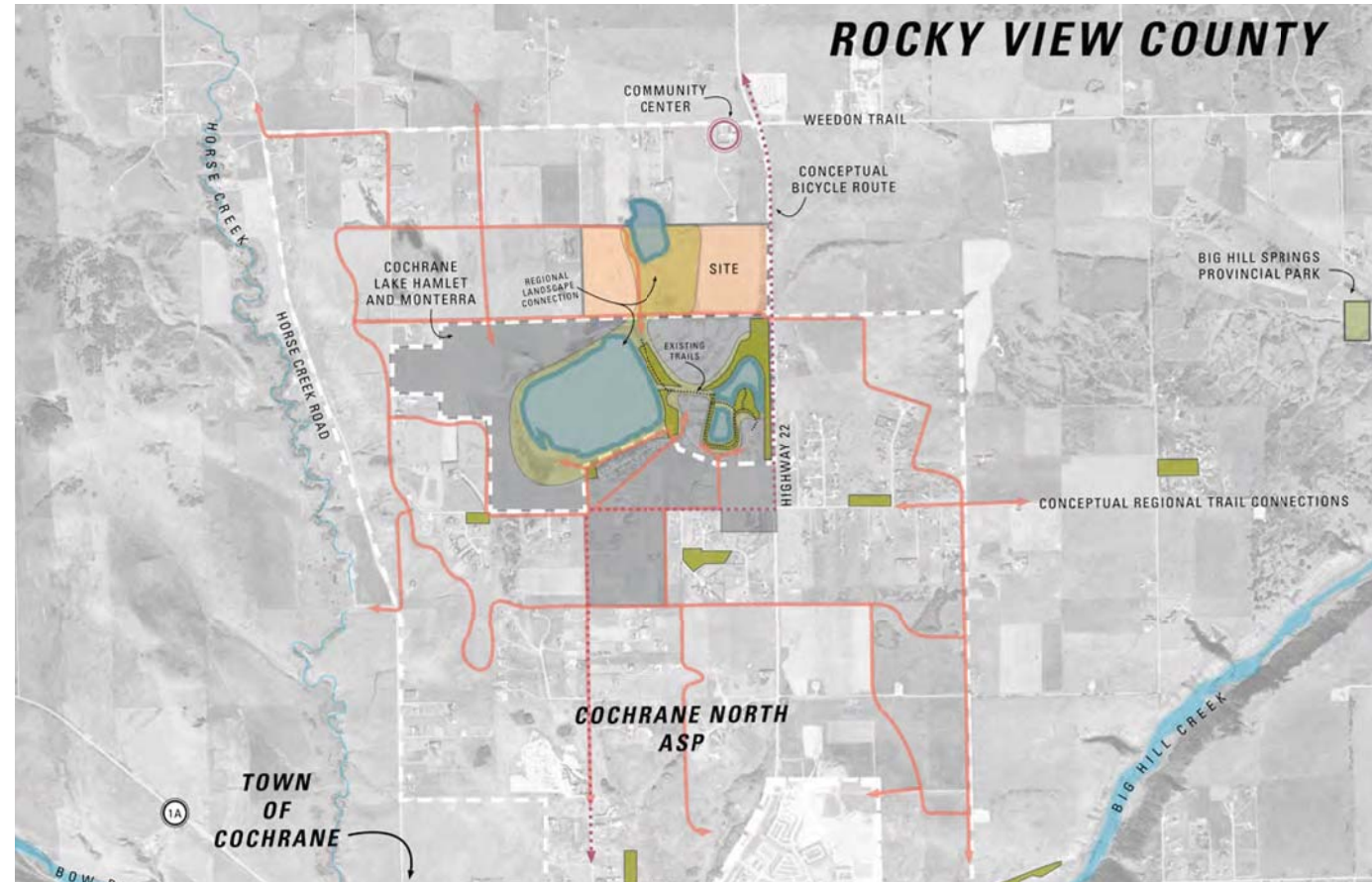


FIGURE 14. POCKET PARK (WEST)

### 6.3.5 Trails and Pedestrian Linkages

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

FIGURE 15. OPEN SPACE & TRAILS



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

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

*Policy 6.3.7: The maximum total square footage of commercial uses within the community barn shall not exceed 3048 m<sup>2</sup> (10,000 square feet).*

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

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

### 6.3.6 Regional Pathways

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



FIGURE 16. REGIONAL TRAIL CONCEPT

### 6.3.7 Local Trails & Sidewalks

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



FIGURE 17. LOCAL TRAIL CONCEPT



### 6.3.8 Nature Trails

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



FIGURE 18. NATURE TRAIL CONCEPT





FIGURE 19. TRAILS



## 6.4. Architectural Guidelines

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



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

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



## 6.5 Cochrane North Land Use Statistics Table

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

Municipal Reserve Calculation		Ha	Ac
Total gross area		128.04	316.39
Less			
Environmental Reserve		19.88	49.12
Public Utility Lot (PUL)		3.45	8.53
<b>Net Developable Area</b>		<b>104.71</b>	<b>258.74</b>
10% Municipal Reserve Owing		10.47	25.87

Development Statistics	%	Ha	Ac
Residential	24.28	25.43	62.83
Municipal Reserve	10.00	10.47	25.87
Privately Owned Open Space (Home Owner's Association)	56.33	58.98	145.75
Roads – Collector	3.93	4.11	10.16
Roads - Residential	5.46	5.72	14.13
<b>Net Developable Area</b>	<b>100</b>	<b>104.71</b>	<b>258.74</b>

Open Space	%	Ha	Ac
Total Gross Area	100	128.04	316.39
Environmental Reserve		19.88	49.12
Public Utility Lot		3.45	8.53
Municipal Reserve		10.47	25.87
Privately Owned Open Space		58.72	145.11
<b>Total Open Space</b>	<b>72.3</b>	<b>92.52</b>	<b>228.63</b>

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

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

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

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



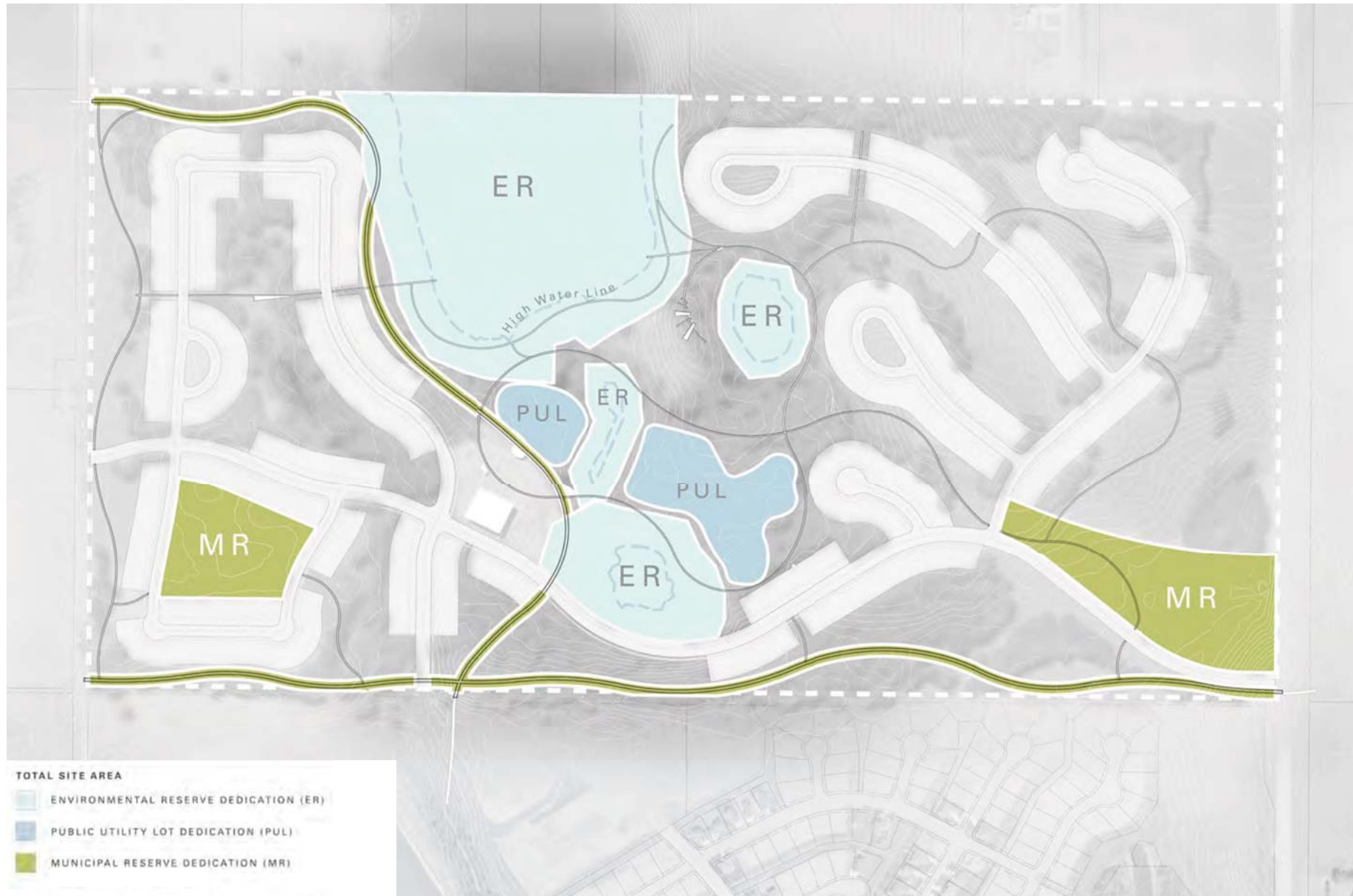


FIGURE 20. LAND USE CONCEPT





## 7. TRANSPORTATION

### 7.1. External Road Network

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

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

### 7.2. Internal Road Network

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

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



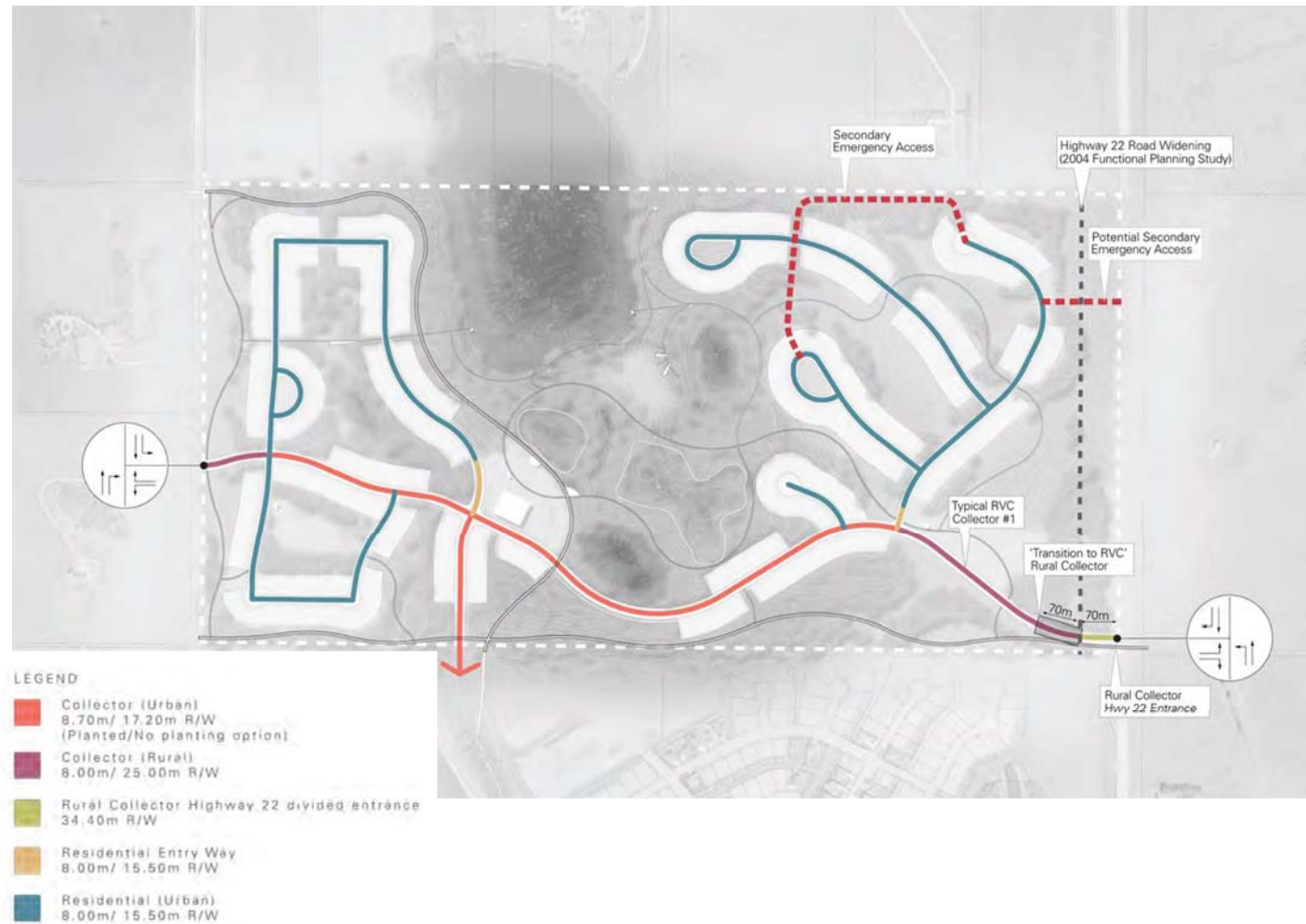


FIGURE 21. INTERNAL ROAD NETWORK

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

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

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

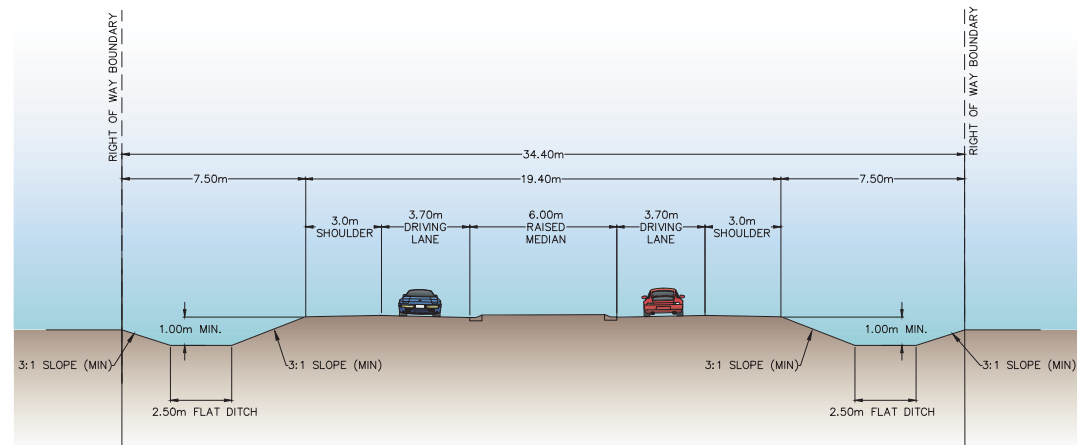
*Policy 7.1.4: The development will provide and maintain appropriate emergency vehicle access, to the satisfaction of Rocky View County.*

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

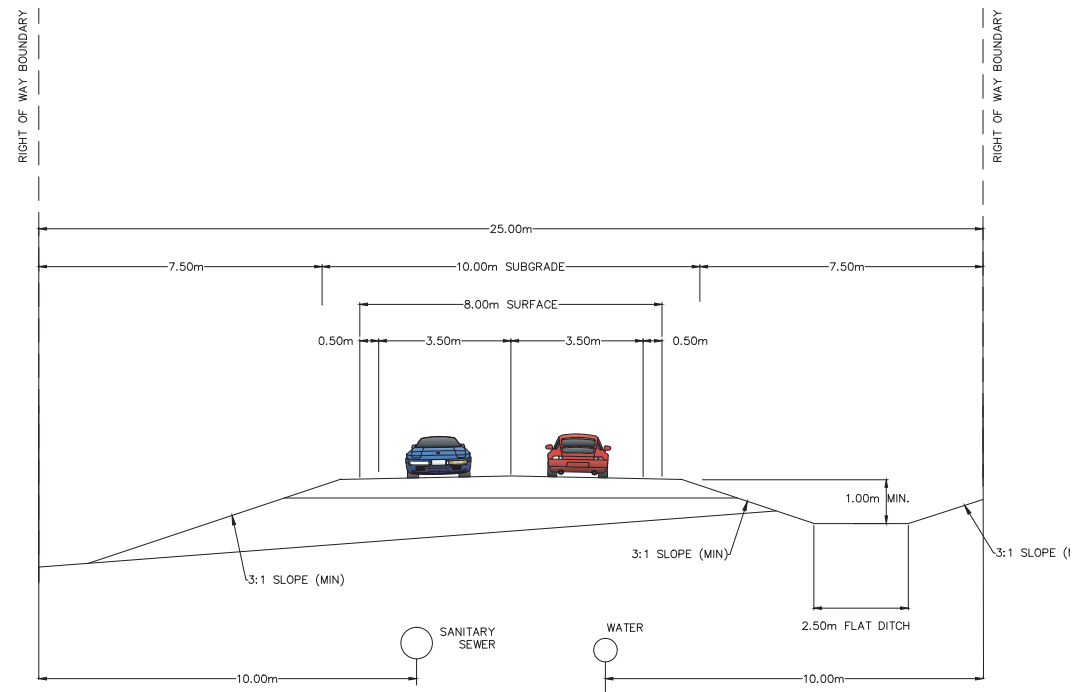


## EW COLLECTOR

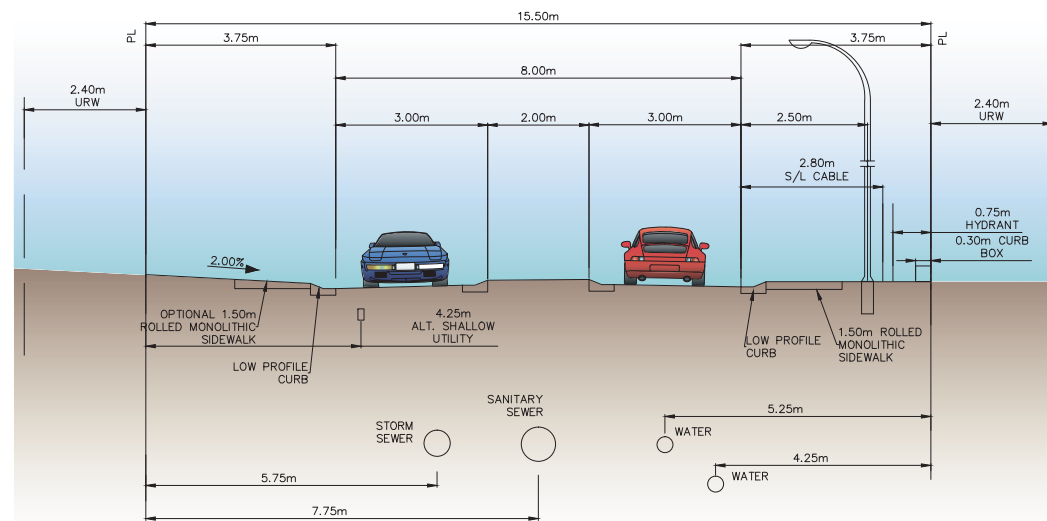
### Entrance



### Rural



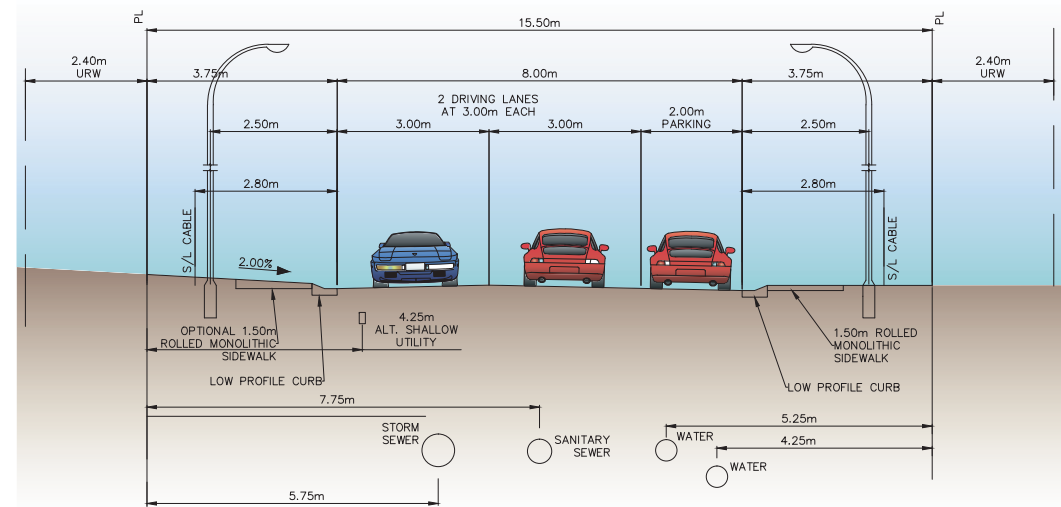
## Residential Entry Way







Residential



## 8. WATER SUPPLY & SERVICING

### 8.1. Servicing & Utilities

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

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

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

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

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



## 8.2. Potable Water

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

Water Use projections have been based on 300L/c/d. The calculated water demand for the proposed Cochrane North development is approximately 714.51m<sup>3</sup>/day. (260,796m<sup>3</sup>/year)

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

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

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

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

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

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

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

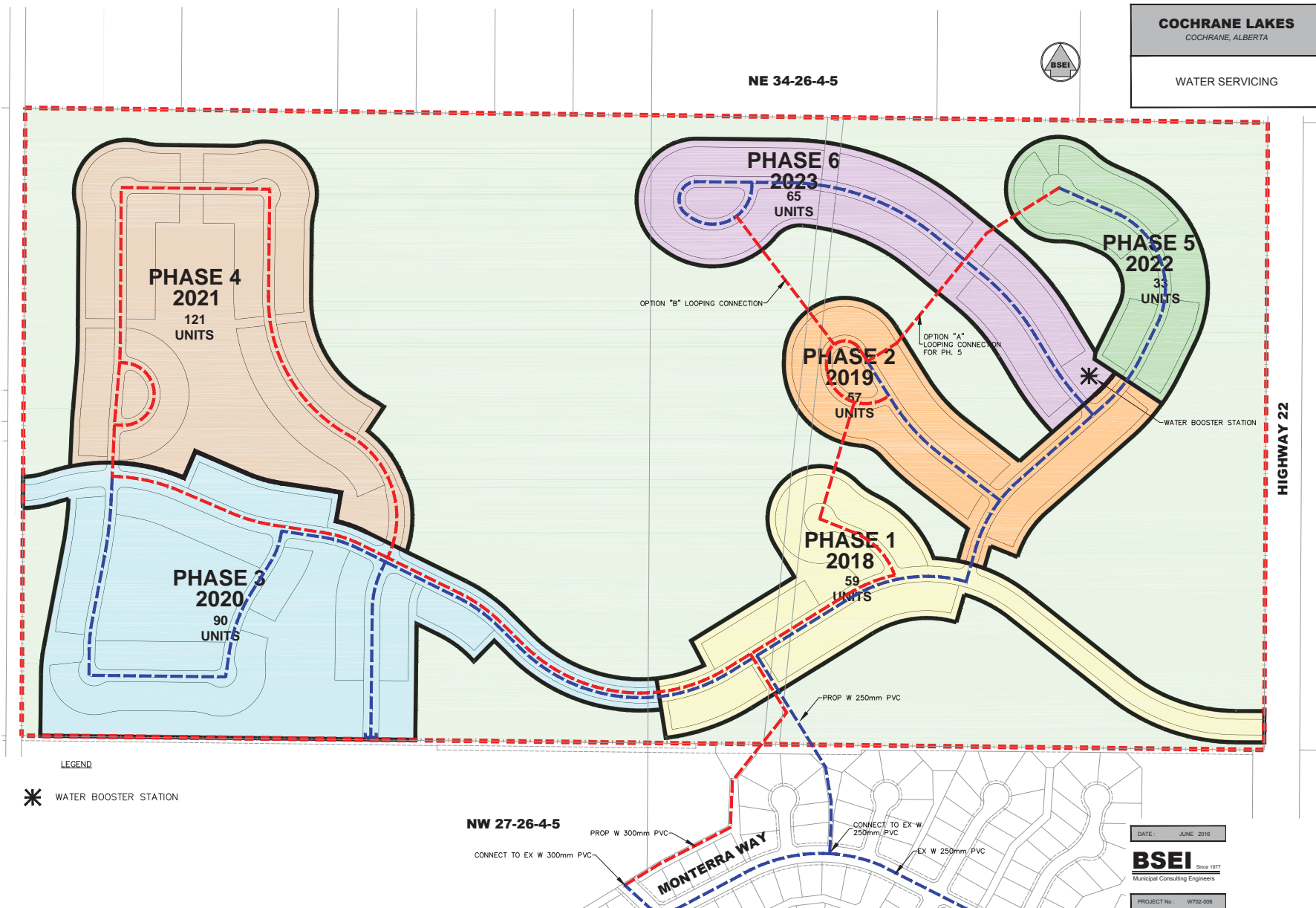


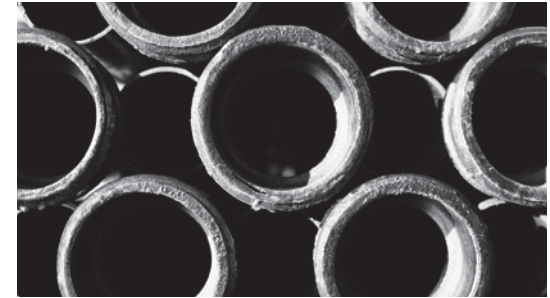
FIGURE 22. POTABLE WATER SERVICING

## 9. WASTEWATER TREATMENT

The gross developable area for the proposed Cochrane North development is approximately 35.66 Hectares. (88.08 Acres) Wastewater flow calculations are based on the Minimum Projected Average Day Wastewater Flows of 270L/day/unit. (An approximately 90% return rate for potable water usage) We have estimated the average day weather flow (ADWF) generated by Cochrane North to be 3.72L/s, or 321.41m<sup>3</sup>/day. Infiltration has been allowed for at a rate of 0.28L/s/ha, based on the Alberta Environment and Parks design guidelines. The estimated Peak Wet Weather Flow (PWWF) for the Cochrane North project is 23.93L/s.

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

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



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

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



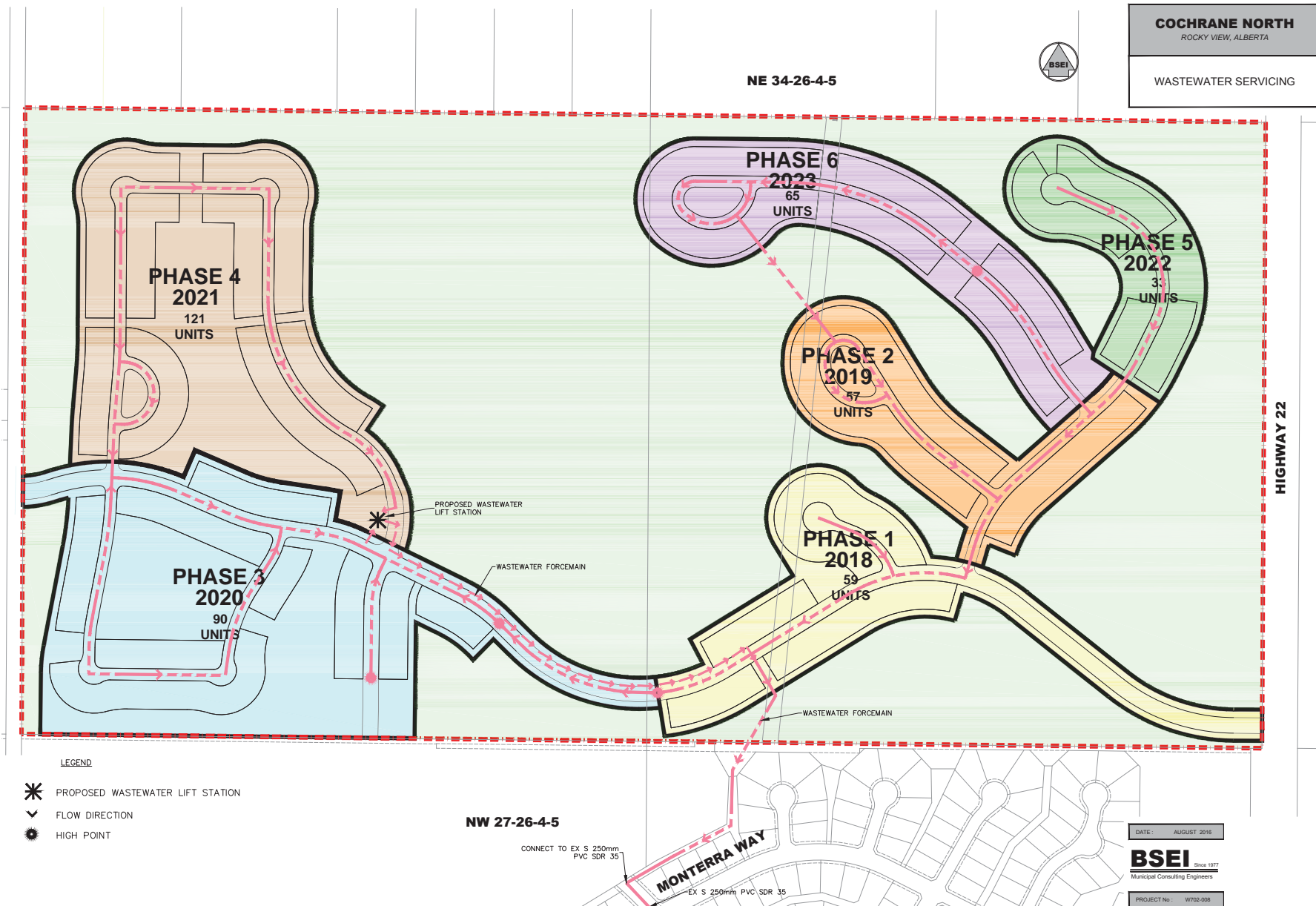


FIGURE 23. WASTEWATER SERVICING

## 10. STORMWATER MANAGEMENT

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

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

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

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

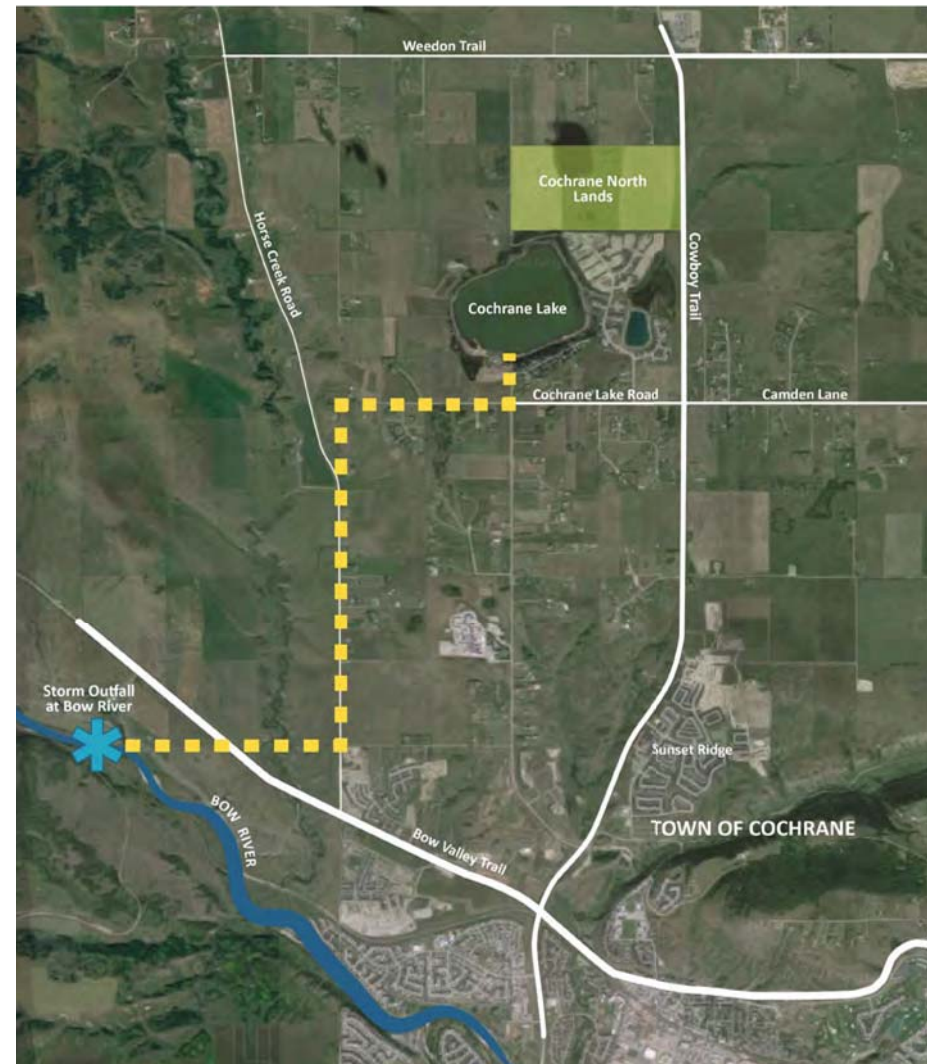


FIGURE 24. PROPOSED COCHRANE LAKE OUTFALL ALIGNMENT

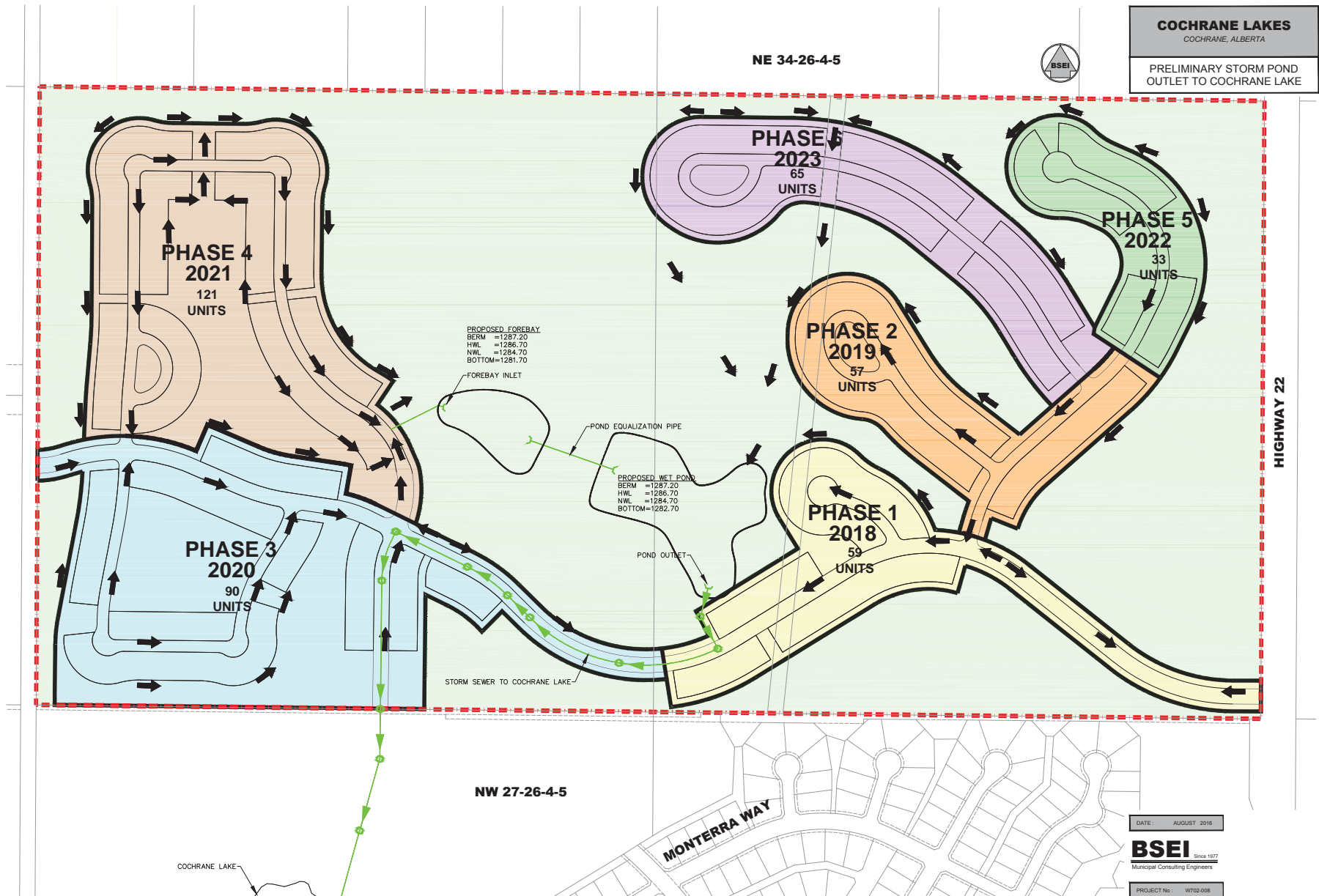


FIGURE 25. STORMWATER SERVICING





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

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

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

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

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

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

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

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

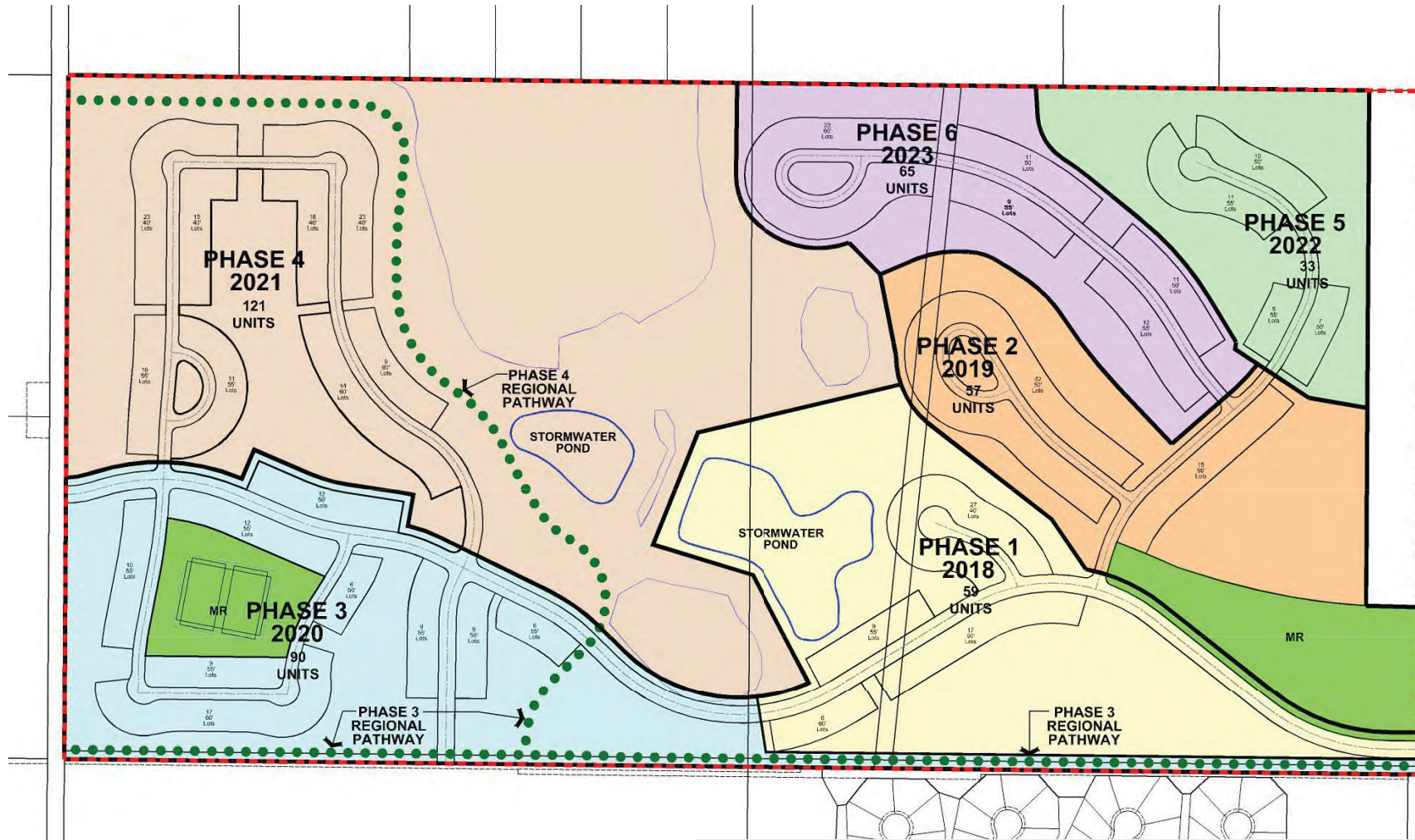
*Policy 10.0.6: Access to stormwater ponds shall be provided by a 4 metre maintenance path that is linked into the public pathway system.*

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





## 11. PHASING



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

FIGURE 26. PHASING



## 12. HOME OWNER'S ASSOCIATION

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

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

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



## 12. LIST OF STUDIES

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









LOCATION PLAN

SW/SE-34-26-04-W05M

Date: Sept 27, 2016

Division # 9

File: 06834003/04

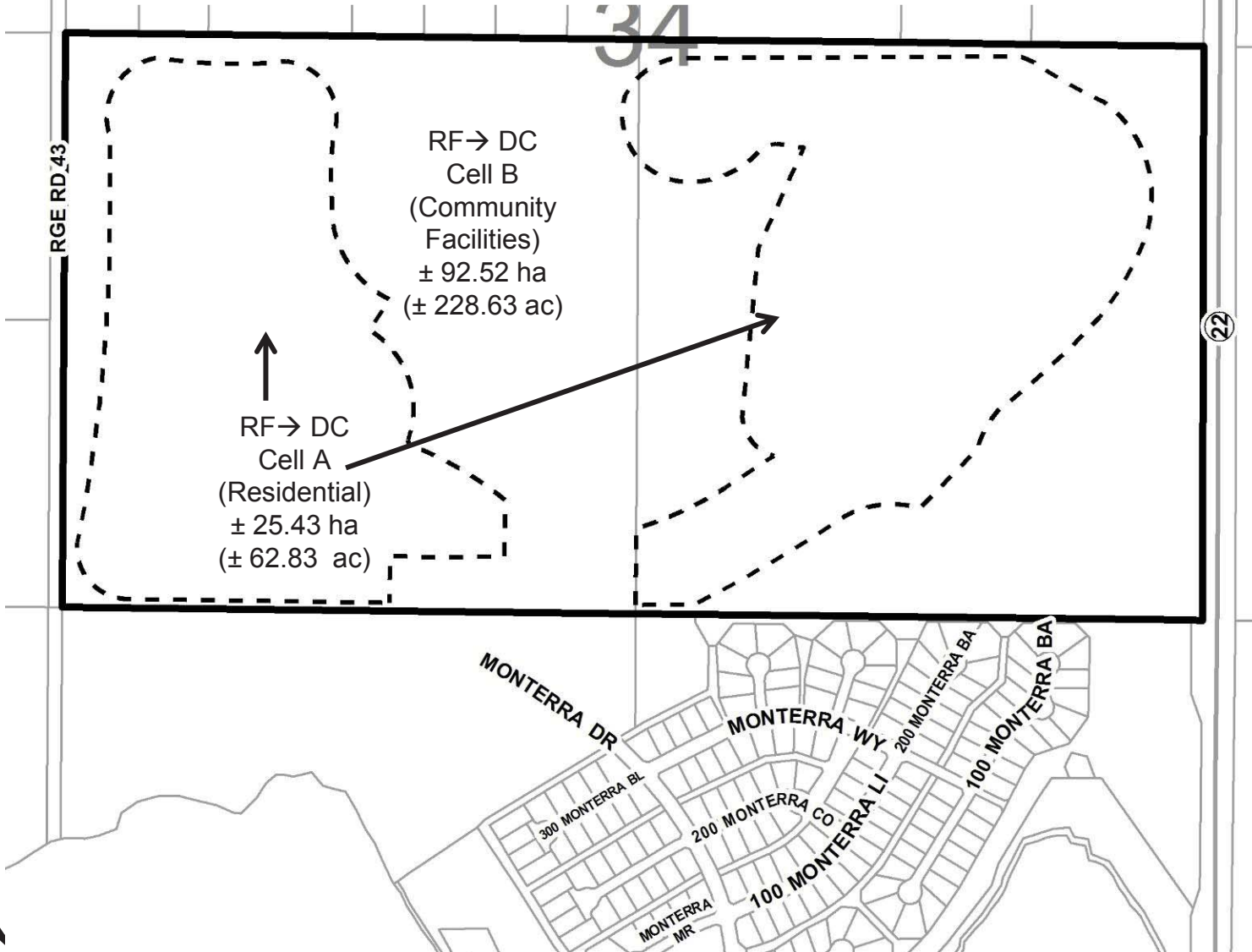
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## APPENDIX 'C' - Map Set

**Area Structure Plan Amendment Proposal:** To amend the Cochrane North **Page 123 of 131** Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme.

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

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



## DEVELOPMENT PROPOSAL

**SW/SE-34-26-04-W05M**

Date: Sept 27, 2016

Division # 9

File: 06834003/04

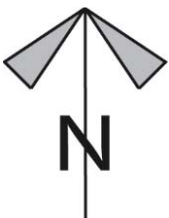
**AGENDA**  
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FIGURE 4. DEVELOPMENT CONCEPT

## DEVELOPMENT PROPOSAL

SW/SE-34-26-04-W05M



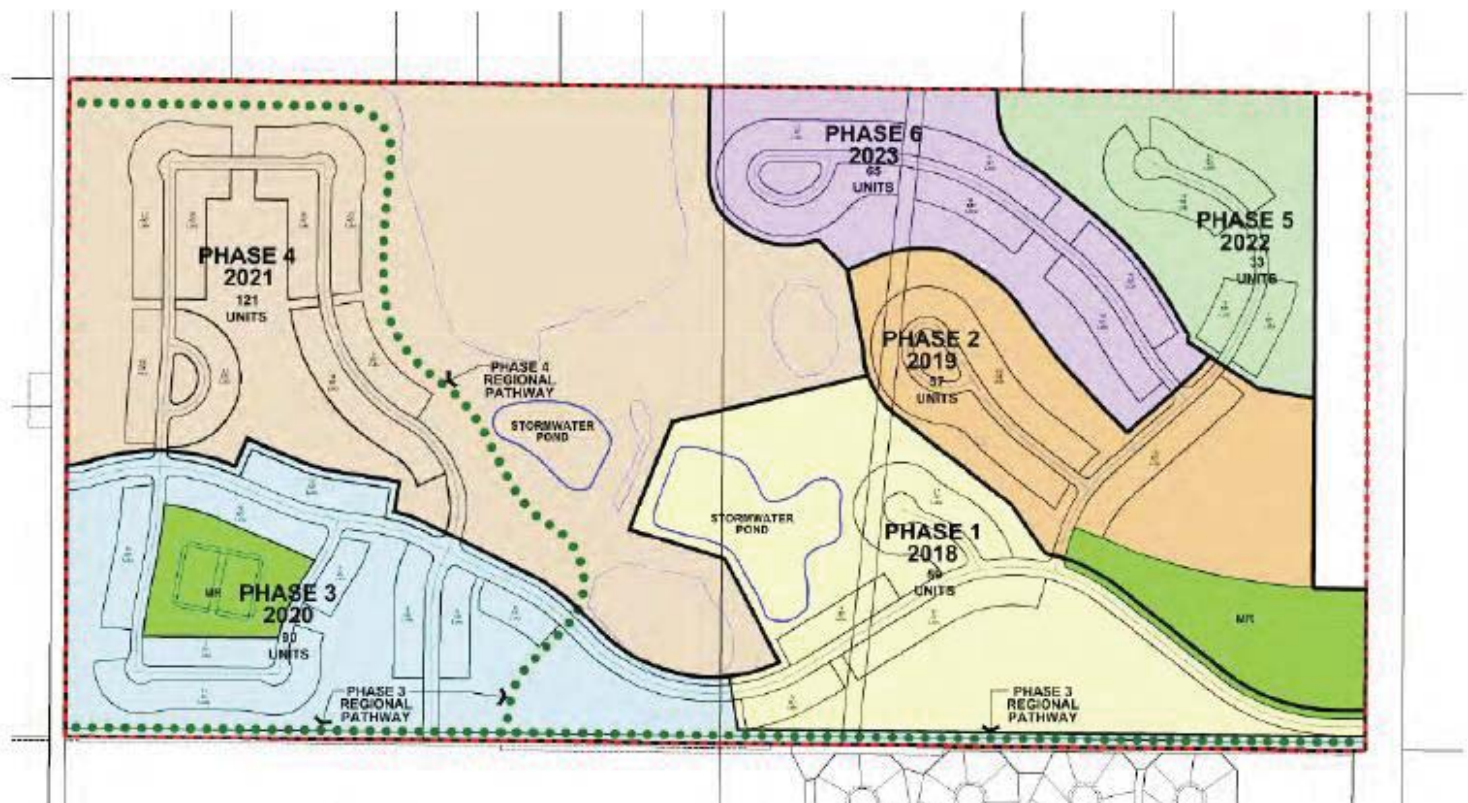
Date: Sept 27, 2016

Division # 9

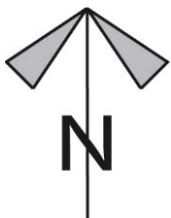
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## LAND USE AND PHASING PLAN



SW/SE-34-26-04-W05M

Date: Sept 27, 2016

Division # 9

File: 06834003/04

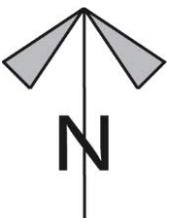
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RF2	Ranch and Farm Two	B-1	Highway Business
RF3	Ranch and Farm Three	B-2	General Business
AH	Agricultural Holding	B-3	Limited Business
F	Farmstead	B-4	Recreation Business
R-1	Residential One	B-5	Agricultural Business
R-2	Residential Two	B-6	Local Business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

## LAND USE MAP



SW/SE-34-26-04-W05M

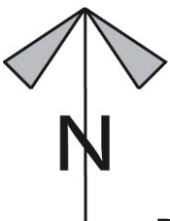




Contours are generated using 10m grid points, and depict general topographic features of the area. Detail accuracy at a local scale cannot be guaranteed. They are included for reference use only.

# TOPOGRAPHY

*Contour Interval 2 M*



**SW/SE-34-26-04-W05M**

**Date: Sept 27, 2016**

## Division # 9

**File: 06834003/04**

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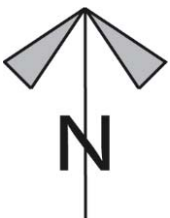




Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

Spring 2014



**SW/SE-34-26-04-W05M**

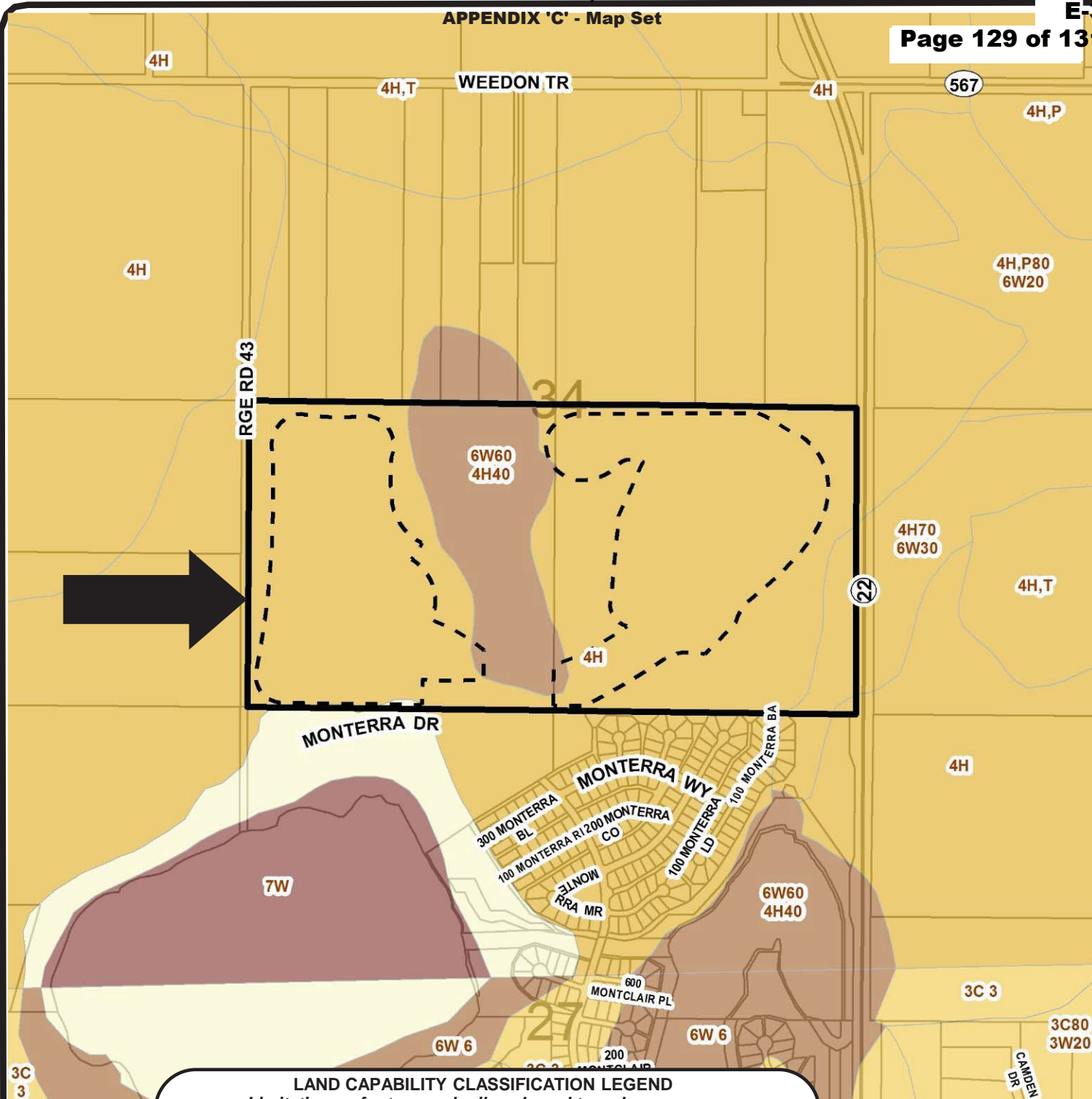
Date: Sept 27, 2016

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### LAND CAPABILITY CLASSIFICATION LEGEND

*Limitations refer to cereal, oilseeds and tame hay crops*

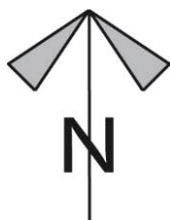
#### CLI Class

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

#### Limitations

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

## SOIL MAP



### SW/SE-34-26-04-W05M

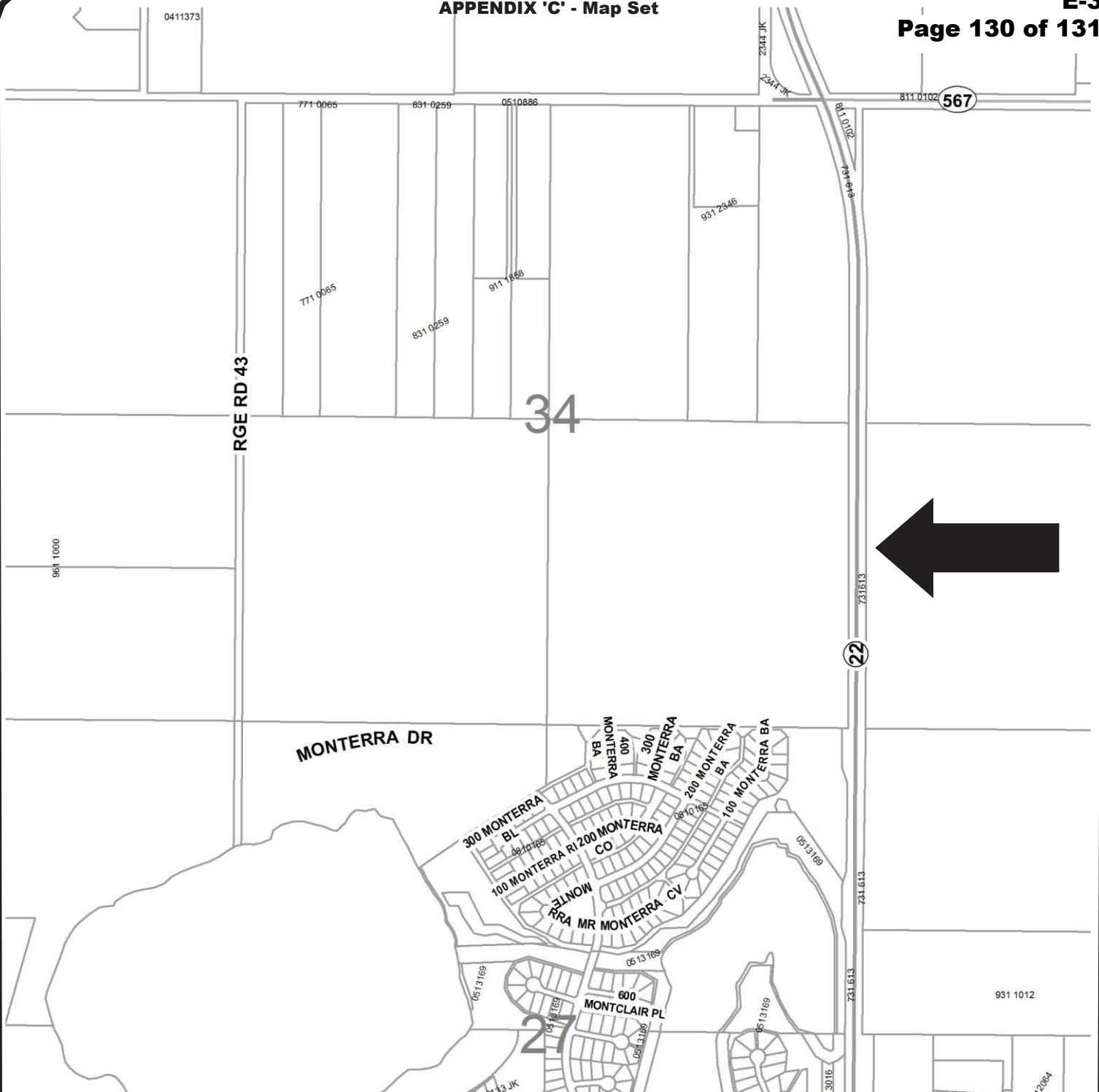
Date: Sept 27, 2016

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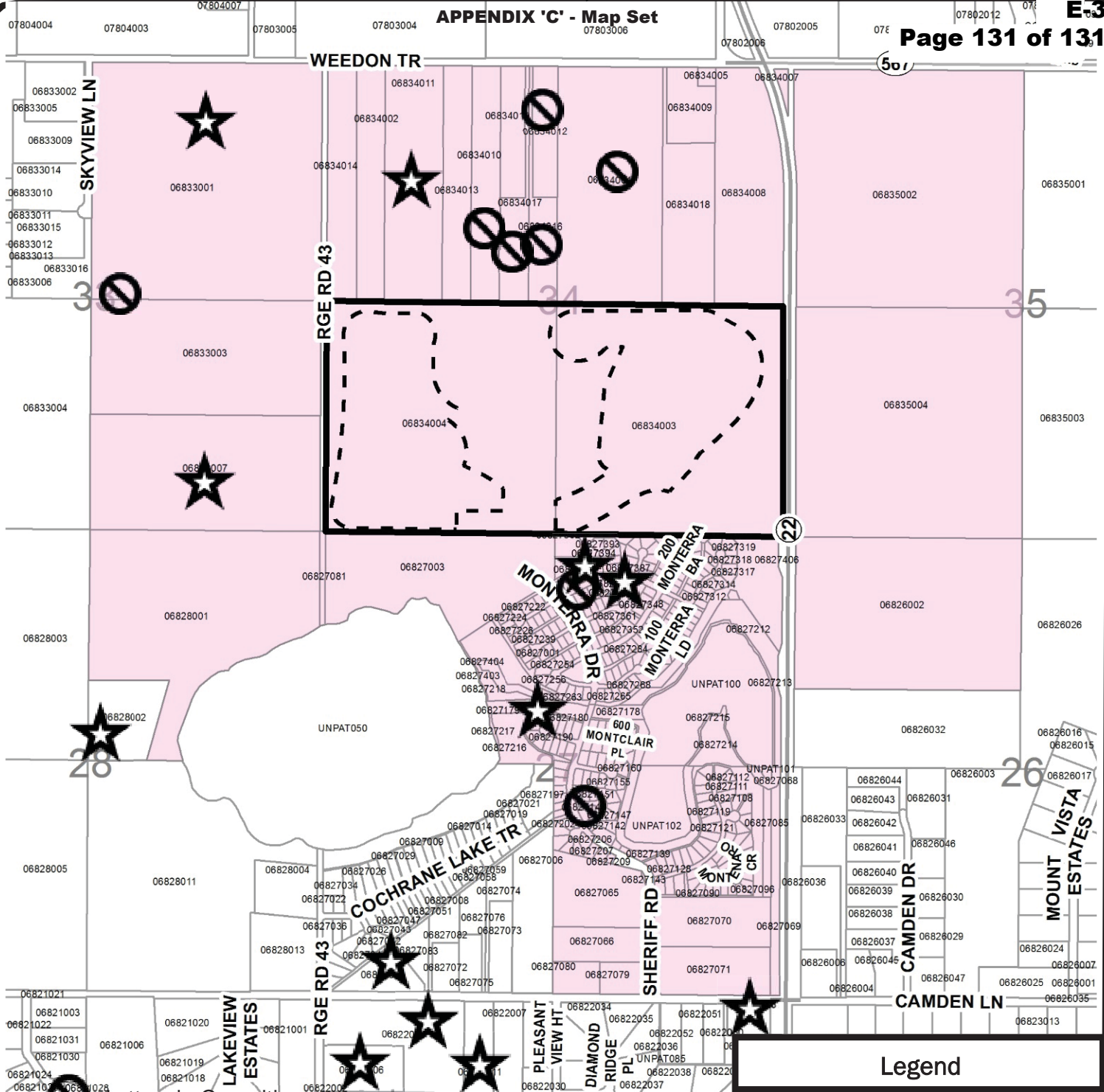
**Legend – Plan numbers**

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

**HISTORIC SUBDIVISION MAP****SW/SE-34-26-04-W05M**Date: Sept 27, 2016

Division # 9

File: 06834003/04**AGENDA****Page 417 of 615**



# LANDOWNER CIRCULATION AREA

SW/SE-34-26-04-W05M

## PLANNING SERVICES

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**TO:** Council  
**DATE:** May 8, 2018 **DIVISION:** 9  
**FILE:** 06834003/04 **APPLICATION:** PL20160093  
**SUBJECT:** Consideration of second and third reading for Bylaw C-7720-2017 - Redesignation Item – Ranch and Farm District and Ranch and Farm\* District to Direct Control District  
 Note: This application should be considered in conjunction with PL20160091, Cochrane North Area Structure Plan Amendment, and PL20160092, Conceptual Scheme Application – Cochrane North Conceptual Scheme

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

Motion #1 THAT Bylaw C-7720-2017 be given second reading.  
 Motion #2 THAT Bylaw C-7720-2017 be given third and final reading.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to consider second and third reading for Bylaw C-7720-2017 to redesignate the subject lands from Ranch and Farm District and Ranch and Farm\* District to Direct Control District to provide for the development of a new country residential community on the subject lands (See Appendix 'B'). On February 27, 2018, Council considered the proposed redesignation and granted first reading. Following first reading, the following motion was passed:

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

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

In keeping with Council's motion, the Applicant submitted further clarification on the earliest timing of construction and installation of stormwater infrastructure, and is proposing specific amendments to the conceptual scheme to clarify both the road network design and requirements around water and wastewater servicing. In addition, Administration prepared a comparison of density levels with other areas of the County.

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

- The proposal is consistent with Cluster Residential and Open Space Policies 6.2.1 through 6.2.39 of the Cochrane North ASP;

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

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



- The proposal is consistent with the Land Use Concept in Figure 6 of the Cochrane North ASP;
- The proposal is consistent with the requirements of a Concept Plan as per Policies 5.3.1 to 5.3.5 of the Cochrane North ASP;
- The proposal is consistent with the policies of the IDP; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and advised that detailed design would be provided and implemented at the subdivision stage.

Therefore, should Council adopt PL20160091 (E-1) and PL20160092 (E-2), Administration recommends approval of PL20160093 (E-3), in accordance with **Option #1**.

## RESPONSE TO MOTION:

The Applicant was directed to address the following matters:

1. Provide clarification on the earliest timing of the construction and installation of the storm water management pipe and outlet to the Bow River;

On March 2, 2018 the Applicant submitted a supplemental letter which provides clarification on the earliest timing of the construction and installation of the stormwater management pipe and outfall to the Bow River. The specific details are discussed in the report covering the Conceptual Scheme (PL20160092; agenda item E-2); however, in conclusion, no development shall proceed unless and until a Stormwater Management Plan has been submitted and approved in accordance with the County's Servicing Standards and all necessary Alberta Environment and Park approvals have been granted.

2. Reconsider the road network design, including questions of access;

The Applicant submitted a revised Figure 21 *Internal Road Network*, and a new policy is proposed, both of which are discussed in detail in the Conceptual Scheme report (PL20160092; agenda item E-2).

3. Prepare detailed policy regarding the necessary licensing and approvals to ensure appropriate water and waste water servicing to the proposed development; and

The Applicant proposed a new policy to be added to Section 8 Water Supply & Servicing of the conceptual scheme.

4. Provide a comparison of density levels with other areas of the County.

A table providing a high-level comparison of density levels with other areas of the County is provided within the Conceptual Scheme report (PL20160092; agenda item E-2). Ultimately, the proposed density increase would allow for 43 additional dwellings while maintaining significant open space and consistency with the CNASP vision and objectives.

## CONCLUSION:

In keeping with Council's motion, the Applicant submitted further clarification on the earliest timing of construction and installation of stormwater infrastructure, and is proposing specific amendments to the conceptual scheme to clarify both the road network design and requirements around water and wastewater servicing. In addition, Administration prepared a comparison of density levels with other areas of the County. Therefore, Administration continues to recommend approval in accordance with **Option #1**.



**OPTIONS:**

- Option #1:     Motion #1     THAT Bylaw C-7720-2017 be given second reading.  
                  Motion #2     THAT Bylaw C-7720-2017 be given third and final reading.
- Option #2:     THAT application PL20160093 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

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Interim County Manager

JA/rp

**APPENDICES:**

APPENDIX ‘A’: Original February 27, 2018 Staff Report Package

APPENDIX ‘B’: Late submission letters from February 27, 2018 Public Hearing



ROCKY VIEW COUNTY  
Cultivating Communities

## PLANNING SERVICES

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**TO:** Council

**DATE:** February 27, 2018 **DIVISION:** 9

**TIME:** Morning Appointment

**FILE:** 06834003/4 **APPLICATION:** PL20160093

**SUBJECT:** Redesignation Item – Ranch and Farm District and Ranch and Farm\* District to Direct Control District  
 Note: This application should be considered in conjunction with PL20160091, Cochrane North Area Structure Plan Amendment, and PL20160092, Conceptual Scheme Application – Cochrane North Conceptual Scheme

---

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

- Motion #1 THAT Bylaw C-7720-2017 be given first reading.
- Motion #2 THAT Bylaw C-7720-2017 be given second reading.
- Motion #3 THAT Bylaw C-7720-2017 be considered for third reading.
- Motion #4 THAT Bylaw C-7720-2017 be given third and final reading.

### EXECUTIVE SUMMARY:

The purpose of this application is to redesignate the subject lands from Ranch and Farm District and Ranch and Farm\* District to Direct Control District to provide for the development of a new country residential community on the subject lands (See Appendix 'B'). In accordance with the policies of the Cochrane North Area Structure Plan (ASP), a Conceptual Scheme (PL20160092, C-2) was submitted with this redesignation application to facilitate a comprehensive planning framework for redesignation, subdivision, and development to proceed.

This report provides a detailed policy analysis that evaluates compatibility of the proposal with the relevant statutory plans. Details of the proposed development, including technical components, are discussed in the conceptual scheme report (C-2).

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

- The proposal is consistent with Cluster Residential and Open Space Policies 6.2.1 through 6.2.39 of the Cochrane North ASP;
- The proposal is consistent with the Land Use Concept in Figure 6 of the Cochrane North ASP;
- The proposal is consistent with the requirements of a Concept Plan as per Policies 5.3.1 to 5.3.5 of the Cochrane North ASP;
- The proposal is consistent with the policies of the IDP; and
- The Applicant demonstrated that the technical aspects of the proposal are feasible, and would provide and implement detailed design at the subdivision stage.

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

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



**ROCKY VIEW COUNTY**  
Cultivating Communities

Therefore, should Council adopt PL20160091 (C-1) and PL20160092 (C-2), Administration recommends approval of PL20160093 (C-3), in accordance with **Option #1**.

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

<b>PROPOSAL:</b>	To redesignate the subject lands from Ranch and Farm District and Ranch and Farm* District to Direct Control District to provide for the development of a new country residential community on the subject lands.
<b>LEGAL DESCRIPTION:</b>	S-1/2-34-26-04-W05M
<b>GENERAL LOCATION:</b>	Located 0.41 kilometre (1/4 mile) south of Weedon Trail and on the west side of Highway 22, 2.0 miles north of the town of Cochrane.
<b>APPLICANT:</b>	Urban Systems (Mike Coldwell)
<b>OWNERS:</b>	Krause Enterprises Inc.
<b>EXISTING LAND USE DESIGNATION:</b>	Ranch and Farm District and Ranch and Farm* District
<b>PROPOSED LAND USE DESIGNATION:</b>	Direct Control District
<b>GROSS AREA:</b>	± 128.47 hectare (± 317.46 acre)
<b>SOILS (C.L.I. from A.R.C.):</b>	<b>6W 60 4H 40</b> – Cropping is not feasible due to excessive wetness/poor drainage, and temperature limiting factors. <b>4H</b> – Severe limitations due to temperature limiting factors.

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

This proposal was circulated to forty four (44) adjacent landowners, to which eight (8) letters in opposition and twenty (21) letters in support were received in response (see Appendix 'D'). The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

#### **HISTORY:**

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

#### **BACKGROUND:**

The purpose of this application is to redesignate the subject lands from Ranch and Farm District and Ranch and Farm\* District to Direct Control District to provide for the development of a new country residential community on the subject lands. In accordance with the policies of the Cochrane North ASP, a Conceptual Scheme (PL20160092, C-2) was submitted with this redesignation application to facilitate a comprehensive planning framework for redesignation, subdivision, and development to proceed.

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

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



ROCKY VIEW COUNTY  
Cultivating Communities

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

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

### **POLICY ANALYSIS:**

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

The subject lands are not within the notification area identified in the IDP. However, because the associated area structure plan amendment application falls within the IDP area, the subject application was circulated in accordance with section 3.0 of the IDP.

Policy 2.13.2 1. states, "*Any proposed residential developments within the Plan Area shall address compatibility with existing and future surrounding land uses, environmental impacts, infrastructure requirements, and, where appropriate, urban overlay design principles.*" The proposed Direct Control land use district and associated Conceptual Scheme application sufficiently address each of the items identified in policy 2.13.2.

The application was presented at the Intermunicipal Committee Meeting on September 13, 2017. The Town provided comments on June 16, 2017, identifying concerns with stormwater and servicing. The technical concerns were addressed at three separate meetings between Town and County Administration, and a detailed response to each concern was provided to the Town on September 21, 2017. The Town's comments are detailed in Appendix 'A'.

#### *Cochrane North Area Structure Plan Bylaw C-6388-2006*

The subject lands are identified in Figure 6 as Cluster Residential and Open Space lands. This land use policy area provides for clustered small lot residential with protection of large open space areas. Implementation is envisioned through regional water and wastewater services, comprehensive conceptual schemes and connected linear open space systems.

Section 5.3 of the Cochrane North ASP requires a conceptual scheme be submitted for development within the Cluster Residential and Open Space policy area. The proposed conceptual scheme is detailed in the related application PL20160092 (agenda item C-2).

Section 6.2 states that, "*The purpose of the Cluster Residential and Open Space Policy Area is to allow for comprehensively planned clustered residential developments that are sensitively integrated with open space and the natural environment. Rural character will be promoted through the preservation of open space and sensitive natural resources, as well as by requiring well designed subdivisions and appropriate architectural controls...*"

Policies 6.2.1 through 6.2.39 provide general policies for cluster subdivisions, residential policies, and open space policies to be considered in the assessment of new redesignation applications. The land use redesignation proposal and associated conceptual scheme have been assessed in accordance with these policies, and are consistent in the type of development, implementation approach, and design outlined in Section 6.0 of the Cochrane North ASP. Amendments to the Cochrane North ASP





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are required to implement the policy framework outlined in the proposed conceptual scheme and Direct Control District and these were assessed in related application PL20160091 (agenda item C-1).

#### Proposed Direct Control District

The Applicant proposes a Direct Control District to guide future development within the subject lands.

Section 2.1 of the proposed Direct Control District states that the purpose and intent is to provide an area for single detached and semi-detached dwellings that comprise a clustered prairie-style community, and that clustering of homes would create pockets of development that maintain the rural character of the landscape. The character would be complemented by the inclusion of a public path system that connects pockets of development to community and neighbourhood parks, as well as recreational and commercial amenities in Cell B.

The proposed district includes provisions for permitted and discretionary uses, minimum and maximum requirements, subdivision regulations, development regulations, and definitions. The provisions of the proposed district are generally consistent with the residential districts listed in the Land Use Bylaw. The primary differences between the proposed district and the standard residential districts are with respect to reduced minimum parcel size (0.10 acres) and maximum dwelling height (12.0 m (39.37 ft.)).

The proposed redesignation would provide the appropriate land use framework for the implementation of the Cochrane North Conceptual Scheme.

#### **CONCLUSION:**

The lands are located within the policy area of the Cochrane North Area Structure Plan (ASP) and the Town of Cochrane / MD of Rocky View Intermunicipal Development Plan (IDP), and the application was evaluated in accordance with these plans. Administration determined that the proposed Direct Control District is consistent with the relevant plans and that the technical aspects of the proposal are feasible, and detailed design would be provided and implemented at the subdivision stage. Therefore, Administration recommends approval in accordance with **Option #1**.

#### **OPTIONS:**

- Option #1:
- Motion #1 THAT Bylaw C-7720-2017 be given first reading.
  - Motion #2 THAT Bylaw C-7720-2017 be given second reading.
  - Motion #3 THAT Bylaw C-7720-2017 be considered for third reading.
  - Motion #4 THAT Bylaw C-7720-2017 be given third and final reading.
- Option #2: THAT application PL20160093 be refused.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

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Acting County Manager

JA/rp



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**APPENDICES:**

APPENDIX 'A': Application Referrals

APPENDIX 'B': Bylaw C-7720-2017 and Schedules A&B

APPENDIX 'C': Map Set

APPENDIX 'D': Landowner comments



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## APPENDIX A: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	<p data-bbox="618 447 1446 510"><u>July 31, 2017 Comments (County requested clarification on July 17, 2017 comments):</u></p> <p data-bbox="618 527 1425 558">An RVS school site is not required in the Cochrane North plan.</p> <p data-bbox="618 594 1451 657"><u>July 17, 2017 Comments (response to Applicant and information provided by the County):</u></p> <p data-bbox="618 674 1461 1073">There are 200 RVS students residing in Cochrane Lakes today, which attend schools in Cochrane. In time, RVS is expecting two schools will be essential in the entire proposed Hamlet of Cochrane Lakes. The reason RVS was considering a school site in the Cochrane North plan is due to the large area of land being proposed for development and a 10-12 acre school site could reasonably be dedicated as part of the 10% reserve owing, as there are 25.85 acres of reserve lands owing. RVS is not concerned about the population from Cochrane North Plan needing the second school, my concern is future development in the Cochrane Lakes Hamlet will 'come in' as small developments and a second school site will be very difficult to assemble.</p> <p data-bbox="618 1094 1458 1293">That being said, if Rocky View County is confident and willing to take on the responsibility of assembling the second school site in a timely matter, which is simply ensuring a site is ready for a building by the time RVS is ready to build the second school in Cochrane Lakes, then RVS is supportive of Cochrane North Conceptual Scheme going forward without a school site.</p> <p data-bbox="618 1314 1445 1476">Jessica, I would like this email to be a part of the package that goes forward to the councilors as well, as the need of for school sites is an issue for both Rocky View Schools and the municipalities (in this case the County) and both organizations need to be accountable to the families living in our jurisdictions.</p> <p data-bbox="618 1514 1292 1545"><u>February 3, 2017 Comments (Applicant responded):</u></p> <p data-bbox="618 1562 1365 1625">Thank you for meeting with me on January 17<sup>th</sup> to discuss development around Cochrane Lake.</p> <p data-bbox="618 1646 1451 1776">After reviewing the information you provided, it is clear that school site(s) in this area will be needed. I understand that there will be over 6000 people living in around Cochrane Lake in the future, though I understand the timing is not yet known.</p> <p data-bbox="618 1797 1458 1921">As the timing of development is unknown, RVS is concerned that assimilating appropriate amount of land for a school site will be difficult. It is recommended that a school site be provided in this plan for two reasons: 1) The plan is contains a large enough</p>



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	<p>area to adequately provide 10 acres of MSR land. 2) The plan will be adding another 420 units, which will be another 400-450 K-12 students.</p> <p>A school site of 10 acres is acceptable. Of that ten acres, 4 acres is actually used for the school building, parking lot, and playground. The other 6 acres will be for the active play space associated with a school and desired by most residents. Two soccer fields or a soccer field and a ball diamond are examples of the recreation space needed adjacent to a school building.</p> <p>If more information is required, please do not hesitate to contact me.</p>
Calgary Catholic School District	No comment.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<b><i>Province of Alberta</i></b>	
Alberta Environment	No comment.
Alberta Transportation	<p><u>Comments provided November 18, 2016</u></p> <p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, as well as the traffic impact assessment prepared in support of the application. Alberta Transportation has reviewed these documents and provides the following comments:</p> <ol style="list-style-type: none"> <li>1. Alberta Transportation's long term plans for Highway 22 in this area include future twinning as well as construction of a roundabout at the Highway 567 intersection. To accommodate future twinning, approximately 70 metres of additional right of way will be required along the highway frontage of SE-34-26-4-WSM. It appears the additional right of way is protected in the proposed Conceptual Scheme, and should be confirmed at the time of subdivision.</li> <li>2. The department has reviewed the proposed intersection concept at Highway 22 and the site access road (restricting eastbound left turns) and has concluded that this intersection concept is not appropriate for a high speed rural highway. Further, access to lands on the east side of Highway 22 would have to be relocated to the south directly opposite the new intersection, causing a similar sight distance issue. To meet the desired intersection spacing of 1.6 kilometres on Highway 22, profile adjustment will likely be required to accommodate</li> </ol>





AGENCY	COMMENTS
Alberta Sustainable Development (Public Lands)	<p>a new intersection at the location proposed.</p> <ol style="list-style-type: none"> <li>3. The Traffic Impact Assessment recommends traffic signal installation to accommodate the 2026 post-development horizon. Pursuant to Alberta Transportation Design Bulletin #68, <i>Roundabouts shall be considered as the first option for intersection designs where, in the exclusive judgment of the department, a greater degree of traffic control than a two-way stop is required on a paved roadway e.g. a signalization or 4 Way stop control.</i> Alberta Transportation requires a roundabout to be assessed for this intersection. If technically feasible, a roundabout construction should also provide a solution for the sight distance issue noted previously.</li> <li>4. The department prefers that the ultimate solution be implemented at Highway 22 &amp; the site access (Township Road 265) for the initial phase of subdivision. Alternately, the Traffic Impact Assessment should be updated at each phase of subdivision to confirm the required initial construction at the new intersection with Highway 22 as well as additional impacts by each subsequent phase.</li> </ol> <p><u>Response provided March 22, 2017</u></p> <p>This will acknowledge receipt of the above mentioned review document, updating the previously prepared study. Alberta Transportation accepts the recommendations presented in the document, and along with previous review comments, the following will outline the requirements to support the proposed Cochrane North Conceptual Scheme:</p> <ol style="list-style-type: none"> <li>1. Access to Highway 22 to be installed at the location proposed, with a modified Type IV intersection treatment (outlined in the Highway Geometric Design Guide) including additional 50 metres of storage for the northbound left turn, and a separate southbound right turn lane.</li> <li>2. During construction of the intersection improvement, Highway 22 will be re-profiled to improve sight distance to the south to meet Alberta Transportation's published standards. Survey will be required to confirm adequate sight distance is provided at the intersection upon completion.</li> <li>3. Delineation lighting is to be installed at the intersection, as per the standards and procedures outlined in Alberta Transportation's "Highway Lighting Guide". These items will be discussed further at the subdivision stage. In the meantime, if you have any questions or require additional information, please contact me.</li> </ol>



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



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	<p>addition to the flows from current developments connected to the system.</p> <p><b>Solid Waste</b></p> <p>Solid waste emanating from the future development of the area must be handled in a manner such that the land is maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Regulation 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that is or might become injurious or dangerous to the public health or that might hinder in any manner the prevention or suppression of disease is deemed to have created, committed or maintained a nuisance.</i></p> <p>Please provide AHS with information on solid waste services for future development of the area as the information becomes available.</p>
	<b>Public Utility</b>
ATCO Gas	No comment.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comment.
FortisAlberta	No comment.
Telus Communications	No comment.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
	<b>Other External Agencies</b>
EnCana Corporation	No comment.
Town of Cochrane	<p><u>Comments provided June 16, 2017:</u></p> <p>Thank you for the opportunity to provide comments on the proposed amendments to the Cochrane North Area Structure Plan, proposed Conceptual Scheme and redesignation applications for the south ½ of 34;26;4;W5M lands. The following correspondence is intended to respond to the circulation documents provided on May 23, 2017 and previous. Following a comprehensive review of the circulation documents, the Town of Cochrane has significant concerns with the proposed plan, in particular the servicing plans, and would like to express again that the Town does not support this growth without agreements</p>



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





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



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



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



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	<p>MR's be no less than 10.0 metres wide to permit meandering of pathway, inclusion or avoidance of terrain features and adjacent plantings to enhance the user experience and to establish a prominent feature within the community. Section 6.3.6 indicates: <i>"Regional Pathways are the most generous width of 2.5 – 4 metres within a dedicated trail right-of-way. The Cochrane North site offers 3.3 km of regional trails. These corridors will be dedicated as Municipal Reserve lands. However, "Policy 6.5.2: The Municipal Reserve dedication includes the two neighbourhood parks and the regional trail with an easement. The trail has an easement on each side."</i></p> <p>Clarification on these seemingly conflicting statement is required. Typically, for regional pathway applications- an 8-10 metre wide linear MR is dedicated and a pathway of an appropriate width is constructed there within.</p> <ul style="list-style-type: none"> <li>• Due to the scope and context of the proposed MR lands within this Conceptual Scheme, we recommend that the assigned Home Owners Association assume maintenance and operational responsibilities via a license arrangement with the County for all MR's and amenities there within.</li> </ul>
Development Authority	No comment.
GeoGraphics	No comment.
Building Services	No comment.
Emergency Services	<p>Fire Services has no concerns with this application. Can the Developer have some language that the Water Distribution system will meet the County Servicing Standard, Fire Hydrant Bylaw, and will be registered with FUS meeting the requirements for Fire Flow? I think that is implied in the application, it would be good to have it spelled out.</p> <p>Previous Enforcement:</p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p>Current Enforcement:</p> <ul style="list-style-type: none"> <li>• None</li> </ul> <p>Wet Land Impact Model and/or Current Wetland Map</p> <ul style="list-style-type: none"> <li>• Maps indicate the presence of several significant wetland areas on both parcels</li> </ul> <p>Recommendations</p> <ul style="list-style-type: none"> <li>• A detailed Storm Water Management Plan as well as Alberta Environment consultation/approval may be required for any</li> </ul>





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Infrastructure and Operations – Engineering Services	<p data-bbox="678 300 930 327">future development</p> <p data-bbox="621 373 724 401"><u>General</u></p> <ul style="list-style-type: none"> <li data-bbox="621 426 1446 520">• The review of this file is based upon the application submitted. These conditions/recommendations may be subject to change to ensure best practices and procedures;</li> <li data-bbox="621 527 1463 926">• Engineering Services has reviewed the Historical Resources Assessment prepared by Bison Historical Services Ltd and the Act Clearance Review completed by Turtle Island Culture Resources Management Inc. (dated November 25, 2016) The review of the assessment confirm that the Historical Resources Assessment was carried out in accordance with the general standards of the cultural resource management consulting community and the County Servicing Standard. The absence of references to paleontological concerns in the report and the HRA clearance response are result of the fact that no such concerns are associated with the proposed development:             <ul style="list-style-type: none"> <li data-bbox="678 947 1463 1041">○ The applicant has also provided the Historical Resources Act approval dated April 14, 2016 from Alberta Culture and Tourism;</li> <li data-bbox="678 1047 1463 1241">○ At future subdivision, the Owner shall enter into a Development Agreement(s) for off-site infrastructure and improvements to the satisfaction and requirements of the County, Alberta Transportation and Alberta Environment and Parks (AEP). The Owner will be required for the following in support of the proposed subdivision:                 <ul style="list-style-type: none"> <li data-bbox="727 1262 1446 1325">▪ Implementation of the approved TIA recommendations at the time of subdivision:                     <ul style="list-style-type: none"> <li data-bbox="776 1346 1422 1472">- Construction of a modified Type IV intersection including additional 50 meters of a northbound left turn lane and a separate southbound right turn lane along HWY 22 access;</li> <li data-bbox="776 1478 1446 1640">- HWY 22 will also require re-profiling to improve the sight line distance south of the proposed intersectional improvements in accordance with the Alberta Transportations published standards; and</li> <li data-bbox="776 1646 1349 1745">- Delineation lighting will be required at the intersection in accordance with Alberta Transportation's Highway Lighting Guide;</li> <li data-bbox="776 1751 1446 1860">- Upgrade of Range Road 43 to a Collector standard in accordance with the Cochrane North ASP and Hamlet Plan Transportation Study</li> </ul> </li> <li data-bbox="727 1877 1325 1906">▪ Implementation of the approved Water and</li> </ul> </li> </ul> </li> </ul>



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



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



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





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



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



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



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





AGENCY	COMMENTS
	<p>preliminary concept scheme, the BIA concludes that the other 4 wetlands will have none or minimal direct impacts on the wetlands and are required to be protected. If during future development these wetlands are replaced or removed than the wetland compensation plans may need to be prepared under the Water act authority and wetland boundaries will need to be assessed;</p> <ul style="list-style-type: none"> <li>• The BIA assesses the overall environmental effects and determined that the potential negative environment effect low as the proposal aims to maintain significant vegetation where possible and incorporate native plant species and maintain wetland health by ensuring poste development runoff mimics pre-development values;</li> <li>• At future subdivision stage, the applicant is to provide an update to the BIA for the site specific development: <ul style="list-style-type: none"> <li>○ The applicant will be required to comply with the recommendations of the Biophysical Impact Assessment;</li> <li>○ Dedication of any relevant Environmental Reserve or Environmental Reserve Easements;</li> </ul> </li> </ul> <p>Compliance with any AEP requirements for wetland dedication or compensation.</p>
Infrastructure and Operations - Maintenance	No concerns.
Infrastructure and Operations - Capital Delivery	Services will need to be detailed in support of proposal.
Infrastructure and Operations - Operations	<p>This proposal will consume all excess capacity of wastewater servicing agreement between the Town of Cochrane and the County. If this CS is approved, there will be no ability to service other areas including the existing Hamlet area as the excess capacity will have to be reserved for this CS. Alberta Environment approvals to extend the water and wastewater systems will be required. As well as approval for stormwater system (policy).</p>
Infrastructure and Operations – Solid Waste	No concerns.

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



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## BYLAW C-7720-2017

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

The Council of Rocky View County enacts as follows:

#### PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7720-2017.

#### PART 2 – DEFINITIONS

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

#### PART 3 – EFFECT OF BYLAW

**THAT** Part 5, Land Use Map No. 68 and 68-NE of Bylaw C-4841-97 be amended by redesignating the S-1/2-34-26-04-W05M from Ranch and Farm District and Ranch and Farm\* District to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** S-1/2-34-26-04-W05M is divided into development cells A & B as shown in Schedule 'B' attached to and forming part of this Bylaw.

**THAT** S-1/2-34-26-04-W05M is hereby redesignated to Direct Control District as shown on the attached Schedule 'A' forming part of this Bylaw.

**THAT** The regulations of the Direct Control District comprise:

- 1.0 General Regulations
- 2.0 Development Cell A – Residential Cell
- 3.0 Development Cell B – Community Facilities Cell
- 4.0 General Development Regulations
- 5.0 Definitions
- 6.0 Implementation

##### 1.0 General Regulations

1.1 For the purposes of this Bylaw, the Lands shall be divided into Cell A and Cell B, the boundaries of which are generally indicated in Schedule "B" attached to and forming part of this bylaw. The size, shape, and location of Cell A and Cell B are approximate and will be more precisely determined at the subdivision and development stages in accordance with the regulations of this Bylaw and with regard to Figure 4 of the Cochrane North Conceptual Scheme.

1.2 The following uses are permitted in all Development Cells:

- 1.2.1 Roads necessary for access and internal vehicular circulation (including road rights-of-way, bridges and areas for intersection improvements);
- 1.2.2 Deep and shallow utility distribution and collection systems and facilities such as sewage, stormwater, stormwater irrigation, potable water or solid waste disposal system or telecommunication, electrical power, water, or gas distribution systems and water treatment facilities;



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- 1.2.3 Stormwater systems and facilities;
- 1.2.4 Raw water supply, storage (i.e. reservoir) and distribution facilities;
- 1.2.5 Earthworks necessary for the preparation of land for site construction;
- 1.2.6 Parking and loading;
- 1.2.7 Planting and seeding;
- 1.2.8 Pedestrian pathways;
- 1.2.9 Temporary sales and information centre and signage;
- 1.2.10 Community entrance feature/sign; and
- 1.2.11 Fences.
- 1.3 The Subdivision Authority shall be responsible for decisions regarding subdivision applications affecting the land that is the subject of this Bylaw.
- 1.4 The Development Authority shall be responsible for the issuance of Development Permit(s) for the Lands subject to this Bylaw.
- 1.5 The Development Authority may decide on an application for a Development Permit even though the proposed development does not comply with this bylaw or is a nonconforming building if, in the opinion of the Development Authority, the proposed development will not unduly interfere with the amenities of the neighbourhood, interfere with or affect the use, enjoyment or value of neighbouring parcels of land, and the proposed use conforms with the uses outlined within this Bylaw.
- 1.6 A Dwelling, Single-Detached, Dwelling, Semi-Detached, Home-Based Business, Type I, Utilities, and Accessory Buildings are deemed approved without requirement for a Development Permit when all other criteria of this Bylaw are met. All other listed uses shall require a Development Permit unless permitted through execution of a Development Agreement.
- 1.7 Any accessory building over 10 square metres shall be of the same architectural design and have the same exterior finishing materials and appearance as the principal building.
- 1.8 A building *may* be occupied by a combination of one or more uses listed in the Cell where the land is located and each use *shall* be considered as a separate use, and each use *shall* obtain a Development Permit. A Development Permit *may* include a number of uses and/or units within a building.
- 1.9 All signage shall be of a character in keeping with the Cochrane North Architectural Guidelines.
- 1.10 Buildings and structures will be designed in accordance with the Cochrane North Architectural Guidelines as approved by the Municipality.
- 1.11 A temporary sales and information centre and show homes may be considered by the Development Authority as uses on the subject lands in Development Cells A and B.
- 1.12 Show homes in Cell A may be considered by the Development Authority prior to the endorsement of a plan of subdivision provided that:
  - a) conditional approval for subdivision has been granted by Council for that cell;



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- b) no occupancy of said homes shall occur until full services (power, gas, sewer, water, telephone, etc.) are available to and immediately usable by residents of said dwellings, and the plan of subdivision has been registered;
- c) the hours that any show homes may be open to the public shall not be earlier than 9:00 a.m. or later than 8:00 p.m.; and
- d) prior to show home construction, an endorsed and secured Development Agreement is required.

1.13 Parts 1, 2, & 3 of the Land Use Bylaw C-4841-97 shall apply to all uses contemplated by this Bylaw except where otherwise noted.

## 2.0 Development Cell A – Residential Cell

### 2.1 Purpose and Intent

The purpose and intent of Cell A is to provide an area for single detached and semi-detached dwellings that comprise a clustered prairie-style community. While lower density overall, clustering of homes will create pockets of development that maintain the rural character of the landscape. The character of this cell will be complemented by the inclusion of a public path system that connects pockets of development to community and neighbourhood parks in the cell, as well as recreational and commercial amenities in Cell B. Emphasis will be placed on providing residents with well-designed and integrated access to outdoor recreation opportunities and community facilities, while encouraging and maintaining a prairie village character.

### 2.2 Uses

*Accessory buildings*

*Commercial communications facilities, Type A*

*Dwelling, semi-detached*

*Dwelling, single detached*

*Home-Based Business, Type I*

*Home-Based Business, Type II*

*Private Swimming Pools*

*Public or Quasi-Public Building*

*Public parks*

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

### 2.3 Development Regulations

#### 2.3.1 Minimum *Parcel* Size:

- (a) 501.68 square metres (0.12 acres) for *dwelling, single detached*.
- (b) 390.19 square metres (0.10 acres) for *dwelling, semi-detached*.
- (c) Parcels intended as public utility lots or *public buildings* will have no minimum size.





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2.3.2 Minimum Yard, Front for *Buildings*:

- (a) 7.00 m (22.97 ft.) from property line to front drive garage.
- (b) 5.00 m (16.40 ft.) from property line to side drive garage.

2.3.3 Minimum Yard, Side for *Buildings*:

- (a) 1.52 m (5.00 ft.) from property line to the garage side.
- (b) 2.13 m (7.00 ft.) from the property line to the side opposite the garage
- (c) Zero setback where a fire separation is built on a property line which separates units within a semi-detached building.
- (d) Except where adjacent to the street on corner lots where shall be 3.05 m (10.00 ft.).

2.3.4 Minimum Yard, Rear for *Buildings*:

- (a) 7.00 m (22.97 ft.) from property line to rear of building.
- (b) 6.00 m (19.58 ft.) from property line to rear deck.

2.3.5 Maximum Height of *Buildings*:

- (a) Principle building: 12.00 m (39.37 ft.).
- (b) Accessory building: 4.00 m (13.12 ft.).

2.3.6 Maximum total building area for all accessory buildings – 120.00 sq. m (1,291.67 sq. ft.).

2.3.7 Maximum number of accessory buildings shall be two (2).

2.3.8 Maximum site coverage for all buildings shall be 40%.

**3.0 Development Cell B – Community Facilities Cell**

3.1 Purpose and Intent

The purpose and intent of Cell B is to provide an area for community parks, naturalized open spaces, commercial amenities, and community recreation and gathering facilities that are compatible with the uses outlined for Cell A. These uses will encourage both passive and active recreation, facilitate social interaction and community gathering, provide daily conveniences, and be designed to maintain the rural character of the natural landscape.

3.2 Uses

*Accessory buildings*

*Arts and cultural centre*

*Athletic and recreation facilities*

*Child care facility*

*Commercial communications facilities, Type A*

*Commercial recreational facilities*

*Community barn*

*Community gardens*



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*Community outdoor storage, recreational vehicle*

*Drinking establishment*

*Farmers market*

*General store*

*Health care services*

*Outdoor café*

*Outdoor participant recreation services*

*Patio, accessory to the principal business use*

*Personal service business*

*Private clubs and organizations*

*Public buildings*

*Public parks*

*Restaurant*

*Shared community spaces*

*Signs*

*Tourism uses/facilities, recreational*

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

### 3.3 Development Regulations

#### 3.3.1 Minimum Yard, Front for *Buildings*:

- (a) 6.00 m (19.58 ft.) from any road, *internal subdivision*.
- (b) 15.00 m (49.21 ft.) from and road, *County*.

#### 3.3.2 Minimum Yard, Side for *Buildings*:

- (a) Minimum of 6.00 m (19.58 ft.).

#### 3.3.3 Minimum Yard, Rear for *Buildings*:

- (a) Minimum of 6.00 m (19.58 ft.).

#### 3.3.4 Maximum Height of Buildings:

- (a) 14.00 metres (45.93 ft.).

#### 3.3.5 Uses in Cell B shall be considered in general accordance with Figure 4 of the Cochrane North Conceptual Scheme.

## 4.0 General Development Regulations

### 4.1. The following items are required prior to the endorsement of a plan of subdivision or the issuance of a Development Permit:

- 4.1.1 A Construction Management Plan, prepared by a qualified professional, to the satisfaction of the County, which details amongst other items, procedures for



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monitoring and maintaining erosion and sediment controls, dust, weeds, noise control measures, and details of stormwater management best practices to be implemented during construction.

- 4.1.2 An Open Space Management Plan, prepared by a qualified professional, to the satisfaction of the County. This should include information regarding:
  - a) Environmental or open space and standards (principles on which to base decisions regarding lands/stewardship);
  - b) Ownership of various different open spaces;
  - c) Maintenance of open spaces;
  - d) Access provided to the open space; and
  - e) Management strategies and practices for various types of open space (strategies for fertilization, haying, noxious weed management, pest management, re-seeding, pond maintenance, habitat maintenance).
- 4.1.3 A Stormwater Management Plan, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
- 4.1.4 A Transportation Impact Analysis, prepared by a qualified professional, to the satisfaction of the County.
- 4.1.5 A Biophysical Impact Analysis, prepared by a qualified professional, to the satisfaction of the County.
- 4.1.6 Confirmation of an approved/cleared Historical Statement of Justification, prepared by a qualified professional, to the satisfaction of the County and all relevant Federal & Provincial Authorities.
- 4.1.7 A Geotechnical Evaluation, prepared by a qualified professional, to the satisfaction of the County.
- 4.1.8 A Utility Servicing Plan consistent with the Cochrane North Conceptual Scheme to the satisfaction of the County.
- 4.1.9 A Solid Waste Management Plan detailing how solid waste will be collected and transported from the development.
- 4.1.10 A Parking and Loading Plan for all commercial/retail uses, which details the configuration of all parking lots, including the location of all parking stalls, access points, the loading area, and manoeuvring of vehicles. The plan will outline how all the parking lots will be linked, and provide an efficient circulation pattern. A Parking Assessment prepared by a qualified professional may be submitted to determine appropriate parking/loading requirements if different than Section 30 – Parking and Loading and Schedule 5 – Parking, Schedule 6 – Loading, of the Land Use Bylaw (C-4841-97), to the satisfaction of the County. The Parking Assessment shall form part of the Parking and Loading Plan.
- 4.1.11 Calculations that address the amount of Municipal Reserve owning and a proposal for provision of those reserves (i.e. cash in lieu or land dedication).
- 4.1.12 Architectural Controls that addresses building form and finishes and the relationship of the buildings to each other and the adjacent streets, parking lots, and open spaces.



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- 4.1.13 An Emergency Response Plan, prepared by a qualified professional in a form and substance satisfactory to the Municipality.
- 4.1.14 All necessary easements and rights-of-way related to the sanitary sewer, water and stormwater systems, and the supply and distribution of power, gas, telephone, and cable television, confirmed in form and substance.
- 4.1.15 A Landscaping Plan that details plantings and other related improvements proposed within the development, prepared by a qualified Landscaping Professional, to the satisfaction of the County.
- 4.1.16 An Outdoor Lighting Plan that addresses the Municipality's Dark Sky Policy as well as the International Dark Sky Association Guidelines.
- 4.1.17 All necessary licenses, permits, and approvals have been obtained from Alberta Environment and Parks with respect to:
  - a) a potable water supply and distribution system to service the subject lands, or portions thereof;
  - b) a wastewater collection system to service the subject lands, or portions thereof; and,
  - c) the stormwater system required to service the development or portions thereof.

#### 4.2 Stripping & Grading

Notwithstanding provisions stated elsewhere in this Bylaw, the Municipality may issue a Development Permit for stripping and grading, which does not include installation of underground services, gravel or paving, prior to subdivision endorsement or issuance of a Development Agreement, provided the following is submitted to and approved by the Municipality:

- a) A Grading Plan prepared in accordance with Rocky View County Servicing Standards.
- b) A Construction Management Plan, satisfactory to the County, which details among other items, erosion, dust, weed and noise control measures, and stormwater management during construction.

### 5.0 Definitions

- 5.1 "Community barn" – means a facility intended to provide indoor and outdoor spaces that can be flexible in occupation for a variety of community and commercial uses, programs, and activities. These uses may share the facility spaces and parking facilities at varying times during a day or week. The facility may contain permanent commercial and/or food service uses in the same building.
- 5.2 "Community Garden" – means the cultivation and harvesting of plant products where the primary purpose is supportive of individual households, community, educational, recreational, rehabilitative or social programming. Accessory uses may include outdoor storage, composting, and buildings for the operation of the Site and the extension of the growing season. This does not include: Agriculture, General; Agriculture, Intensive; Agricultural Processing (neither Major nor Minor); Agricultural Support Services; Livestock Facility; Livestock Operations; Keeping of Livestock; or a Farmstead.





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- 5.3 “Community Outdoor Storage, Recreational Vehicle” – means an area of land that is screened by landscaping, fencing, and/or berming that is set aside or otherwise defined for the outdoor storage of vehicle, recreation and vehicle, motor sport. Use of this facility is strictly limited to members of the community association.
- 5.3 “Construction Management Plan” - means a program that details site management of all construction activity that may include, but is not limited to, the management of construction debris and dust, stormwater, site erosion, sedimentation control, noise control, and traffic control.
- 5.4 “Qualified Landscaping Professional” - means a professional landscape architect licensed to practise within the Province of Alberta who is a member in good standing with the Alberta Association of Landscape Architects (AALA).

## 6.0 Implementation

- 6.1 This Bylaw comes into effect upon the date of its third reading.

## PART 4 – TRANSITIONAL

Bylaw C-7720-2017 is passed when it receives third reading, and is signed by the Reeve/Deputy Reeve and the Municipal Clerk, as per Section 189 of the *Municipal Government Act*.

Division: 9

File: 06834003/4 /PL20160093

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

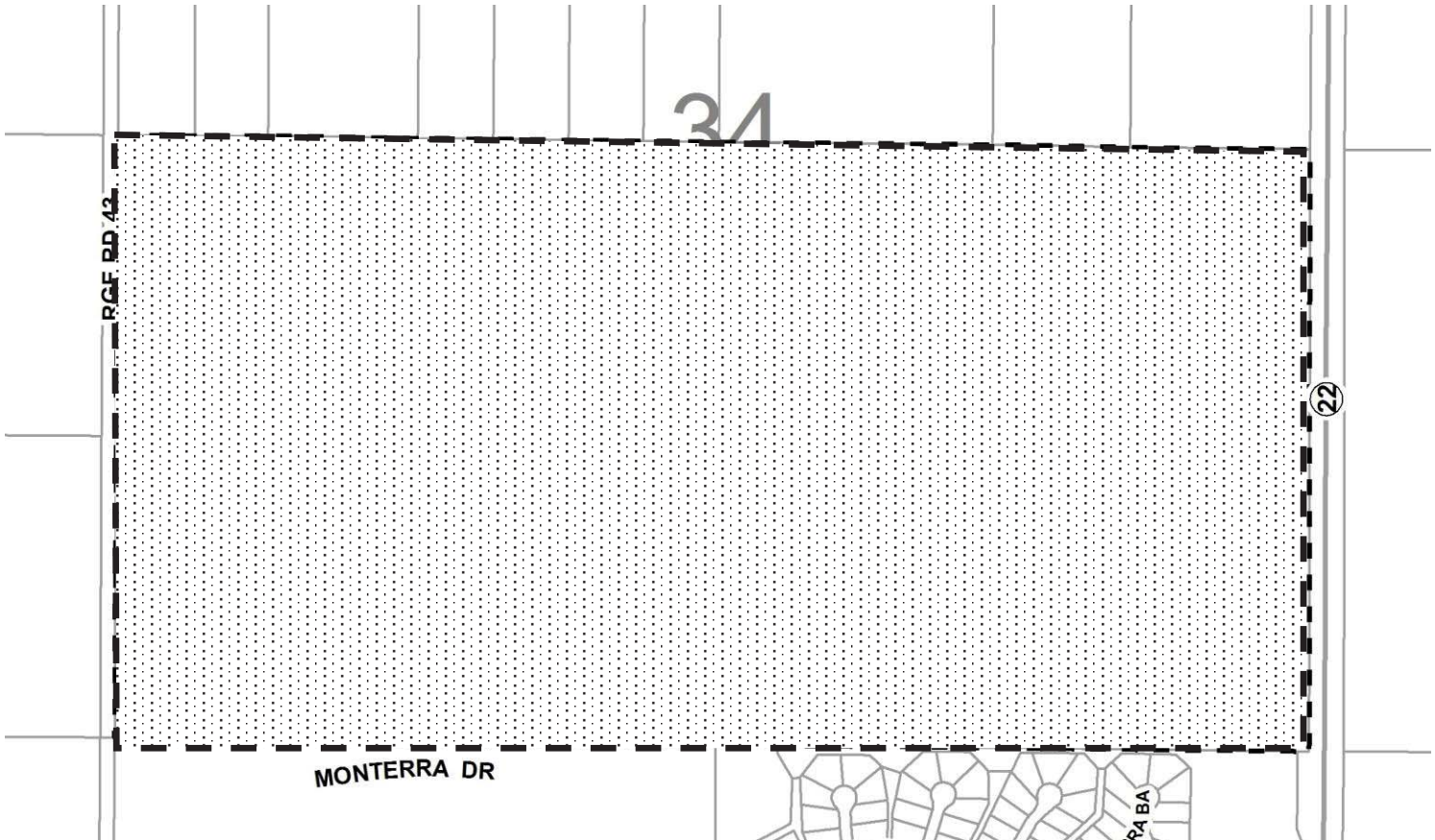
\_\_\_\_\_  
Reeve

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

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

## SCHEDULE "A"

BYLAW: C-7720-2017



## AMENDMENT

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

Subject Land \_\_\_\_\_

LEGAL DESCRIPTION: S-1/2-34-26-04-W05M



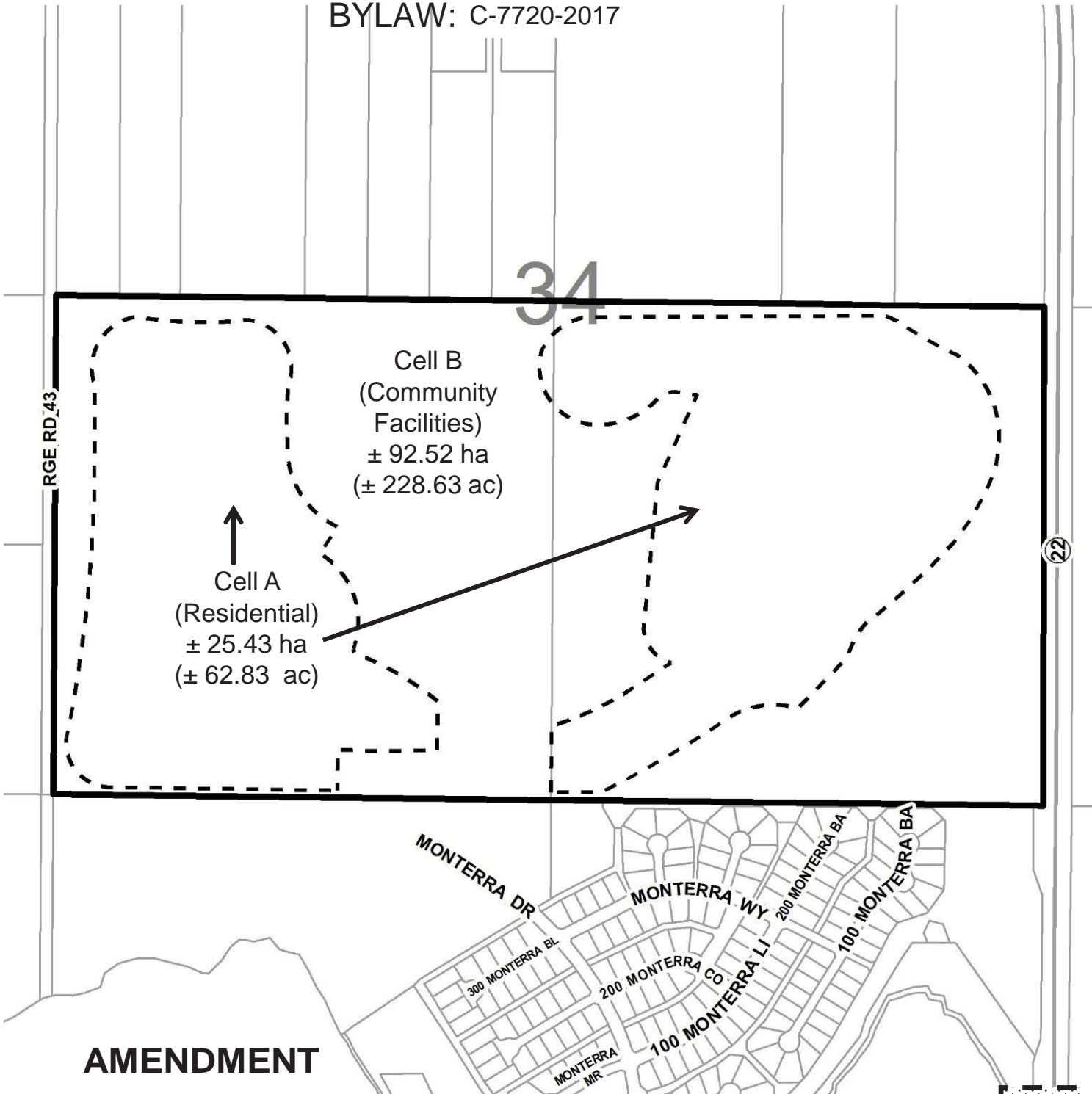
ROCKY VIEW COUNTY  
Cultivating Communities

FILE: 06834003-4

DIVISION: 9

**AGENDA**  
**Page 454 of 615**

BYLAW: C-7720-2017

**AMENDMENT**

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

Subject Land \_\_\_\_\_

LEGAL DESCRIPTION: S-1/2-34-26-04-W05M

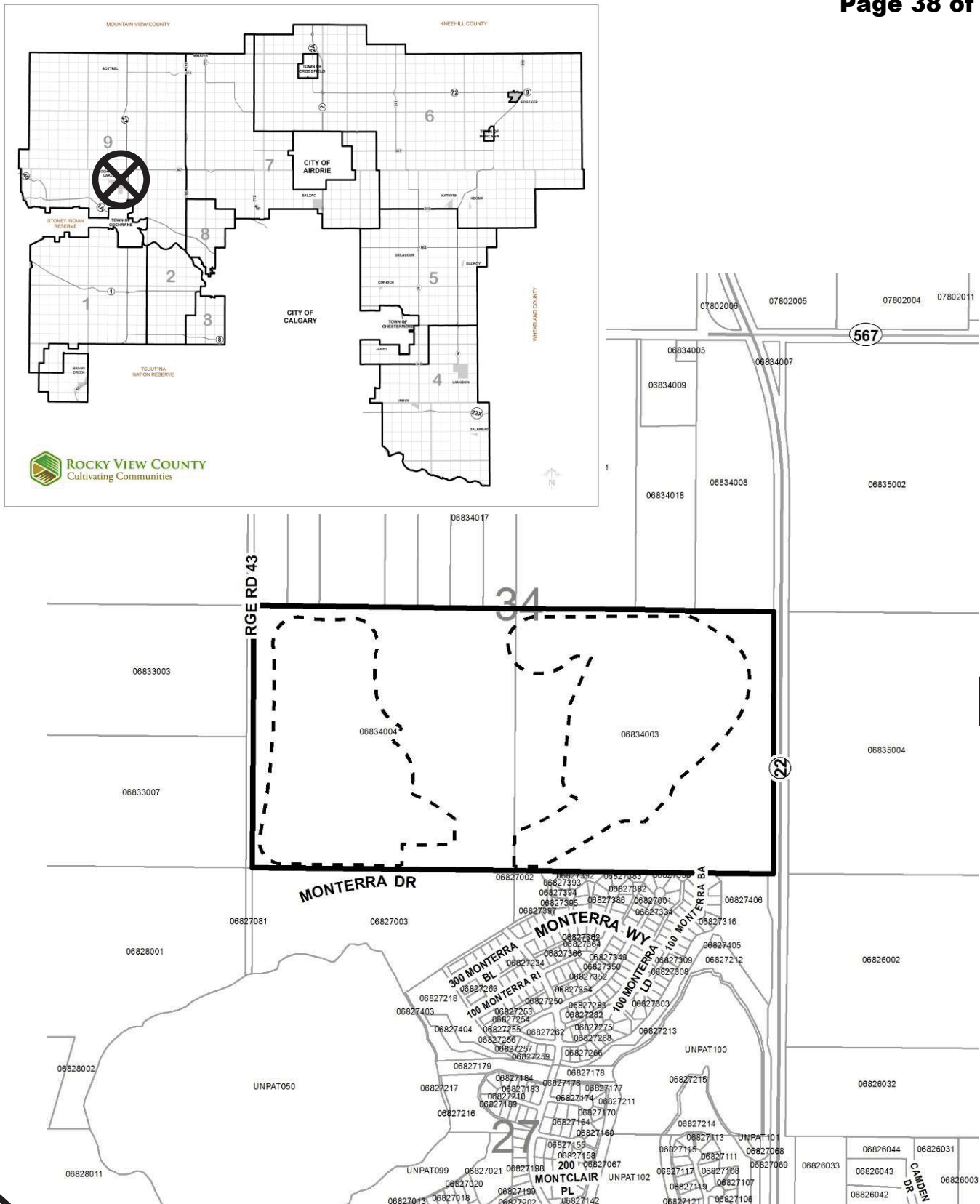


ROCKY VIEW COUNTY  
Cultivating Communities

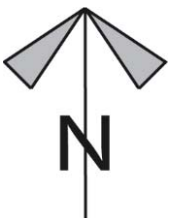
FILE: 06834003-4

DIVISION: 9

**AGENDA**  
Page 455 of 615



LOCATION PLAN



SW/SE-34-26-04-W05M

Date: Sept 27, 2016

Division # 9

File: 06834003/04

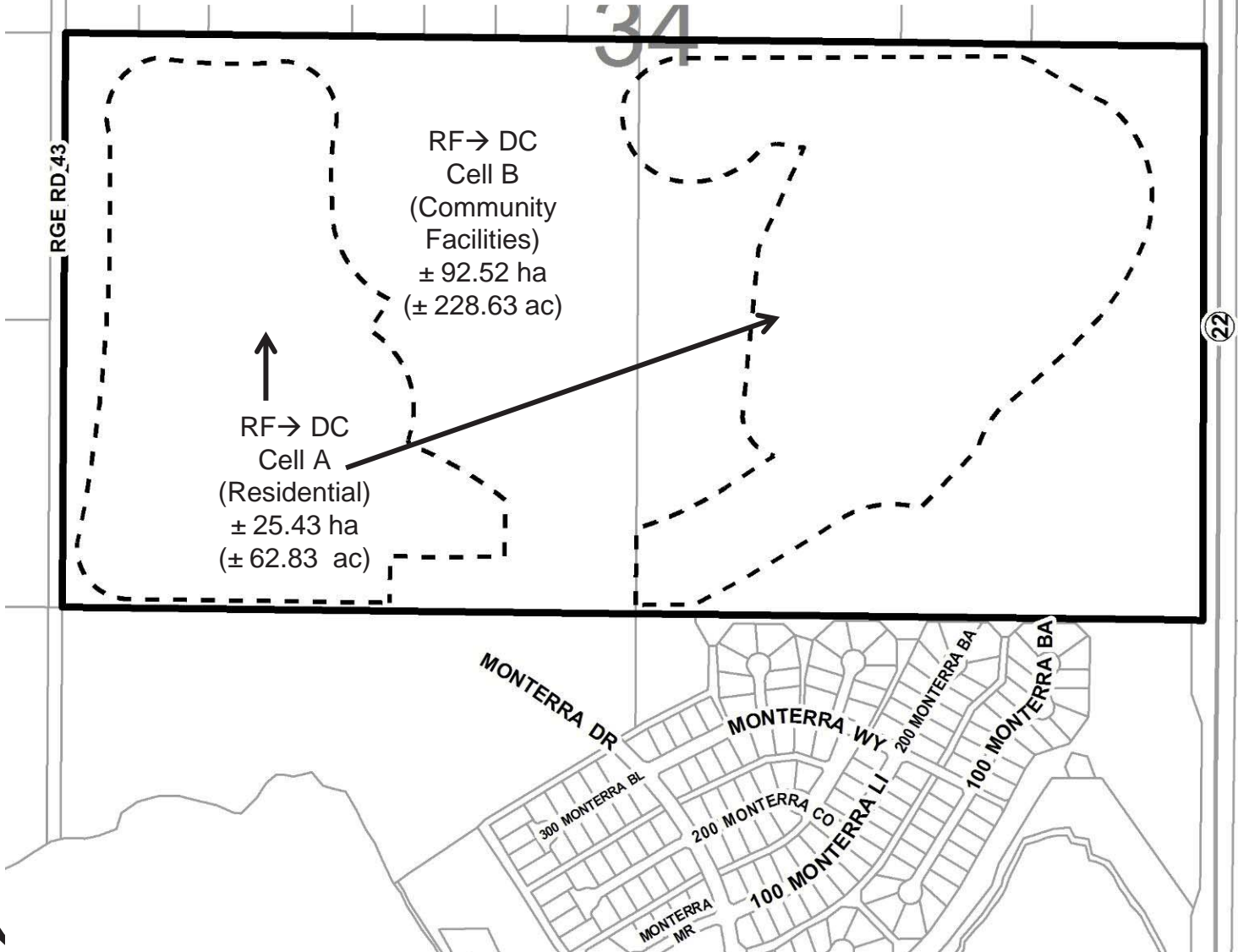
**AGENDA**  
Page 456 of 615



**Area Structure Plan Amendment Proposal:** To amend the Cochrane North Structure Plan to accommodate the proposed Cochrane North Conceptual Scheme. **Page 39 of 110**

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

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



## DEVELOPMENT PROPOSAL

**SW/SE-34-26-04-W05M**

Date: Sept 27, 2016

Division # 9

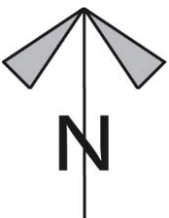
File: 06834003/04

**AGENDA**  
**Page 457 of 615**



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/SE-34-26-04-W05M

Date: Sept 27, 2016

Division # 9

File: 06834003/04

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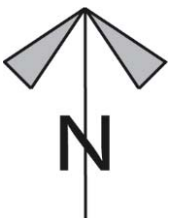




Note: Post processing of raw aerial photography may cause varying degrees of visual distortion at the local level.

**AIR PHOTO**

Spring 2014



**SW/SE-34-26-04-W05M**

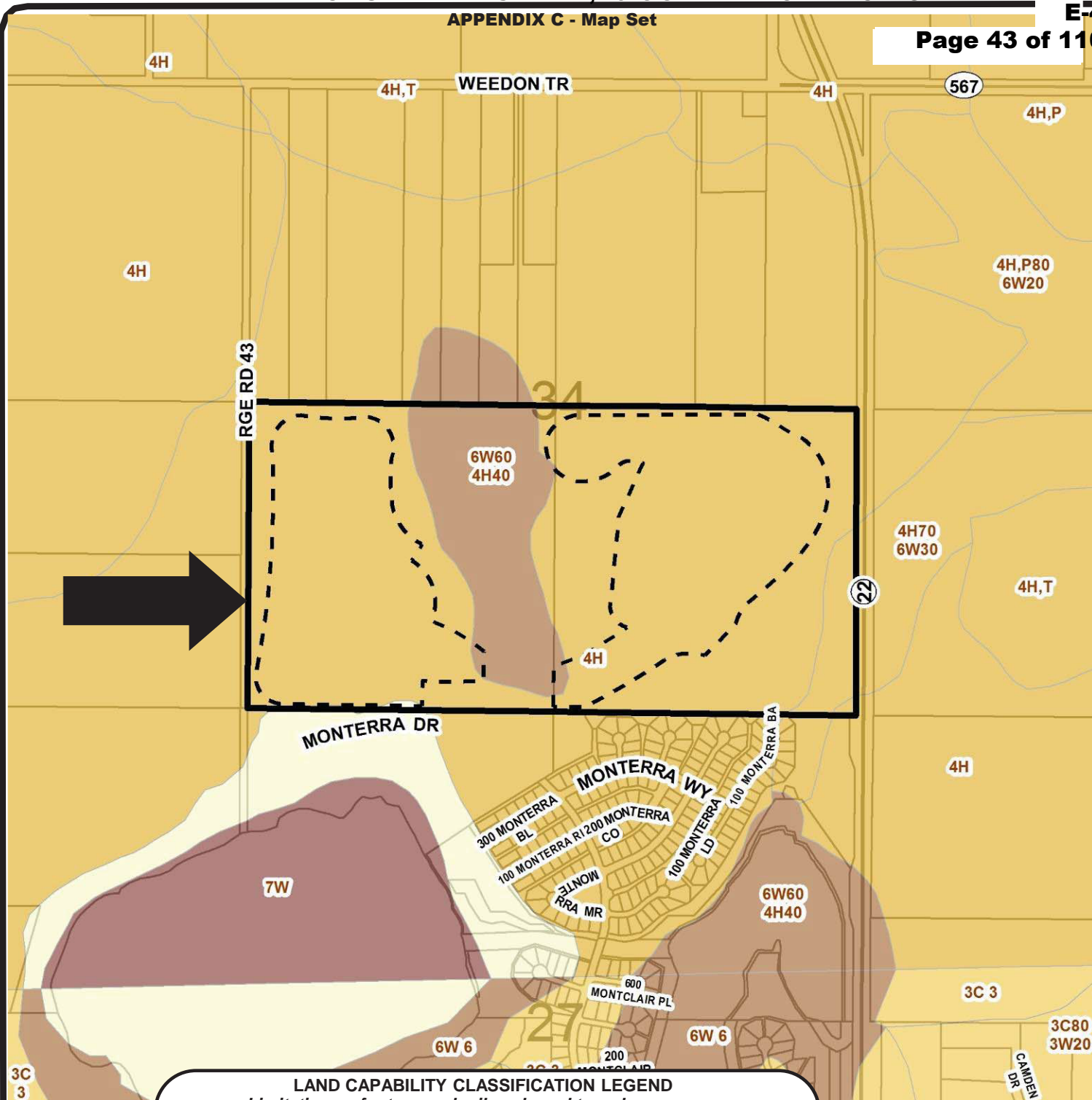
Date: Sept 27, 2016

Division # 9

File: 06834003/04

**AGENDA**  
Page 460 of 615





### LAND CAPABILITY CLASSIFICATION LEGEND

*Limitations refer to cereal, oilseeds and tame hay crops*

#### CLI Class

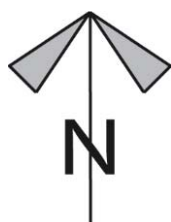
- 1 - No significant limitation
- 2 - Slight limitations
- 3 - Moderate limitations
- 4 - Severe limitations
- 5 - Very severe limitations
- 6 - Production is not feasible
- 7 - No capability

#### Limitations

- B - brush/tree cover
- C - climate
- D - low permeability
- E - erosion damage
- F - poor fertility
- G - Steep slopes
- H - temperature
- I - flooding
- J - field size/shape
- K - shallow profile development
- M - low moisture holding, adverse texture

- N - high salinity
- P - excessive surface stoniness
- R - shallowness to bedrock
- S - high sodicity
- T - adverse topography
- U - prior earth moving
- V - high acid content
- W - excessive wetness/poor drainage
- X - deep organic deposit
- Y - slowly permeable
- Z - relatively impermeable

## SOIL MAP



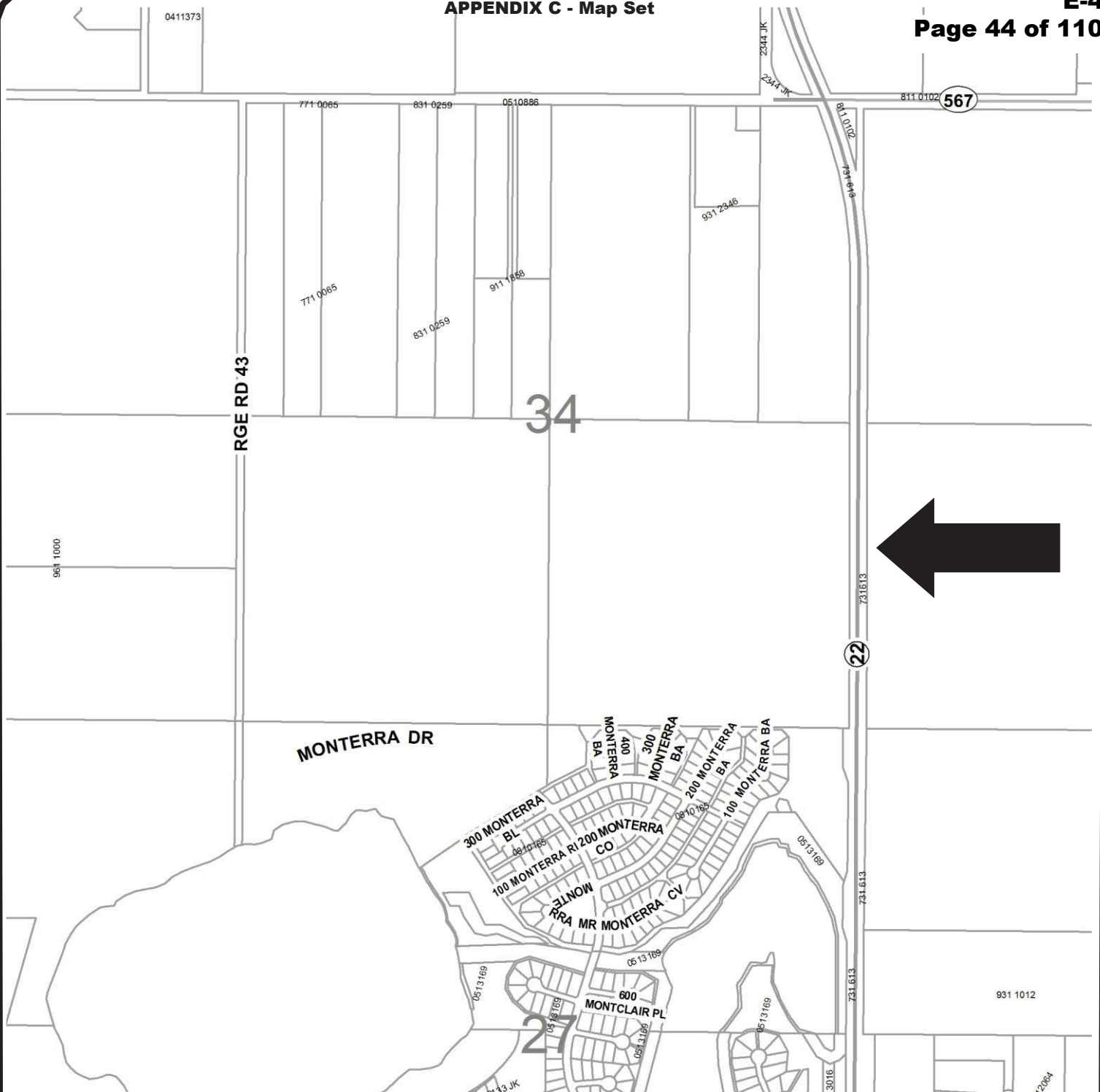
### SW/SE-34-26-04-W05M

Date: Sept 27, 2016

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**Legend – Plan numbers**

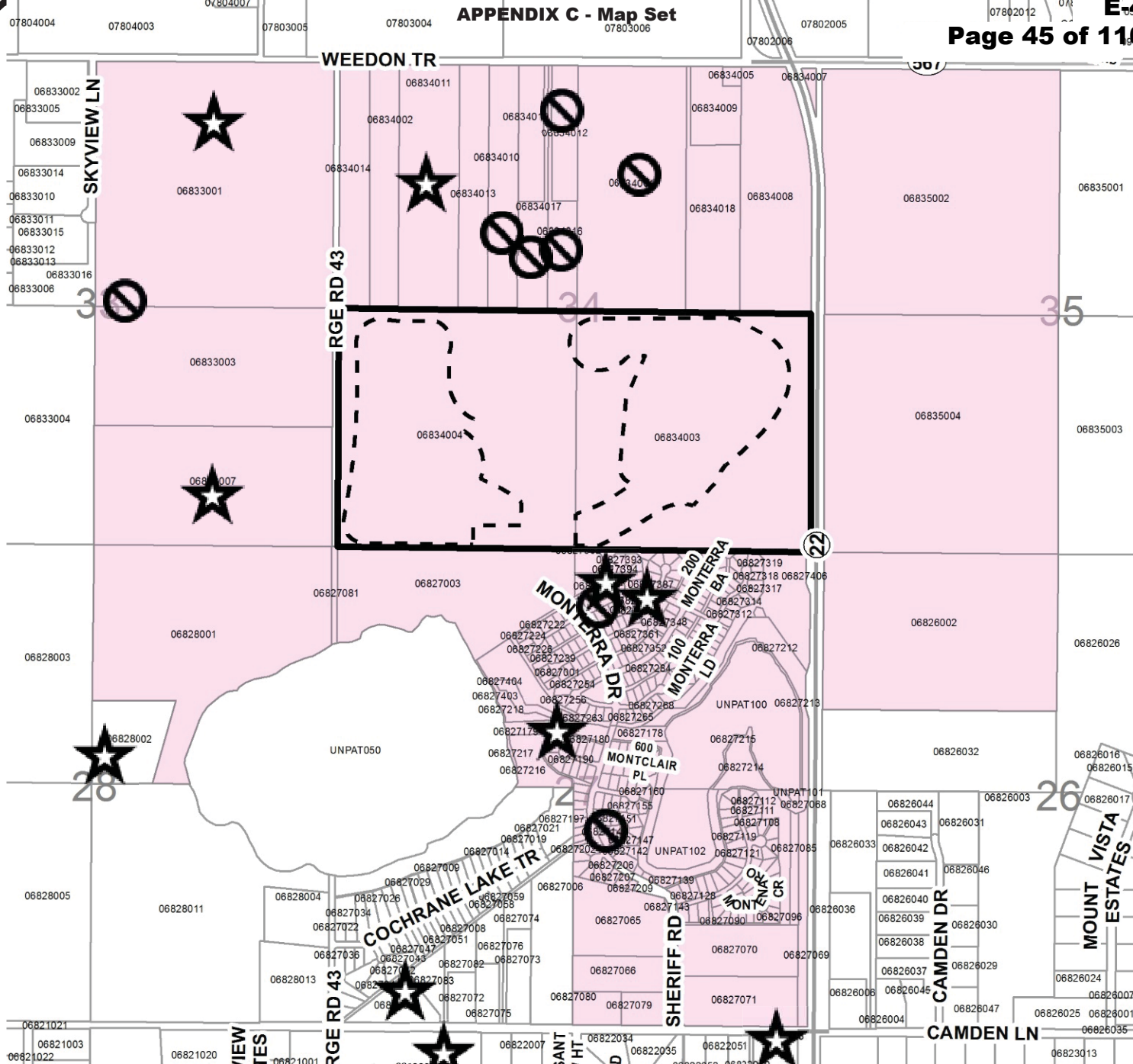
- First two numbers of the Plan Number indicate the year of subdivision registration.
- Plan numbers that include letters were registered before 1973 and do not reference a year

**HISTORIC SUBDIVISION MAP****SW/SE-34-26-04-W05M**Date: Sept 27, 2016

Division # 9

File: 06834003/04**AGENDA****Page 462 of 615**

APPENDIX C - Map Set



**Legend**

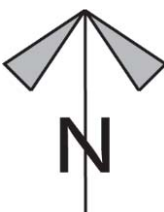
- Circulation Area
- Subject Lands

Letters in Opposition

Letters in Support

# LANDOWNER CIRCULATION AREA

SW/SE-34-26-04-W05M



From:  
To: [Jessica Anderson](#)  
Subject: Crabtree structure plan amendment  
Date: Friday, October 28, 2016 2:17:19 PM

---

File number 06833003/004  
Plan number PL20160091 Cochrane North ASP amendment

Hello Jessica,

I attended the above open house and asked several questions about the development. I was particularly concerned with the site access during construction and the road system post development. The company responsible for the presentation said there were two options for access off the HWY 22. I also noticed on all the plans and drawings they presented that the Monterra development was faded out, or right on the edge of any detailed drawings. They explained that they were planning on linking their development to the Monterra site. I told them at the time, that this wasn't something that I agreed to as I live directly on the main access route to Phase 1 and 2 in Monterra.

I have since found out that the roads are wholly owned by Monterra and not the County. We even have a large portion of our condo fees going towards maintenance. I also understand from ex condo board members that the access to HWY 22 from the proposed site was turned down years ago and access to Monterra was also refused. Why is this development being given access to our development now, without the consultation or permission of it's residents? The last thing I need is construction traffic rolling past my house everyday and I want to put my objection forward to these plans. There is definitely a considerable amount of mis-information and mis-understanding with regards to the residents of Monterra. This is wrong seeing as they will be greatly impacted by the construction work. I think it would be beneficial for the County to hold a meeting in the area so residents get the true picture and understand their rights.

There is no reason for the other developments to be connected to Monterra and they need to provide their own road infrasture to service those communities.

Yours Sincerely,

Tony Crabtree



**From:**  
**To:** [Jessica Anderson](#)  
**Subject:** Cochrane North Development comments.  
**Date:** Friday, October 14, 2016 8:18:20 AM

---

I have two concerns regarding this development.

1. Highway 22 congestion and safety between proposed site and Cochrane
2. Completion of monterra community prior to starting new area developments

Michael Kazamel

To: Rocky View County

Attention: Jessica Anderson

e-mail: [janderson@rockyview.ca](mailto:janderson@rockyview.ca)

October 19, 2016

Phone: (403) 520-8184

From: Rick and Valerie Murray

Regarding: File Number 06834003/004  
Application Number(s) PL20160091 Cochrane North ASP Amendment  
Division 9 PL20160092 Proposed Conceptual Scheme  
PL20160093 Redesignation

**Application Details and notes:**

**Applicant(s)** Urban Systems (Mike Coldwell)  
**Owner(s)** Manfred Schickedanz Holdings, Krause Enterprises Inc.  
**Size:** +/- 128.5 hectares (+/- 317.46 acres)  
**Legal:** S-1/2-34-26-04 W05M

The following is submitted as feedback to Rocky View County in matters related to the above proposed residential development. I am a resident within the Cochrane North Area Structure Plan and my property borders the land noted above. My concerns below are general in nature and address the proposed residential development from a higher level perspective.

**GENERAL COMMENTS:**

Although the Cochrane Lake Hamlet Plan (Monterra) is not included in the Cochrane North Area Structure Plan, it cannot remain uncoupled from discussions surrounding the proposed Cochrane North development proposal. They are connected in a number of ways but mainly they will compete directly against each another for a questionable housing market. This would create many problems but mainly threaten the financial viability of both and could leave two stalled developments instead of one (Monterra).

As suggested, the Monterra project has for the most part stalled and fallen far short of the development vision submitted in the Cochrane Lake Hamlet Plan. It now appears unlikely it will reach the full housing buildout of 875 homes including the commercial and community facilities especially in light of the economic state of the Alberta economy and recent housing mortgage regulations.

The Cochrane North Conceptual Scheme suggests its project will sell 380 of 425 homes in a six year time frame while competing directly with Monterra in the areas questionable housing market. I would suggest this to be an overly optimistic sales forecast when compared with the current Monterra sales pace.

The Monterra property has recently sold to Macdonald Development Corporation. As a potential path forward for both the Cochrane Lake Hamlet Plan and the Cochrane North Conceptual Scheme, would be to allow Macdonald Development Corporation the time needed to review and revise the Cochrane Lake Hamlet Plan and proceed with a revised housing, commercial and community facilities development strategy before dropping a competing project on to the adjacent property. Having these two projects compete against one another could delay and drag out the development timelines of both and again, threaten both their financial viability. Stranding the two competing project at partial buildout is a very undesirable situation.

The cluster development guidelines outlined in the Cochrane North Area Structure Plan conserve green space, and thus the rural setting of the proposed property within the ASP area. However, the requested density development increase outlined in the Cochrane North Conceptual Scheme would increase the buildout density significantly. I do not believe the requested density increase is the proper way to incorporate this sizeable residential development onto the areas rural landscape and large agricultural land parcels to the east, west and north of the proposed project. I would suggest a reduced housing density build out with larger parcels and higher value homes as a more appropriate development approach.

As such, I strongly recommend that RVC deny the Cochrane North development project and allow the Macdonald Development Corporations time to prove out (or not) the Monterra project. RVC needs to confirm that this high density development strategy has a place in a rural setting, that it can be financially sustainable, and that this type of housing market truly exists.

#### **COCHRANE NORTH CONCEPTUAL SCHEME FEEDBACK**

The following comments are directed mainly towards the proposed Cochrane North Conceptual Scheme and meant to highlight my concerns related to the project proposal and some additional feedback on the connection between the “Monterra” development as it pertains to the Cochrane North project.

#### **Storm Water Management**

My first concern pertains to storm water management and how it ties to a healthy, sustainable water level in Dawson’s pond as flooding has and will drown trees surrounding the pond. Elevated water levels would cause long lasting habitat damage that would take many, many years to recover from.

The Cochrane North Conceptual Scheme indicates that storm water drainage will be piped to two holding ponds in the south central portion of the property adjacent to the southern end of Dawson’s pond. Although it’s not entirely clear, it appears that a berm will be built to allow storm water storage levels to be higher than Cochrane Lake and Dawson’s pond levels. This would then allow gravity drainage in to Cochrane Lake. If so, the ponds must have an impermeable barrier, either a polyethylene liner or clay that does not allow for the leaching of stored storm water back into Dawson pond as this would upset the natural water level. As mentioned, this would create a terrible environmental situation



and have a significant negative impact on the property values of the five adjacent land owners. Sadly, the flooding at Cochrane Lake is an excellent example of the magnitude of environmental damage that can be caused when proper water levels are not maintained.

The proposed storm water holding ponds are quite large. If the storm water holding ponds are “dug out” with the excavated material used to construct the berm, this could pose a much greater problem as the impermeable barrier noted above could block the subsurface drainage of Dawson’s pond into Cochrane Lake. This would cause a large portion of the natural underground drainage of Dawson’s pond to back up, and again, threaten to drown trees surrounding the pond.

The Cochrane North Conceptual Scheme indicates that “off of lot” drainage will be directed into Dawson’s pond however, those water volumes are not forecasted. This inflow could also contribute to elevate flood risks to Dawson’s pond and compromise water quality.

Has Alberta Environment confirmed that the inclusion of Cochrane North’s storm water drainage can be managed in a way that does not threaten to flood the Cochrane Lake residents and does not threaten the habitat of Horse Creek. Foreign drainage volumes from Cochrane Lake including the Cochrane North contribution are likely to cause increased creek bank erosion, increase mobile sediments, and damage downstream water quality.

It is not enough to say that the water being drained off the development properties has solids controls applied as that approach may not recognize the erosional damage and solids release in to Horse Creek. RVC must ensure that water drainage problems are not accidentally shared with the downstream habitat and land owners.

Dawson’s pond is one of the largest water bodies in the Cochrane North Area Structure Plan. The storm water management strategy must include provisions to maintain Dawson’s pond water levels as to not threaten the pond environment. **As constructive feedback, I would suggest a water pump that could move excessive water volumes from Dawson’s pond in to the storm water holding pond system which subsequently drain into Cochrane Lake / Horse Creek but again, water discharge volumes must not threaten downstream residents and habitat.** This pumping effort can be completed quickly and easily with a readily available portable surface pump.

Will RVC be responsible for safeguarding and protecting adjacent landowners against flooding issues that could arise from the Cochrane North development? If not, who?

### Traffic

The Cochrane North Conceptual Scheme proposes three access nodes. One on highway #22 to the east, one on range road 43 to the west, and one into the Monterra development to the south. I will discuss each individually but all three are connected as they will ultimately funnel traffic onto highway #22. The direct entry / exit access on to highway #22 from the Cochrane North property is a dangerous proposal. Slow moving traffic turning south onto highway #22 from the 567 secondary intersection first encounters and uphill climb where this traffic is attempting to throttle up and reach the highway speed



of 100 km. For large loaded truck traffic, this is difficult. The slower moving trucks then gear up on the subsequent downward slope and accelerate as they move directly into the proposed Cochrane North highway #22 intersection. At this point much of the backed up south bound traffic moves to pass. Very dangerous situation with traffic merging on and off the highway into the Cochrane North development.

I would suggest that most of the Cochrane North traffic will use this intersection as it will eliminate the additional time needed to travel south through the residential housing in Monterra or west to range road #43. **Additional traffic lanes will be critical in allowing residential traffic a safe means to enter and exiting the property as peak hour traffic volumes coming from a 425 home buildout will be significant with high speed collisions a major concern.**

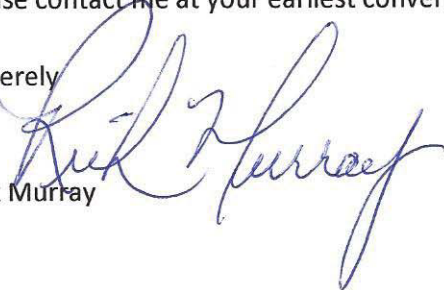
The proposed Cochrane North access to the west onto range road #43 would then move traffic north to an intersection at Weedon trail. At that point there is an option for that traffic to exit east to the highway #22 / secondary 567 intersection or west to the Horse Creek intersection. The highway #22 / secondary 567 intersection is extremely dangerous with daily near misses and multiple collisions. Alberta Transportation has proposed a traffic circle for this intersection to increase safety but the traffic circle construction timing remains unconfirmed.

The flow of traffic into the Monterra development would put additional vehicles into a residential area. I expect Monterra residents in proximity to that intersection did not purchase their properties with that traffic increase in mind. This additional traffic will compromise the residential setting and safety of those residence. This traffic would eventually enter onto the Cochrane Lake Road and subsequently highway #22. This is also a dangerous intersection that would not benefit from the additional traffic load.

In closing, I trust Rocky View County will consider this feedback and work with the developer to address the concerns. Should Rocky View County have any questions, or require clarification on my comments, please contact me at your earliest convenience.

Sincerely

Rick Murray

A handwritten signature in blue ink, appearing to read "Rick Murray", is written over the printed name.

Rick and Valerie Murray

Rocky View County  
911 – 32 Avenue N.E.  
Calgary, AB  
T2E 6X6

Attention Deputy Municipal Clerk

Re: Bylaw C-**7718**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. To amend the Cochrane North Area Structure Plan to allow commercial uses outside the Hamlet, to increase the permitted residential density on the Cluster Residential and Open Space Policy Area and to update Map 8 to reflect proposed intersection placement.

Re: Bylaw C-**7719**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. To adopt the Cochrane North Conceptual Scheme to provide a policy framework to guide future re-designation, subdivision and development proposals within S-1/2-34-26-04 W5M.

Re: Bylaw C-**7720**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Re-designate S-1/2-34-26-04 W5M from Ranch and Farm District to Direct Control District.

**To Confirm: I am in opposition to the Cochrane North Development and the bylaw amendments noted above.**

I have included the following Cochrane North Area Structure Plan information as it describes the development guidelines vetted by local residents and approved by RVC through the ASP process. It is my hope that RVC will confirm their support of our local residents by upholding the guidelines within the Cochrane Lake North Area Structure Plan and consider my comments and feedback within.

Sincerely,  
Rick and Valerie Murray

## 6.2 Cluster Residential and Open Space

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

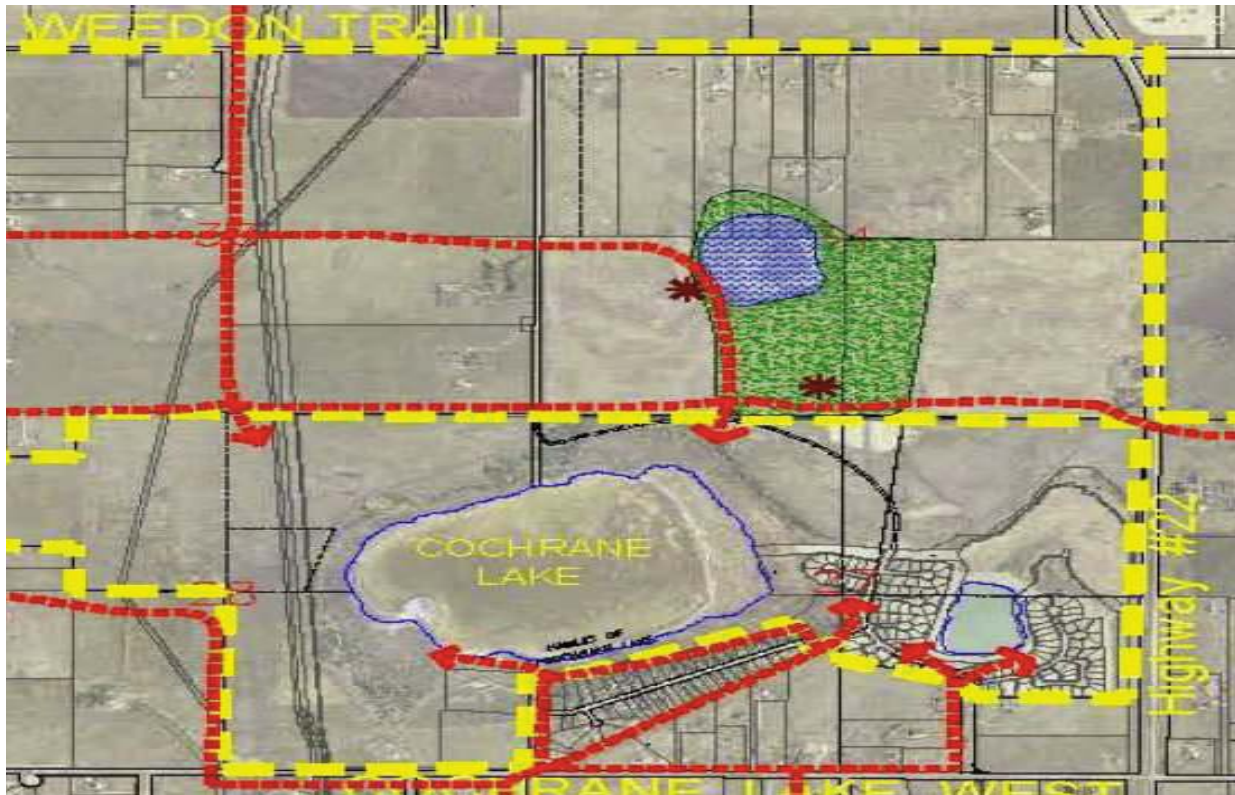
Land use re-designations within these areas will require the prior approval of a Conceptual Scheme covering at least a quarter-section of land. Comprehensive subdivision design, open space dedication, internal access, and access to Municipal roads will all be determined through the Conceptual Scheme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

### General Policies

**6.2.1** Cluster Subdivisions shall be designed in accordance with the following process:

- i. identification of significant natural systems, environmentally sensitive lands, wildlife habitat, and opportunities for the protection of open space;
- ii. determination of the maximum density in accordance with the residential policies of the applicable Policy Area;
- iii. analysis of environmental matters such as wind and sunlight conditions, storm water management, artificial light generation, and impacts on significant natural systems, environmentally sensitive lands, and wildlife habitat;

A large portion of the proposed development area is wet land and natural state prairie. As the graphic confirms, there are several adjacent property owners who will be directly affected by the proposed development in a number of ways. Negative environmental impact due to storm water drainage, and light is a major concern.



- iv. analysis of open space and recreational needs and opportunities;
- v. analysis of available Municipal, water co-op, or regional water servicing and Municipal or regional sanitary sewer servicing;
- vi. analysis of the Municipal transportation network;
- vii. analysis of visual impacts from within and outside of the proposed development; and
- viii. achievement of design that facilitates environmental sustainability, interconnected open space, efficient land development, aesthetically appropriate built form, and quality of life.

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

*i. Cluster subdivisions within S½-34-26-4-W5M may provide local commercial uses. – Cochrane North development amendment request.*

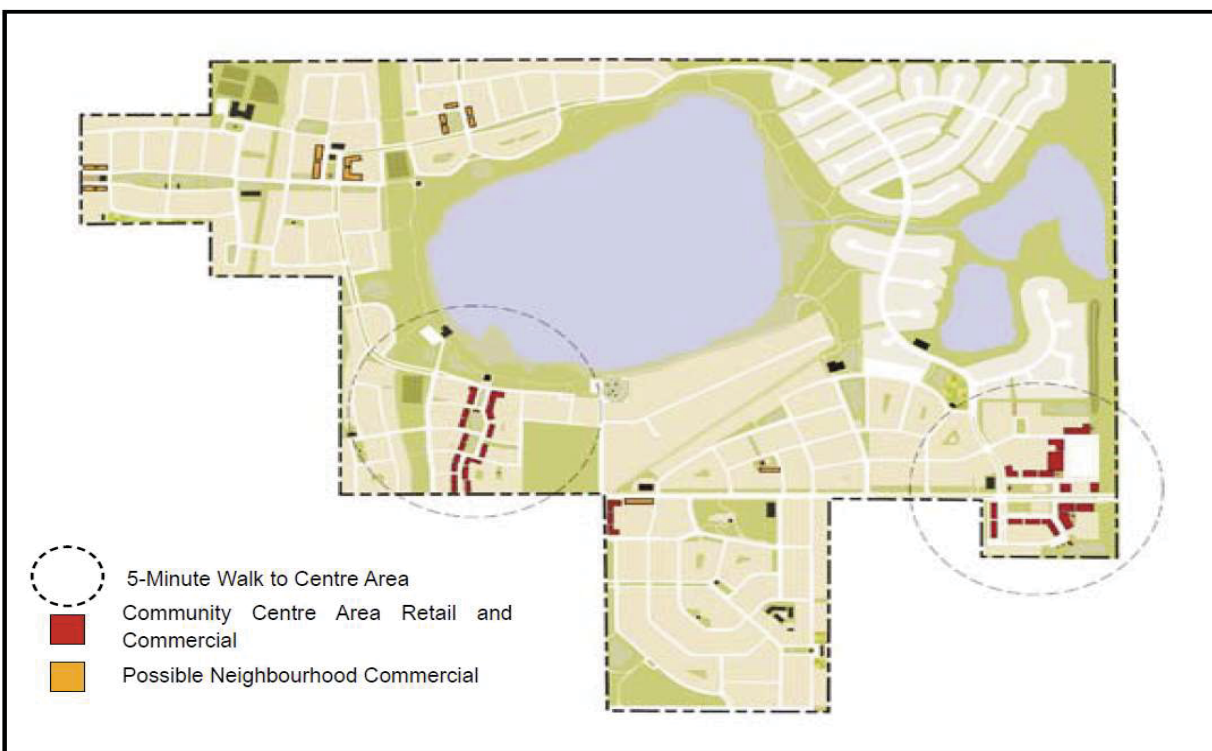
As an overview I have included below a Cochrane Lake graphic that highlights the proposed commercial, retail and community centers put forward in the Monterra proposal. Although the Monterra development is outside of the Cochrane North Area Structure Plan, the two developments cannot be viewed as uncoupled as noted in the bolded opening paragraph above. As you can see, the Monterra / Cochrane Lake development has fallen far short of this build out vision and can only be viewed at this time as a failure.



Now the Cochrane North Development group wishes to stack another development plan on top of this one. Now you have two developers competing for a housing market that doesn't appear to exist to the extent that it can fulfill even the Monterra vision? Will most certainly stall and fail them both.

I would also suggest that should the Monterra development reach this build out vision, there would be ample commercial and retail to support both developments and that none is required as part of the Cochrane North Development proposal.

**RECOMMENDATION: REJECT THE COCHRANE LAKE NORTH DEVELOPMENT PLAN UNTIL SUCH TIME AS MONTERRA CAN DEMONSTRATE THE VIABILITY OF THIS TYPE OF STRATEGY. Common sense approach.**



**6.2.3** Cluster Subdivisions shall be designed to minimize any visual impacts of development on areas outside the Plan Area.

**6.2.4** At the time of subdivision lot lines along the western boundary of the Plan Area shall be set back a minimum distance of 20 meters to the east of the top of the escarpment.

**6.2.5** Cluster Subdivisions shall result in communities that are environmentally, economically, and socially sustainable.

**6.2.6** The predominant land uses in the Cluster Residential and Open Space Policy Area shall be comprehensively planned residential and open space (see definition).

**6.2.7** Within the Plan Area, Conceptual Schemes shall be required for the Cluster Residential and Open Space Policy Area, with the exception of first-parcel-out subdivisions.

**6.2.8** Conceptual Schemes shall coordinate future development and access patterns for at least a quarter-section of land, and shall address relationships and linkages with lands beyond the Conceptual Scheme area in order to promote integrated connections with the Hamlet core and areas beyond the Plan Area.

**6.2.9** Each Conceptual Scheme shall contain a staged site implementation plan for storm water management, that is in accordance with any Municipally Approved Master Drainage Plan and/or basin plan.

I've seen some recent e-mail correspondence that suggests the long-term storm water management strategy is to build a discharge pipeline from Cochrane Lake to the Bow River – but only words at this point as the water management strategy is not included in the Cochrane North development proposal or Monterra's. Bow River pipeline is a good plan as it will stabilize water levels. In my opinion this work must take place in advance of the Cochrane North project to properly protect against flooding of Dawson's pond and Cochrane Lake residents. I do not believe the Horse Creek discharge is a good solution. Too much water into Horse Creek would flush fish, wash banks and flood vegetation. Likely to small of a pipe to manage the combined discharge rates of both developments.

To confirm, the Dawson's pond cannot withstand storm water discharge even as an interim solution. Based on the Cochrane North conceptual proposal, the plan is to pipe storm water directly into the Dawson's pond low land prior to Cochrane Lake. This should not take place until the Bow River pipeline is constructed. The dead trees around both water bodies are a problem. Dawson's pond is small, shallow and very sensitive to water level fluctuations. To confirm, this is a very big issue. Dead trees around that pond will detract from and drive down our property values.

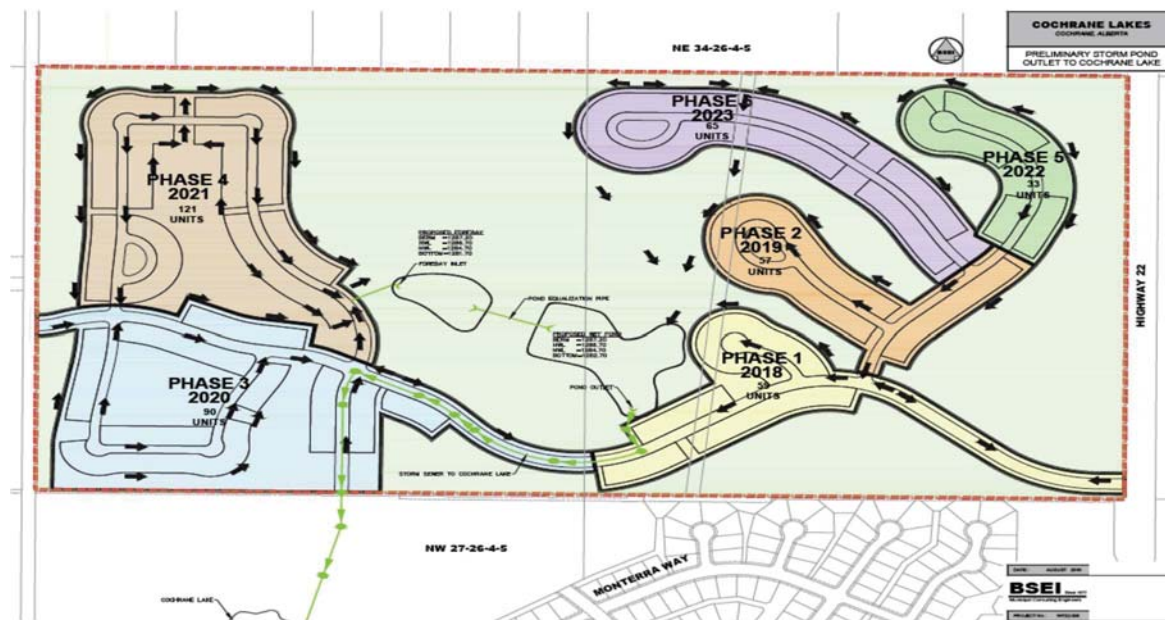


FIGURE 24. STORMWATER SERVICING

The Cochrane North graphic above and below indicates that storm water will be discharged into Dawson's pond and then into Cochrane Lake. Why would you not bypass Dawson's pond to ensure its protected if the Bow River Pipeline is in place?



FIGURE 20. LAND USE CONCEPT

**6.2.10** All development within any Conceptual Schemes approved in the Cluster Residential and Open Space Policy Area shall be required to accommodate solid waste servicing in accordance with the current Solid Waste Master Plan.

**6.2.11** Within the Cluster Residential and Open Space Policy Area, all potable water servicing shall be provided through connection to Municipal, water co-op, or regional water utility servicing systems and all sewage disposal shall be provided through connection to Municipal or regional sanitary sewer utility servicing systems.

**6.2.12** Alternative standards may be permitted for private internal roadway systems within the Cluster Residential and Open Space Policy Area, provided they are coordinated with and, where necessary, separated from parks, pathways, bicycle trails, equestrian trails, natural areas, and residential development in a safe, efficient, and logical manner. Any variance from current M.D. servicing standards shall require approval of the M.D.

**6.2.13** Conceptual Schemes shall coordinate limited access to the Municipal road network, in accordance with M.D. standards.

**6.2.14** Conceptual Schemes contemplated by this Plan and proposals for subdivision where serviced with an internal local road system should provide a minimum of two access points for vehicular traffic.

The hiway # 22 entry / exit access to the Cochrane North development lands is in a very dangerous location. Heavy traffic coming south from the #22 and #567 intersection will be accelerating down the approaching hill into the proposed approach. The access is at the crest of a rise which limits visibility on both sides of oncoming traffic.

**6.2.15** Each Conceptual Scheme shall integrate with existing approved Conceptual Schemes in areas adjacent to the boundary of the proposed Conceptual Scheme.

**6.2.16** Conceptual Schemes shall coordinate Municipal Reserve, park, trail, and pathway connections.

**6.2.17** For the purposes of illumination, exterior lighting should be directed and focus on relevant on-site features to protect against any off-site light pollution. Upgrades and modifications to existing development should include retrofitting of existing on-site lighting.

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

## Residential Policies

**6.2.19** The maximum residential density within the Cluster Residential and Open Space Policy Area shall be one dwelling unit for each gross acre of land (including Environmental Reserve) that is subject to the Conceptual Scheme.

**6.2.20** Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with smaller lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.

*a) Notwithstanding policy 6.2.20, for lands described as S½-34-26-4-W5M, higher residential densities may be achieved at a rate of 1.65 extra dwelling units for every 2 acres of open space more than the minimum 30% open space requirement, to a maximum of 425 residential units. – Cochrane North development amendment request.*

There was a lot of work put into this aspect of the Cochrane North Area Structure Plan on this topic specifically. I know as I was part of the RVC - Cochrane North Area Structure Plan committee. The current Cochrane Lake North ASP development density guideline is the cumulation of lecture input from a cluster development expert, consultation and guidance from a Calgary based consulting firm commissioned by RVC to support the Cochrane North ASP task and most importantly the sum of feedback



collected from local residents within the area structure plan via multiple mail outs and open house events. The density maximum defined within this clause of the ASP is correct. A deviation to a higher development density will conflict with the density recommendation and the Rocky View County guiding statements regarding preservation of rural environment and totally misalign with a large number of CNASP residents.

- 316 gross acres = 316 homes (one home per acre 9.2.19).
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- Total Green space is 229 acres – 95 acres = 134 acres of extra green space.
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Total residential build out according to the CNASP is  $316 + 67 = 383$  homes. Not the 425 homes proposed by the Cochrane North development.

**DO NOT AMMEND THE DEVELOPMENT DENSITY GUIDELINES THAT ROCKY VIEW COUNTY AND ASP RESIDENTS HAS ALREADY VETTED. DOING SO WOULD NOT ALIGN WITH THE ASP DOCUMENT AND SET A PRECEDENT THAT DETRACTS FROM THE ASP IN ONE OF ITS MOST CRITICAL AREAS AS IT RELATES TO CLUSTER DEVELOPMENT.**

The Cochrane North project should not take place at all. Just does not fit. The way to “feather” the cluster development proposals onto adjacent land owners and in the effort to “preserve the rural environment” is not to allow for this proposed density increased beyond the current guidelines.

**6.2.21** The maximum parcel size for one residential unit within the Cluster Residential and Open Space Policy Area shall be 2 acres. No more than 25% of parcels may exceed one acre in size.

**6.2.22** A suitable range of housing types (e.g., single-detached, semi-detached, townhouses, low rise multi-unit buildings) may be considered within the Cluster Residential and Open Space Policy Area, provided such housing types are compatible with their surroundings and integrated in an efficient and logical manner.

**6.2.23** Clustered multi-unit residential development (i.e., other than single-detached) may be considered as appropriate means of achieving the densities addressed in policies 6.2.19 and 6.2.20.

**6.2.24** Residential clusters should be arranged to minimize impacts to adjacent uses, such as agricultural operations, as well as to minimize disturbance to woodlands, wetlands, grasslands, and mature trees; and should be designed to protect scenic views of open land from adjacent roads. Visual impact should be minimized through use of landscaping or other features.

**6.2.25** New development should incorporate mitigation measures such as landscaping, berming, or other buffering to ensure compatibility with adjacent land uses.

**6.2.26** Where residential development is proposed adjacent to the Existing Industrial Policy Area, strategic placement of green space and passive recreation areas to mitigate potential land use conflicts and health impacts is encouraged.

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

**6.2.28** In order to ensure aesthetically coordinated development, design guidelines and architectural controls should be implemented by the developers or landowners within each Conceptual Scheme.

**6.2.29** Home-based businesses may be pursued in accordance with the provisions of the Land Use Bylaw.

### **Open Space Policies**

**6.2.30** Each Conceptual Scheme within the Cluster Residential and Open Space Policy Area shall provide for a minimum of 30% open space.

**6.2.31** The minimum required open space is 30 % of the gross acreage. When identifying open space to be preserved:

- i. first priority should be given to existing agricultural operations, intact natural areas, rare and endangered species, environmental corridors, natural and restored prairies, significant historic and archaeological properties, and steep slopes;
- ii. second priority should be given to areas providing some plant and wildlife habitat and open space values;
- iii. third priority should be given to areas providing little habitat but providing view shed, recreation, or a sense of open space;
- iv. water bodies and slopes greater than 25% should not constitute more than 50% of the identified open space; and
- v. open spaces designed to provide plant and animal habitat shall be kept as intact as possible and trails shall be designed to avoid fragmenting such habitat.

**6.2.32** Significant natural areas shall be protected around clustered residential subdivisions within the Cluster Residential and Open Space Policy Area.

**6.2.33** Open space systems within the Cluster Residential and Open Space Policy Area shall incorporate linked linear systems of trails and pathways, which shall connect to existing or proposed regional open space systems.

**6.2.34** Municipal Reserve should be provided through dedication of land; cash-in-lieu of reserve should only be taken in the Cluster Residential and Open Space Policy Area

where necessary to contribute to the improvement of public open space systems or recreation facilities.

**6.2.35** In subdivisions where Municipal Reserve may be dedicated, Municipal Reserve lands should be used to ensure connectivity within the subdivision and with adjacent lands.

**6.2.36** In order to achieve the minimum 30% open space requirement addressed in policy 6.2.30, alternative means of open space dedication are strongly encouraged within the Cluster Residential and Open Space Policy Area.

**6.2.37** Conceptual Schemes prepared to support applications for cluster developments shall include, to the satisfaction of the Municipality, an open space concept and management component, which explains:

- i. the process used to identify the Open Space component of the cluster development;
- ii. the amount and location of the Open Space;
- iii. the natural and physical attributes of the Open Space;
- iv. the proposed use, and, where applicable, development and improvement of the Open Space;
- v. the strategy for owning, managing and protecting the Open Space;
- vi. the strategy for maintaining the Open Space, including weed control, trail upkeep, etc.

**6.2.38** Where new landscaping is contemplated, proponents are encouraged to use climate / geographically appropriate natural vegetation / materials.

**6.2.39** Appropriate agricultural uses, such as Contemporary Agriculture and equine uses, are encouraged as an Open Space use in the context of cluster developments, where it can be demonstrated, to the satisfaction of the Municipality, that:

- i. the proposed or existing agricultural use is compatible with residential uses and local road systems;
- ii. the site can sustain the type, scale, size and function of the proposed or existing agricultural use;
- iii. there is minimal impact on the natural environment, including air quality, natural vegetation, wildlife movement and surface and groundwater hydrology;
- iv. the agricultural development will follow Best Management Practices for storm water runoff.

Again, it is my hope that Rocky View County will deny the Cochrane North development proposal until such time as the adjacent Monterra / Cochrane Lake development vision can be realized to demonstrate that the proposed type of development is viable in this rural setting.

Sincerely  
Rick & Valerie Murray

Sandy Patterson

Rocky View County  
911 – 32 Avenue N.E.  
Calgary, AB  
T2E 6X6

Attention Deputy Municipal Clerk

Re: Bylaw C-**7718**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Re-designate S-1/2-34-26-04 W5M from Ranch and Farm District to Direct Control District.

Re: Bylaw C-**7719**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Re-designate S-1/2-34-26-04 W5M from Ranch and Farm District to Direct Control District.

Re: Bylaw C-**7720**-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Re-designate S-1/2-34-26-04 W5M from Ranch and Farm District to Direct Control District.

**To Confirm: I am in opposition to the Cochrane North Development and this land re-designation request.**

I have included the following Cochrane North Area Structure Plan information as it describes the development guidelines vetted by local residents and approved by RVC through the ASP process. It is my hope that RVC will confirm their support of our local residents by upholding the guidelines within the Cochrane Lake North Area Structure Plan and consider my comments and feedback within.

Sincerely,  
Sandy Patterson

## 6.2 Cluster Residential and Open Space

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



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

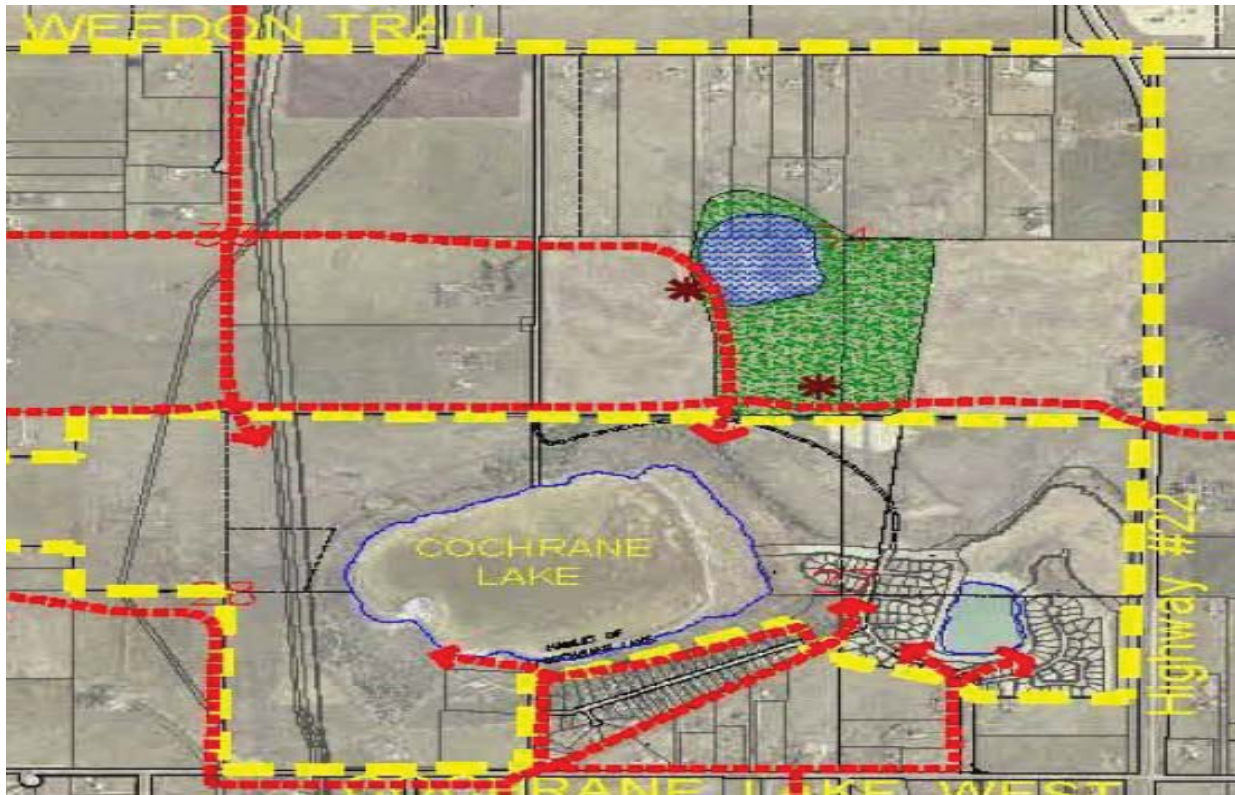
Land use re-designations within these areas will require the prior approval of a Conceptual Scheme covering at least a quarter-section of land. Comprehensive subdivision design, open space dedication, internal access, and access to Municipal roads will all be determined through the Conceptual Scheme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

## **General Policies**

**6.2.1** Cluster Subdivisions shall be designed in accordance with the following process:

- i. identification of significant natural systems, environmentally sensitive lands, wildlife habitat, and opportunities for the protection of open space;
- ii. determination of the maximum density in accordance with the residential policies of the applicable Policy Area;
- iii. analysis of environmental matters such as wind and sunlight conditions, storm water management, artificial light generation, and impacts on significant natural systems, environmentally sensitive lands, and wildlife habitat;

**A large portion of the proposed development area is wet land and natural state prairie. As the graphic confirms, there are several adjacent property owners who will be directly affected by the proposed development in a number of ways. Negative environmental impact due to storm water drainage, and light is a major concern.**



- iv. analysis of open space and recreational needs and opportunities;
- v. analysis of available Municipal, water co-op, or regional water servicing and Municipal or regional sanitary sewer servicing;
- vi. analysis of the Municipal transportation network;
- vii. analysis of visual impacts from within and outside of the proposed development; and
- viii. achievement of design that facilitates environmental sustainability, interconnected open space, efficient land development, aesthetically appropriate built form, and quality of life.

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

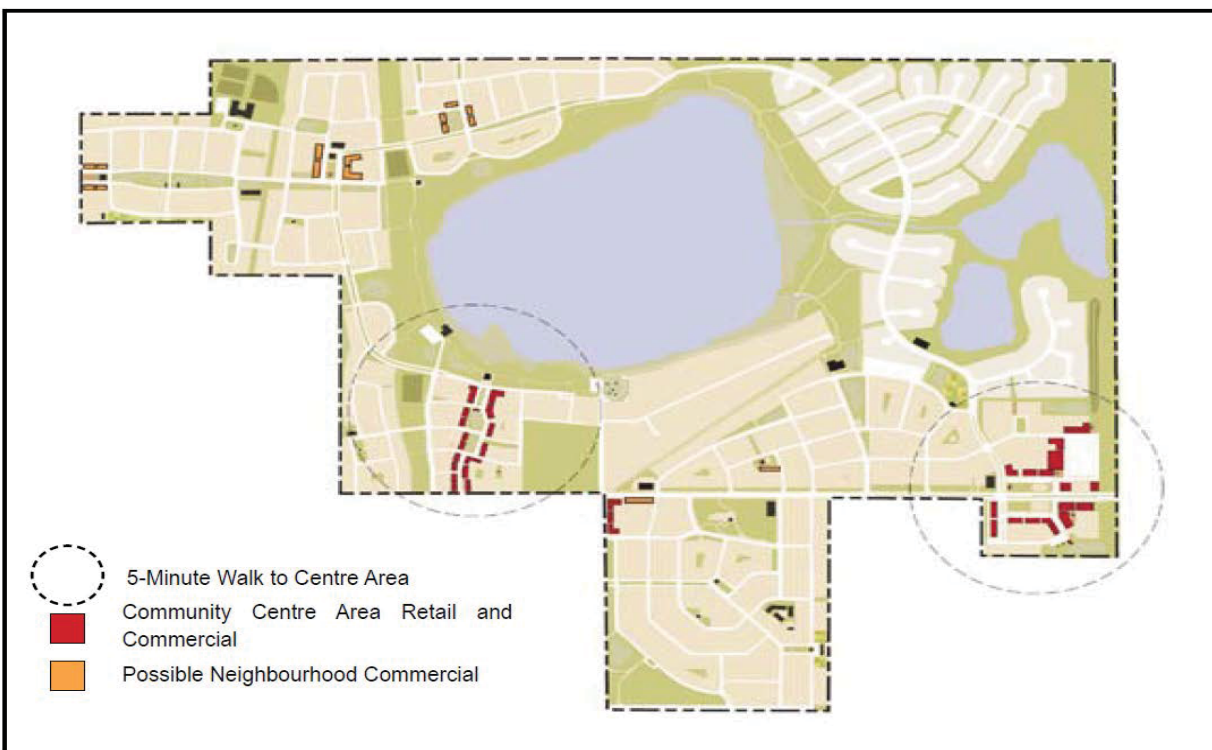
*i. Cluster subdivisions within S½-34-26-4-W5M may provide local commercial uses. – Cochrane North development amendment request.*

**As an overview I have included below a Cochrane Lake graphic that highlights the proposed commercial, retail and community centers put forward in the Monterra proposal. Although the Monterra development is outside of the Cochrane North Area Structure Plan, the two developments cannot be viewed as uncoupled as noted in the bolded opening paragraph above. As you can see, the Monterra / Cochrane Lake development has fallen far short of this build out vision and can only be viewed as a failure at this time.**

Now the Cochrane North Development group wishes to stack another development plan on top of this one. Now you have two developers competing for a housing market that doesn't appear to exist to the extent that it can fulfill even the Monterra vision? This will most certainly stall and fail them both.

I would also suggest that should the Monterra development reach this build out vision, there would be ample commercial and retail to support both developments and that none is required as part of the Cochrane North Development proposal.

RECOMMENDATION: REJECT THE COCHRANE LAKE NORTH DEVELOPMENT PLAN UNTIL SUCH TIME AS MONTERRA CAN DEMONSTRATE THE VIABILITY OF THIS TYPE OF STRATEGY. Common sense approach.



**6.2.3** Cluster Subdivisions shall be designed to minimize any visual impacts of development on areas outside the Plan Area.

**6.2.4** At the time of subdivision lot lines along the western boundary of the Plan Area shall be set back a minimum distance of 20 meters to the east of the top of the escarpment.

**6.2.5** Cluster Subdivisions shall result in communities that are environmentally, economically, and socially sustainable.

**6.2.6** The predominant land uses in the Cluster Residential and Open Space Policy Area shall be comprehensively planned residential and open space (see definition).

**6.2.7** Within the Plan Area, Conceptual Schemes shall be required for the Cluster Residential and Open Space Policy Area, with the exception of first-parcel-out subdivisions.

**6.2.8** Conceptual Schemes shall coordinate future development and access patterns for at least a quarter-section of land, and shall address relationships and linkages with lands beyond the Conceptual Scheme area in order to promote integrated connections with the Hamlet core and areas beyond the Plan Area.

**6.2.9** Each Conceptual Scheme shall contain a staged site implementation plan for storm water management, that is in accordance with any Municipally Approved Master Drainage Plan and/or basin plan.

I've seen some recent e-mail correspondence that suggests the long-term storm water management strategy is to build a discharge pipeline from Cochrane Lake to the Bow River – but only words at this point as the water management strategy is not included in the Cochrane North development proposal or the Monterra development. Bow River pipeline is a good plan as it will stabilize water levels. In my opinion this work must take place in advance of the Cochrane North project to properly protect against flooding of Dawson's pond and Cochrane Lake residents. I do not believe the Horse Creek discharge is a good solution. Too much water into Horse Creek would flush fish, wash banks and flood vegetation. Quite likely the diameter of the pipe is too small to manage the combined discharge rates of both developments.

To confirm, the Dawson's pond cannot withstand storm water discharge even as an interim solution. Based on the Cochrane North conceptual proposal, the plan is to pipe storm water directly into the Dawson's pond low land prior to Cochrane Lake. This should not take place until the Bow River pipeline is constructed. The dead trees around both water bodies are a problem. Dawson's pond is small, shallow and very sensitive to water level fluctuations. To confirm, this is a very big issue. Dead trees around that pond will detract from and drive down our property values.



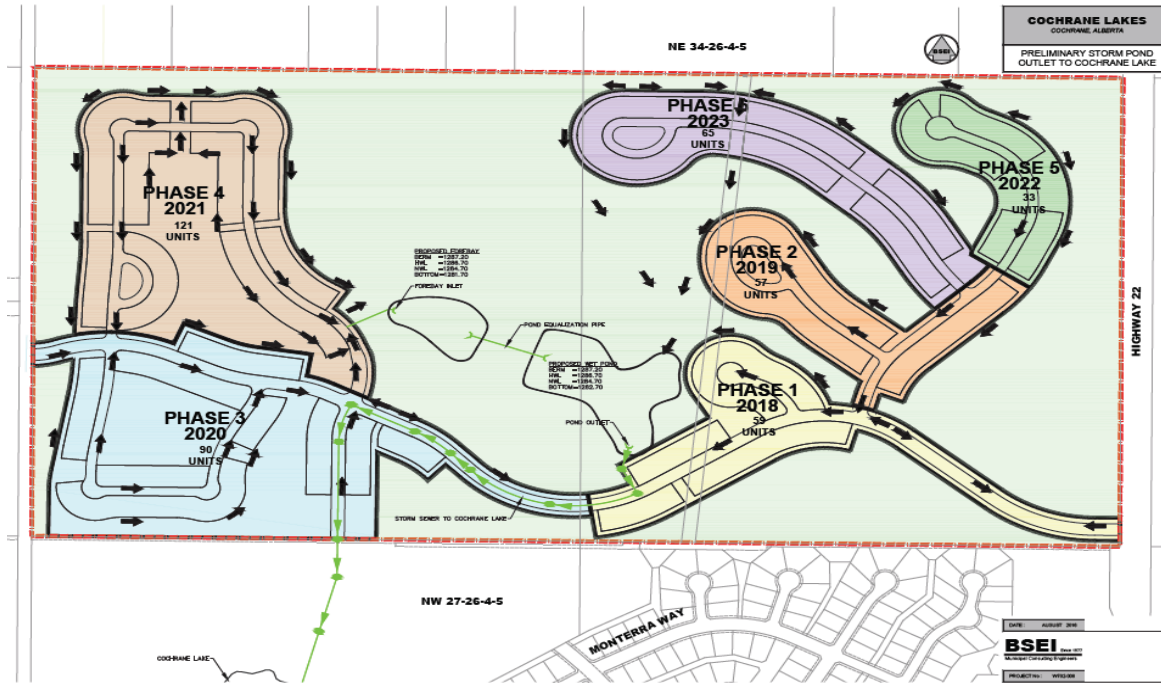


FIGURE 24. STORMWATER SERVICING

The Cochrane North graphic above and below indicates that storm water will be discharged into Dawson's pond and then into Cochrane Lake. Why would you not bypass Dawson's pond to ensure its protected if the Bow River Pipeline is in place?



FIGURE 20. LAND USE CONCEPT

**6.2.10** All development within any Conceptual Schemes approved in the Cluster Residential and Open Space Policy Area shall be required to accommodate solid waste servicing in accordance with the current Solid Waste Master Plan.

**6.2.11** Within the Cluster Residential and Open Space Policy Area, all potable water servicing shall be provided through connection to Municipal, water co-op, or regional water utility servicing systems and all sewage disposal shall be provided through connection to Municipal or regional sanitary sewer utility servicing systems.

**6.2.12** Alternative standards may be permitted for private internal roadway systems within the Cluster Residential and Open Space Policy Area, provided they are coordinated with and, where necessary, separated from parks, pathways, bicycle trails, equestrian trails, natural areas, and residential development in a safe, efficient, and logical manner. Any variance from current M.D. servicing standards shall require approval of the M.D.

**6.2.13** Conceptual Schemes shall coordinate limited access to the Municipal road network, in accordance with M.D. standards.

**6.2.14** Conceptual Schemes contemplated by this Plan and proposals for subdivision where serviced with an internal local road system should provide a minimum of two access points for vehicular traffic.

The highway # 22 entry / exit access to the Cochrane North development lands is in a very dangerous location. Heavy traffic coming south from the #22 and #567 intersection will be accelerating down the approaching hill into the proposed approach. The access is at the crest of a rise which limits visibility on both sides of oncoming traffic.

**6.2.15** Each Conceptual Scheme shall integrate with existing approved Conceptual Schemes in areas adjacent to the boundary of the proposed Conceptual Scheme.

**6.2.16** Conceptual Schemes shall coordinate Municipal Reserve, park, trail, and pathway connections.

**6.2.17** For the purposes of illumination, exterior lighting should be directed and focus on relevant on-site features to protect against any off-site light pollution. Upgrades and modifications to existing development should include retrofitting of existing on-site lighting.

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

## Residential Policies

**6.2.19** The maximum residential density within the Cluster Residential and Open Space Policy Area shall be one dwelling unit for each gross acre of land (including Environmental Reserve) that is subject to the Conceptual Scheme.

**6.2.20** Notwithstanding policy 6.2.19 and 6.2.30, higher residential densities with smaller lots may be achieved at a rate of one extra dwelling unit for every 2 acres of open space more than the minimum 30% open space requirement.

*a) Notwithstanding policy 6.2.20, for lands described as S½-34-26-4-W5M, higher residential densities may be achieved at a rate of 1.65 extra dwelling units for every 2 acres of open space more than the minimum 30% open space requirement, to a maximum of 425 residential units. – Cochrane North development amendment request.*

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**Again, it is my hope that Rocky View County will deny the Cochrane North development proposal until such time as the adjacent Monterra / Cochrane Lake development vision can be realized to demonstrate that the proposed type of development is viable in this rural setting.**

Sincerely  
Sandy Patterson



# PROMINENCE

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October 20, 2016

Planning Services Department  
Rocky View County  
911 – 32<sup>nd</sup> Ave. N.E.  
Calgary, AB T2E 6X6

ATTN: Jessica Anderson, Municipal Planner

VIA: Postal Mail and E-mail

RE: File Number: 06834003/004  
Application Number: PL20160091 Cochrane North ASP Amendment  
PL20160092 Proposed Conceptual Scheme  
PL20160093 Redesignation

Dear Rocky View County:

This letter is a response to a notice and request for comment from Rocky View County dated September 29, 2016 regarding the above referenced applications pertaining to SE1/2-34-26-04-W05M (Schickedanz).

Prominence Development Corp. is the landowner of NE1/2-SE 1/4-33-26-04-W05M (Bakgaard), an adjacent property to the immediate west of the Schickedanz lands. We purchased the Bakgaard property in November 2007 and since that time have conducted environmental, geotechnical, potable water and other preliminary planning and engineering studies on our lands.

Upon reviewing the Schickedanz Proposed ASP Amendment, Conceptual Scheme and Redesignation documents, we have the following initial observations and comments:

- 1) The Cochrane North ASP was adopted in July 2007 with a variety of land use designations including the Cluster Residential and Open Space policy area. Portions of 14 quarter sections in the Cochrane North ASP are designated Cluster Residential including the Schickedanz and Bakgaard lands.
- 2) Cluster Residential requires 1 dwelling unit to 1 gross acre ratio with 30% open space dedication. Bonus densities can be achieved at a ratio of 1 dwelling unit per 2 acres of open space more than 30%.
- 3) Since the adoption of the Cochrane North ASP, there has not been any successful development projects within the Cluster Residential designation. While the global recession in 2008 and corresponding real estate downturn were contributing factors, we believe there are fundamental underlying flaws of the Cluster Residential designation



itself. The bonus density formulas are simply not economically viable to bring residential units to market and the open space policies may be in violation of the Municipal Government Act.

- 4) The flaws in the Cluster Residential policies and calculations are reinforced by the proposed Schickedanz Cochrane North ASP Amendment, which seeks to add commercial nodes and change the bonus density calculation.
- 5) While we are generally supportive of the Schickedanz proposal to amend the Cochrane North ASP in principal, we do not support
  - a. how the proposed amendments would be applied (as proposed, the amendments would only apply to the Schickedanz lands, which amount to 2 quarter sections out of 14); nor the
  - b. method of bonus density calculation. (as proposed, the amended calculation formula is based off of a specific design on a specific parcel. We believe a revised formula should be based on sound planning principles.)
- 6) If amendments to the ASP are considered, we believe that they should be comprehensively assessed and comprehensively applied to all properties within the Cluster Residential designation. We urge Rocky View County to assess and amend the Cochrane North ASP to the benefit of all landowners within the Cluster Residential designation. This would be fair and equitable and lead to a community based solution for our shared future.

Thank-you for the opportunity to provide comment on this application. Please don't hesitate to contact me if you have any questions. We'd welcome additional dialog and discussion.

Regards,



Gabriel Chou, M.URP, M.ARCH  
Director of Planning and Design



# PROMINENCE

---

February 14, 2018

Planning Services Department  
Rocky View County  
911 – 32<sup>nd</sup> Ave. N.E.  
Calgary, AB T2E 6X6

ATTN: Jessica Anderson, Municipal Planner

VIA: E-mail

RE: File Number: 06834003/004  
Application Number: PL20160091 Cochrane North ASP Amendment  
PL20160092 Proposed Conceptual Scheme  
PL20160093 Redesignation

Dear Councilors:

This letter is a response to a notice and request for comment from Rocky View County dated January 25, 2018 regarding the above referenced applications pertaining to SE1/2-34-26-04-W05M (Schickedanz).

Prominence Development Corp. is the landowner of NE1/2-SE 1/4-33-26-04-W05M (Bakgaard), an adjacent property to the immediate west of the Schickedanz lands. We purchased the Bakgaard property in November 2007 and since that time have conducted environmental, geotechnical, potable water and other preliminary planning and engineering studies on our lands.

We stand by and reiterate the primary concern we expressed in our letter to Council on October 20, 2016. While we are generally supportive of the Schickedanz proposal to amend the Cochrane North ASP in principal, we do not support

- a. how the proposed amendments would be applied (as proposed, the amendments would only apply to the Schickedanz lands, which amount to 2 quarter sections out of 14); nor the
- b. method of bonus density calculation. (as proposed, the amended calculation formula is based off of a specific design on a specific parcel. We believe a revised formula should be based on sound planning principles.)

If amendments to the ASP are considered, we believe that they should be **comprehensively** assessed and **comprehensively** applied to all properties within the Cluster Residential designation. We urge Rocky View County to assess and amend the Cochrane North ASP to the

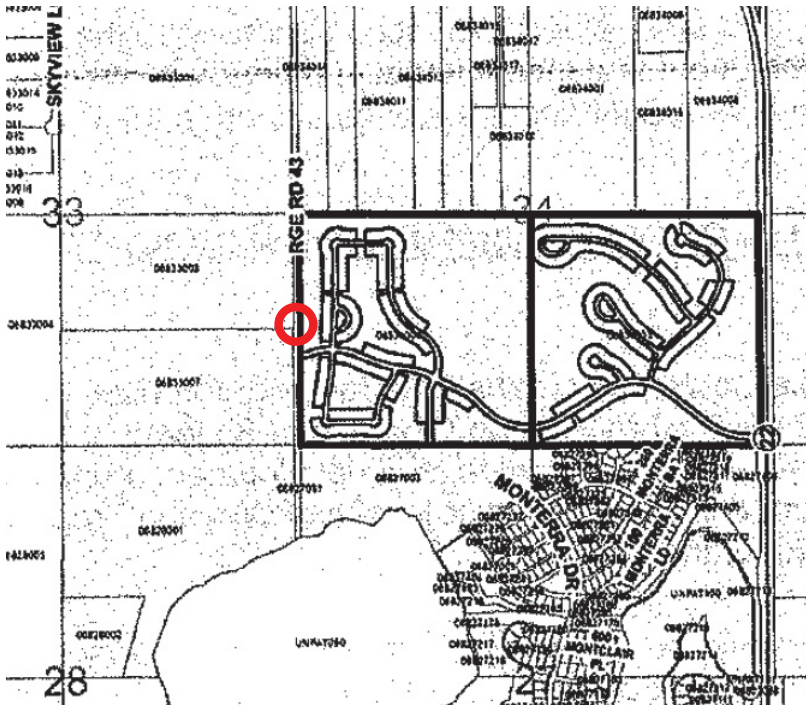


- 2 -

February 14, 2018

benefit of all landowners within the Cluster Residential designation. This would be **fair** and **equitable** and lead to a **community-based** solution for our shared future.

Additionally, we do not support the placement of the proposed road connection onto Range Road 43 as it does not consider future regional road connections. We would suggest that the connection point to Range Road 43 be at the **mid-point of the quarter section** so that our property and our neighbor's property can **logically** and **safely** connect in the future. Please see diagram below with suggested connection point circled.



Thank-you for the opportunity to provide comment on this application. Please don't hesitate to contact me if you have any questions. We'd welcome additional dialog and discussion.

Regards,

Gabriel Chou, M.URP, M.ARCH  
Director of Planning and Design

Debbie & Richard Shannon

To: Rocky View County Planning Services

County Contact: Jessica Anderson

October 23, 2016

Re:      File Number:            06834003/004  
                 Application Number:    PL20160091 North ASP Amendment  
   PL20160092 Proposed Conceptual Scheme  
   PL20160093 Redesignation

Comments:

1.        Cochrane North Area Structure Plan

We believe that this application to amend the Cochrane North Area Structure Plan should not go ahead. The current designation to keep the subject lands as “Ranch and Farm district” should remain intact. It is our belief that over the years farmland has declined due to ongoing development. We believe that Rocky View County has an attitude that farmland should be preserved. The proposed development will decrease farmland by 317.46 acres.

2.        Monterra Development on Cochrane Lake

The proposed Cochrane North Conceptual Scheme will be adjacent to the Monterra Development that previously went bankrupt in 2010. Over the years, Monterra has had water issues (flooding in 2013 and 2014). Because of these issues it appears Monterra has not been flourishing and likely is at a standstill.

3.        Cochrane North Conceptual Scheme

- As a proposed new clustered residential community it places an urban community in a rural setting.
- Moreover 425 residences would do nothing to preserve the wetlands and other habitat for wildlife.



- The proposed traffic access points will obviously increase the local traffic and put further burden on the roadways adjacent to the development. Government proposed updates to infrastructure has yet to be clarified and likely these upgrades will not be in the near future but far future.
- There are several issues as it relates to water. Potable water is to be acquired from Monterra (attached to existing water lines). Waste water is to be sent to Monterra (again attached to existing waste lines). Storm water to be collected in ponds and pumped out through existing means (attached to Monterra storm water and pumped to Horse Creek). Not all storm water will be accounted for in this manner and the possibility of overrun will be into Dawson Slough affecting its level in an unnatural way.

One of the reasons we moved to our Weedon Trail acreage property was to get away from the urban setting and specifically clustered community living as found in the city. A cluster residential community belongs in a city or town setting and should not be found in the rural area.

The idea of having this proposed conceptual scheme adjacent to an existing development in progress (with it's own problems and issues that haven't been resolved) will lead to further conflict (traffic, water, wetland/wildlife) and competition for the same resources (consumers).

Thank you for the opportunity to provide feedback to the above applications.

Sincerely,

Debbie & Richard Shannon

Debbie & Richard Shannon

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

Attention: Deputy Municipal Clerk

**Subject: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Application No: PL20160091 (06834003/4)**

**To Confirm: We are in opposition to the Cochrane North Development and the bylaw amendments noted above.**

- Commercial uses were planned for Cochrane Lake/Monterra subdivision years ago and have still no manifestation there as of yet. Further commercial in a new subdivision would be against common sense; especially considering the short distance from one subdivision to an adjacent subdivision.
- An increase in residential density is suspect, as again, in Cochrane Lake/Monterra development many lots remain unused. Competing residential communities will leave only more unused lots for both.
- Intersection placements on a highway without funding is just insane and makes no sense. The proposed traffic access points will increase the local traffic and put further burden on the roadways adjacent to the development.
- This area is farm land, plain and simple. It is also wildlife habitat that includes a named slough: Dawson's Slough. This conceptual scheme would only destroy these features. Storm water affecting the slough and vegetation. Noise and light pollution distracting and disturbing the wildlife and adjacent neighbours.

This is just another conceptual scheme that hopes to make a commuter community close to Calgary and Cochrane. There is NO infrastructure to support this at this time and would likely add to Rocky View County infrastructure headaches (roads, intersections, etc.).

With a development taking place between Calgary and Cochrane, Cochrane Lake/Monterra still not developed, and the competition with another new development would only add to lessening number of people looking for homes (provided they can cope with new mortgage regulations). The price of oil also shows that the once great oil and gas businesses will NOT come back to previous levels, therefore who will these developments actually be for?

We believe that for all these reasons Rocky View County should deny the Cochrane North Development Proposal until such time as the adjacent Cochrane Lake/Monterra Development vision can be demonstrated that it is a viable development in the rural setting.

Sincerely,

Debbie and Richard Shannon

Debbie & Richard Shannon

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

Attention: Deputy Municipal Clerk

**Subject: Bylaw C-7719-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Application No: PL20160092 (06834003/4)**

**To Confirm: We are in opposition to the Cochrane North Development and the bylaw amendments noted above.**

- The Cochrane North Area Structure Plan is an excellent tool as it currently exists. To adopt any other conceptual scheme at this juncture would only undermine the existing ASP.
- The “scheme” currently provides no policy framework as it relates to the ASP! To be used as a guide only insults all those who have worked so hard on the original ASP.

This is just another conceptual scheme that hopes to make a commuter community close to Calgary and Cochrane. There is NO infrastructure to support this at this time and would likely add to Rocky View County infrastructure headaches (roads, intersections, etc.).

With a development taking place between Calgary and Cochrane, Cochrane Lake/Monterra still not developed, and the competition with another new development would only add to lessening number of people looking for homes (provided they can cope with new mortgage regulations). The price of oil also shows that the once great oil and gas businesses will NOT come back to previous levels, therefore who will these developments actually be for?

We believe that for all these reasons Rocky View County should deny the Cochrane North Development Proposal until such time as the adjacent Cochrane Lake/Monterra Development vision can be demonstrated that it is a viable development in the rural setting.

Sincerely,

Debbie and Richard Shannon

Debbie & Richard Shannon

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

Attention: Deputy Municipal Clerk

**Subject: Bylaw C-7720-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97. Application No: PL20160093 (06834003/4)**

**To Confirm: We are in opposition to the Cochrane North Development and the bylaw amendments noted above.**

- This has been Ranch and Farm District from the beginning. The proliferation of high density residential areas in a rural setting is against natural common sense. High density residential areas belong in a city/town setting where infrastructure ALREADY exists.
- Direct control district, we believe would take Rocky View County out of the equation and let the developer have too much control.

This is just another conceptual scheme that hopes to make a commuter community close to Calgary and Cochrane. There is NO infrastructure to support this at this time and would likely add to Rocky View County infrastructure headaches (roads, intersections, etc.).

With a development taking place between Calgary and Cochrane, Cochrane Lake/Monterra still not developed, and the competition with another new development would only add to lessening number of people looking for homes (provided they can cope with new mortgage regulations). The price of oil also shows that the once great oil and gas businesses will NOT come back to previous levels, therefore who will these developments actually be for?

We believe that for all these reasons Rocky View County should deny the Cochrane North Development Proposal until such time as the adjacent Cochrane Lake/Monterra Development vision can be demonstrated that it is a viable development in the rural setting.

Sincerely,

Debbie and Richard Shannon



From:  
To: [Jessica Anderson](#)  
Subject: Cochrane North Proposed Conceptual Scheme  
Date: Thursday, October 20, 2016 5:20:31 PM

---

Hi Jessica,

In regards to the Cochrane North Area Structure Plan we have some concerns: they have done nothing about the storm water, the sewer system, and the traffic flow. Highway 22 is a mess as it is.

Donald and Jeannie Schmitke

---

**From:**  
**Sent:** Sunday, February 11, 2018 12:04 PM  
**To:** PAA\_ LegislativeServices  
**Subject:** Bylaw C-77220-2017

Hi there,  
Our property is NW- 34- 26-4-5 Foothills Farms, we are opposed to Bylaw C-77220-2017 for land use bylaw C-4841-97 because of the noises, traffic, the concern for wildlife, water run off, sewer systems, the life of our farm animals. There are lots of lots left in Monterra, why cant they build in there, instead of the farm land.

Thank you,  
Don & Jeanne Schimtke

Rockyview County

911 – 32 Avenue NE

Calgary, Ab

T2E 6X6

ATTN: Deputy Municipal Clerk

RE: Bylaw C-7719-2017

PL20160091, PL201690092, PL20160093

This is to advise you that I am OPPOSED to this development for the following reasons;

- 1) The Cochrane North Area Structure Plan (CNASP) does not need to be amended as it already allows for an increase in density provided there is an increase in green space. The developer's (Urban Systems on behalf of Krause Enterprises) first application letter from RVC dated September 29, 2016, indicated the amendment was to adopt the Cochrane North Conceptual Scheme (CNCS) not to increase density. Comments made by Rick Murray (email dated October 19, 2016) still apply and I am in agreement with those comments.
- 2) As for commercial uses, I do not see any need for this as the Monterra development has yet to completely build out their plan which included commercial uses.
- 3) As far as I am aware, the water and waste water issues with Monterra and Cochrane Lakes have still not been resolved. To add another development and increase the impact on Monterra, Cochrane Lakes as well as the neighbours bordering the north side of this new development would be very irresponsible of Rockyview County.
- 4) With regard to the access in and out of the new development, it would be very dangerous to have access to highway 22 at the bottom of the hill. Logging trucks, gravel trucks and other commercial vehicles are traveling at 100km or more southbound down the hill.
- 5) Also as I live off Weedon Trail, the increase in traffic from RR43 along Weedon Trail impacts me greatly. RR43 is not designed to accommodate this kind of increase in traffic.

Sincerely,

Velda Wheeler

Rockyview County  
911-32 Ave NE  
Calgary AB  
T2E 6X6

February 5, 2018

To Whom It May Concern:

**RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97**

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of the Hamlet of Cochrane Lake and I believe that there are merits to the proposed applications.

Due to the previous flooding of Cochrane Lake, I was most concerned about additional storm water entering the lake without a permanent solution. I understand that a permanent solution has been found that allows an outfall directly to the Bow River. I see this as a positive step towards correcting existing issues in our community.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ajeet Sekhon', with a stylized, cursive script.

Ajeet Sekhon



03 February 2018

Kevin Greig,  
County Manager,  
Rocky View County  
911-32 Ave NE  
Calgary, AB T2E 6X6

Dear Mr. Greig:

**SUBJECT:** **DIVISION 9** – Public Hearing Feb. 27, 2018 to consider bylaws C7718-2017, C7719-2017, C7720-2017 concerning the Cochrane North project of Tulum Development and Management Corp. (Files PL20160091, PL20160092, PL20160093 respectively)

**We are writing to express support for the proposed Cochrane North development, and the associated applications referenced above.**

**Why do we like this scheme?**

**It promotes: Village model of country living.**

We think the Cochrane North Project shares and supports the original vision behind the Cochrane Lakes Area Structure (Hamlet) Plan adopted by the county in the summer of 2011. The cluster concept and the 'Barn' both represent a first small step back towards sustainable local community from NW Rockyview's historical car-enabled acreage sprawl. Excellent.

**It solves: The 'problem' of Cochrane Lake.**

The regional storm-water plan coupled with proposed runoff treatment offers an integrated managed solution to the issues of periodic flooding and fertilizer contamination (algal blooms) in local ponds including Cochrane Lake itself. Controlled outfall to the Bow River will stabilize an important ecological asset and benefit all the residents of Cochrane Lakes and the surrounds.

**It helps: to promote conservation values**

Cluster development, grassland reversion, runoff treatment, the preservation of the Kettle Corridor will all contribute to a healthier ecosystem as compared to the current patchwork of fenced and fertilized pasture fields.

In short we encourage Council's approval of Cochrane North as we think it will benefit our entire community.

Many thanks,

   
Chris & Marianne Brealey

February 7<sup>th</sup>, 2018

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97- (Cochrane North)

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Monterra and I believe that there are merits to the proposed applications.

Traffic is a major concern for our community and I would be concerned with new residents short-cutting through our community. Since Cochrane North is providing a direct and safe access directly to Highway 22, we feel that this will not be an issue.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,

Carol Tanton

Feb. 10, 2018

Rocky View County Council  
Care of Asad Niazi of Tulum Developments

Dear Rocky View County Council,

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97-  
(Cochrane North)

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Monterra and attended the open house that Tulum Developments hosted when announcing their plans to develop the area to the north of my property. My property borders the proposed new development and the street that is intended to connect Cochrane North to Monterra is at the end of my block. As a current resident, I have been watching and following the developments of this proposed community because of the benefits I see that will be brought to my community.

Of course, any visual impacts and density are a major concern with a new development being proposed directly adjacent to our home. I'm comfortable with the conceptual design put forward at the open house, with the proposed ample green spaces, with every new home having direct access to open space. Additionally, they have proposed that no new homes will directly abut any adjacent parcel and will be buffered by green space and I see this coupled with the commercial aspects as a great benefit.

Traffic shouldn't be a concern for our community, given Cochrane North is providing a direct and safe access directly to Highway 22. In fact, I see this as a great benefit to phase two of Monterra giving our community another access to the highway. I'm not concerned with the new residents short-cutting through our community given the distance required to access the highway.

Due to the previous flooding of Cochrane Lake, I was most concerned about additional stormwater entering the lake without a permanent solution. I was excited to learn that a

permanent solution has been proposed that allows an outfall directly to the Bow River. I see this as a positive step towards correcting existing issues in our community.

I would strongly support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



Chuck Lyons



February 12, 2018

Attention Council, County of Rockyview.

Re: Bylaw C-7718-2017 - A Bylaw of Rocky View County for Land Use Bylaw C-4841-97 -  
Cochrane North

We are writing to express our support for the Cochrane North ASP amendment.

We have resided in the Cochrane Lake area since 2004 and believe the Cochrane North concept would be of benefit to our surrounding area.

We have concerns for the management of water levels on the Lake and water waste issues.

We support Council's approval of this project.

Ernie & Yvonne Norhton

January 31, 2018

Rocky View County

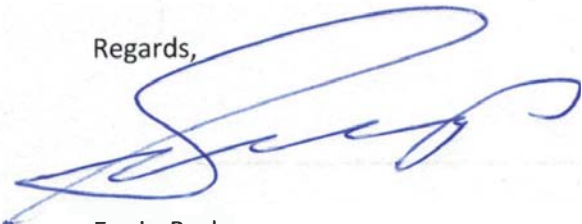
RE: Bylaw C-7718-2017 - A Bylaw of Rocky View  
County for Land Use Bylaw C-4841-97- (Cochrane North)  
PL20160091, PL20160092, PL20160093

I am a property owner within the Cochrane North ASP. ( address - 263180 RR 43 T4C 0B8)

I see benefit in the above proposed amendments and accordingly would hereby like to reflect my support for council's approval of same.

It seems that these amendments will address certain issues for the area, and result in improving and bettering the present and future development of these lands and community, some of which being past flooding problems of Cochrane Lake.

Regards,



Erwin Brokop

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Weedon Trail and I believe that there are merits to the proposed applications.

With the lower density this development is a natural progress for the higher density of Monterra to the acreages to the north and the farmland beyond them. The thought out design and major greenspace will be an asset to our community.

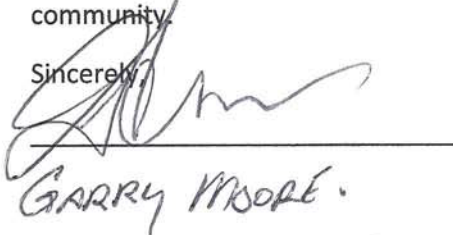
They have worked hard to develop a good plan for storm drainage that will also help th community of Cochrane lake.

Cochrane North is providing ample green space with every new home having direct access to open space.

The proposed design will have no new homes with directly contact to any adjacent parcel and will be buffered by green space and I see this as a great benefit.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



GARRY MOORE.

February 5, 2018

Kevin Greig  
County Manager  
Rocky View County  
911-32 Ave NE  
Calgary, Alberta  
T2E 6X6

Attention: Rocky View County

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97- (Cochrane North)

Dear. Mr. Greig,

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. As a long time area resident, both my family and I have come to realize the importance of proper planning, professionalism and ethical development practices from industry experts as opposed to amateur developers. The proposed application for the Cochrane North Area demonstrates these aspects and has taken into consideration items that any adjacent land owners would be concerned about, including visual impacts and densities.

I believe the proposed plan takes into consideration the level of detail that is required to promote quality development and will subsequently add integrity to the area. I feel confident that the warranted concerns over Cochrane Lake have been adequately met and that a Cluster development will avoid the typical visual impacts often seen in "new development." The significant allocation of green space demonstrates that the applicant is acutely aware of the concerns of adjacent landowners, and as such has done as much as possible to provide a proposal with minimal negative impact.

Having witnessed the impacts of the Cochrane Lake debacle over the last several years, I see optimism in this plan and I see positive impacts for the immediate area as a result of such detailed and responsible planning.

As such I would, in good conscience, support councils approval of this development as I see it providing benefit to our entire community.

Sincerely,

Jayena Collins

A handwritten signature in black ink, appearing to read 'Jayena Collins', written over a horizontal line.



Rockyview County  
911-32 Ave NE  
Calgary AB  
T2E 6X6

February 5, 2018

To Whom It May Concern:

**RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97**

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of the Hamlet of Cochrane Lake and I believe that there are merits to the proposed applications.

Due to the previous flooding of Cochrane Lake, I was most concerned about additional storm water entering the lake without a permanent solution. I understand that a permanent solution has been found that allows an outfall directly to the Bow River. I see this as a positive step towards correcting existing issues in our community.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



Jivan Sekhon

John D Bedbrook

February 6, 2017

Rocky View County  
911-32<sup>nd</sup> Avenue NE  
Calgary, AB T2E 6X6

Dear Council:

**Re: PL20160091, PL20160092, PL20160093 – Cochrane North**

I am writing to express my support for the Cochrane North ASP Amendment, Conceptual Scheme and Land Use Amendment applications.

Cochrane North has planned a cluster development which is aligned with the Cochrane North Area Structure Plan. Visual appealing, Cochrane North is providing ample green space in this development providing benefits to the surrounding community.

I would support Council's approval of this development.

Sincerely,



J.D. Bedbrook

Rockyview County  
911-32 Ave NE  
Calgary AB  
T2E 6X6

February 5, 2018

To Whom It May Concern:

**RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97**

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of the Hamlet of Cochrane Lake and I believe that there are merits to the proposed applications.

Due to the previous flooding of Cochrane Lake, I was most concerned about additional storm water entering the lake without a permanent solution. I understand that a permanent solution has been found that allows an outfall directly to the Bow River. I see this as a positive step towards correcting existing issues in our community.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



Kuldip Sekhon



## MCL Development Corporation.

February 5<sup>th</sup>, 2018

The Council of Rocky View County  
911-32 Avenue NE,  
Calgary, AB,  
T2E 6X6

Attention: Reeve G. Boehlke

Ladies and Gentlemen,

**Re: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97**

We are writing to Council to express our support for the Cochrane North ASP amendment, the Conceptual Scheme and the land use amendment applications. We believe that there are merits to the proposed Bylaw C-7718-2017 which will enhance the situation in the area for existing and future residents.

As shown on the following Figure, MCL is the owner of 347 acres of property (shown in red) immediately to the south and west of the Cochrane North project (shown in turquoise).



MCL and Schickedanz have been co-operating and sharing costs to achieve a number mutually beneficial objective which, if achieved, will greatly enhance the situation for the existing residents in the area of Cochrane Lake.

Together we are investigating and solving issues relating to the following matters which are pertinent to the existing and future residents of the area; these issues include:

- approaches to improve the water quality in Cochrane Lake with a view to turning from its its existing situation of a noxious hypertrophic slough into a major winter and summer recreational facility which will benefit the existing and future residents of the area;



The Council of Rocky View County  
February 5th, 2018  
Page 2 of 2

- an integrated approach to dealing with storm water and flooding issues in the area, as Council will be aware this has been a major issue for some years now;
- methodologies for wastewater disposal given the serious concerns with the privately owned and unregulated wastewater utility operating in the area;
- traffic management and necessary road improvements.

We hope that Council will have the vision and foresight to approve this development as it will bring benefits to the existing residents of the area. Amongst these benefits will be an increased customer base for the existing privately owned regulated water utility which will ultimately reduce in water billings to the Monterra residents from their current very high levels.

The writer would be pleased to address Council on the matter and provide additional information directly to Council if that was considered by Council to be helpful to the process.

**MCL Development Corp.**



Ken Till, P.Eng.  
Senior Development Manager



MCL Development Corp.

February 5, 2018

Attention Council, County of Rockyview,

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97-  
(Cochrane North)

We are writing in support for the Cochrane North ASP amendment.

We have resided in the Cochrane Lake area since 1976 and believe the Cochrane North concept would be of benefit to our area.

We have watched this area grow without any changes to infrastructure. Water is an issue for many & there seems to be no solution at this time.

Another concern is waste water. We believe the Cochrane Lake area raises an environmental concern with some of the septic systems on the lake side, thus draining into the lake.

Maybe with further planned development these issues will be addressed sooner rather than later.

We support Council's approval of this project.

Bruce & Nancy Racicot

February 14, 2018

**Members of the RVC Council**

911 32<sup>nd</sup> Avenue NE  
Calgary, AB T2E 6X6

RE: The Cochrane North Lands  
Bylaw C-7718-2017

**Dear Council Members**

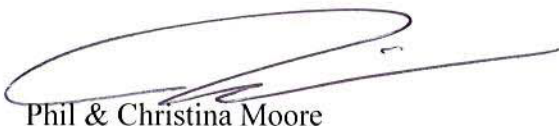
The proposed Bylaw re the above subject is supported by me and my family for the Cochrane North development lands and the associated amendments.

My wife and I are new residents of Rocky View County, primarily because it offers different housing choices than other municipal jurisdictions, in the region.

We are pleased to see that the Cochrane Lake area, which was planned many years ago, is finally ready to move forward again and provide much needed additional housing choices for the residents of RVC.

The proposed project is in compliance with the vision of Cochrane Lakes Area Structure Plan. And as such the continuation of well planned growth, will continue to serve all residents of Rocky View as well as future generations, very positively.

Sincerely,



Phil & Christina Moore

Rob & Lorraine Sarabin

Kevin Greig,  
County Manager,  
Rocky View County  
911-32 Ave NE  
Calgary, AB T2E 6X6

Dear Mr. Greig:

**SUBJECT:** **DIVISION 9** – Public Hearing Feb. 27, 2018 to consider bylaws C7718-2017, C7719-2017, C7720-2017 concerning the Cochrane North project of Tulum Development and Management Corp. (Files PL20160091, PL20160092, PL20160093 respectively)

**We are writing to express support for the proposed Cochrane North development, and the associated applications referenced above.**

**Why do we like this scheme?**

**It promotes: Village model of country living.**

We think the Cochrane North Project shares and supports the original vision behind the Cochrane Lakes Area Structure (Hamlet) Plan adopted by the county in the summer of 2011. The cluster concept and the 'Barn' both represent a first small step back towards sustainable local community from NW Rockyview's historical car-enabled acreage sprawl. Excellent.

**It solves: The 'problem' of Cochrane Lake.**

The regional storm-water plan coupled with proposed runoff treatment offers an integrated managed solution to the issues of periodic flooding and fertilizer contamination (algal blooms) in local ponds including Cochrane Lake itself. Controlled outfall to the Bow River will stabilize an important ecological asset and benefit all the residents of Cochrane Lakes and the surrounds.

**It helps: to promote conservation values**

Cluster development, grassland reversion, runoff treatment, the preservation of the Kettle Corridor will all contribute to a healthier ecosystem as compared to the current patchwork of fenced and fertilized pasture fields.

In short we encourage Council's approval of Cochrane North as we think it will benefit our entire community.

Many thanks,

Rob & Lorraine Sarabin



## Western Land & Livestock

February 6<sup>th</sup>, 2017

Rocky View County  
911 32<sup>nd</sup> Avenue NE  
Calgary, AB T2E 6X6

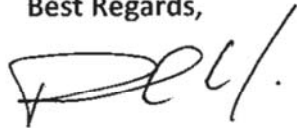
RE: Cochrane North PL20160091, PL 20160092, PL 20160093

Dear Sirs/Madam:

I am a land owner in Division 9. I have also been a lessee of the subject lands in previous years.

I would support Councils approval of this development as proposed.

Best Regards,

A handwritten signature in black ink, appearing to be 'R. Kraemer', with a stylized flourish at the end.

R. Kraemer,  
Western Land & Livestock



February 13, 2018

**Members of the RVC Council**

911 32<sup>nd</sup> Avenue NE  
Calgary, AB T2E 6X6

RE: The Cochrane North Lands  
Bylaw C-7718-2017

**Dear Council Members**

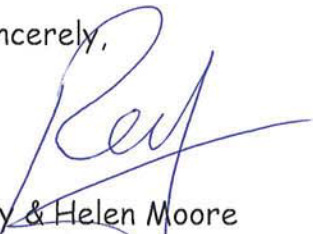
The proposed Bylaw re the above subject is supported by me and my family for the Cochrane North development lands and the associated amendments.

My wife and I are new residents of Rocky View County, primarily because it offers different housing choices than other municipal jurisdictions, in the region.

We are pleased to see that the Cochrane Lake area, which was planned many years ago, is finally ready to move forward again and provide much needed additional housing choices for the residents of RVC.

The proposed project is in compliance with the vision of Cochrane Lakes Area Structure Plan. And as such the continuation of well planned growth, will continue to serve all residents of Rocky View as well as future generations, very positively.

Sincerely,



Roy & Helen Moore

February 07, 2018

To the Reeve and Councillors, Rocky View County

**RE: Bylaw C-7718-2017**

As adjacent landowners, we are writing to support the Cochrane North development plan as presented on the County's website. Our property's legal address is NE/33/26/04/W5, which is the quarter section on the west side of Range Road 43 and northwest of the proposed development. We have owned this property since 1990 and we have been farming there for the past twenty-seven years.

This plan is essentially the same proposal we saw at a public meeting in May, 2016. It identifies various guiding principles and in our view, a number of positive features are achieved by following these principles. They are:

- Maintain rural feel by designing lots to back onto open space, maintain a sensitive interface with adjacent landowners and as a result, respect our neighbours.
- Protect and enhance the natural characteristics of the site and specifically, preserve wetlands and natural areas of environmental significance.

We are particularly pleased that this plan creates an open space "buffer" so that lots will not be created to the property line. In addition, the effort to preserve the natural wetlands on-site and the seventy-two (72) percent open space gives us some comfort that we will not have a "gated community" type of development beside us.

In closing, we support Council's approval of this project. Although Cochrane North is another development on our doorstep, it is as sensitive as possible to our interests and it should be a catalyst to resolving transportation and storm water management problems in the area.

  
Christina Kenny

  
Thomas Kenny

February 13, 2018

Rocky View County

911 – 32 Ave NE

Calgary, AB T2E 6X6

Attention: Council

RE: PL20160091, PL20160092, PL20160093 - Cochrane North ASP

Please be advised that we – Tim & Sheryl Blair [Twp.26 Rge.04 W5M: Sec.22-NW Lot 3 Plan 8010745] – support the subject Cochrane North ASP amendment, Conceptual Scheme and Land Use amendment applications. I believe that these amendments will address several issues, but first and foremost, it will address the Cochrane Lake overflow and its water quality, by providing a discharge solution to the Bow River.

Ultimately the development associated with the of the Cochrane North ASP will result in benefits to all the residents in the immediate vicinity – including us – specifically with the orderly and planned advancement of the infrastructure and the eventual addition of local amenities.

I support your approval of this development.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Tim & Sheryl Blair', written over a horizontal line.

Tim & Sheryl Blair

TO: Rocky View

RE: PL20160091, PL20160092, PL20160093 - Cochrane North

I am writing to Rocky View County to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Division 9 and I believe that there are merits to the proposed applications.

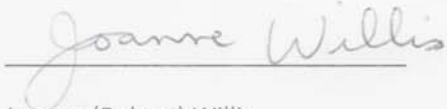
Cochrane North is a well thought out, planned community, similar to Harmony in Springbank that I believe will enhance the area and provide much needed cluster development rather than piecemeal development throughout Division 9.

I am not concerned with additional traffic on Weedon Trail as this development will have direct access to Hwy 22. I believe this development will be visually appealing as one travels on Hwy 22.

Cochrane North is providing ample green space with every new home having direct access to open space. Additionally, they have proposed that no new homes will directly abut any adjacent parcel and will be buffered by green space and I see this as a great benefit.

I would support Council's approval of this development as I see it providing benefit to our entire community.

Sincerely,



Joanne (Robert) Willis





Feb. 14.2018

ROCKYVIEW COUNTY

RE PROPOSED COCHRANE NORTH RESIDENTIAL  
DEVELOPMENT

I am writing to express my support for the Cochrane North ASP amendment, Conceptual Scheme and land use amendment applications. I am a resident of Range Road 43, and can see the merits to the proposal.

I believe the plan complies with the Cochrane North ASP.

The storm water issues have been addressed as well have the Weedon Trail traffic issues, and direct access to Highway 22 will reduce and minimize local traffic.

Sincerely

Marilyn Crossley

265065 Range Road 43.



**Late Letter in Support**

Agenda Items C-1, C-2, C-3

**Page 109 of 110**

February 14 , 2018

The Council,  
Rocky View County  
911 32<sup>nd</sup> Avenue NE  
Calgary, AB T2E 6X6

RE: Bylaw C-7718-2017 – A Bylaw of Rocky View County for Land Use Bylaw C C-4841-64  
(Cochrane North)

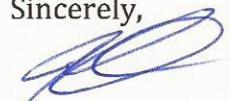
Dear Sir(s) & Madam(s):

I am writing in support of the Cochrane North development and associated amendments.

The project is well aligned with the vision of Cochrane Lakes Area Structure Plan.

The Cochrane Lake area will benefit greatly from a resumption of building and development activity. Being lifelong residents of Rocky View County, it is good to see the County actively pursuing quality projects within many different real estate sectors. This will result in many good options for our children and others in future generations.

Sincerely,



John Copithorne  
3J Farms Ltd.  
Box 251  
Cochrane, Ab T4c 1a5

**Late Letter in Support**

Agenda Items C-1, C-2, C-3

**Page 110 of 110**February 21<sup>st</sup>, 2018

Rocky View County  
911 32<sup>nd</sup> Avenue NE  
Calgary, AB T2E 6X6

Re: Bylaw C-7718-2017 A Bylaw of Rocky View County for Land Use Bylaw C-4841-97 (Cochrane North)

Dear Sir(s) and Madam(s):

I support the approval of the application.

My family have been residents of Rocky View County in Division 9 since 1995. We understand first-hand how special this area is. Most people, who live in Rocky View, are there for one reason ... lifestyle. People enjoy the rural beauty and solitude; while benefitting from urban conveniences such as jobs, schools, churches, recreational amenities and shopping areas.

The dynamic of our area has changed dramatically, and will continue to change in the future. Calgary has more than doubled in population over the last thirty years. Cochrane and Airdrie have become very significant towns, in that same time. Our cities and towns have become much denser in that time. Most urban development looks very much the same, whether you are in a town or a city. Many of our children and grandchildren will not find the variety of housing types, which were previously available. Average single family lots are very narrow, townhouses and apartments are all dense. The bungalow is dead.

I applaud Rocky View for being committed to approving land which is able to accommodate that missing housing. Housing with slightly more elbow room, housing that allows for a bungalow, as well. The Cochrane Lake area is beautiful. Good planning and good projects will enable it to stay beautiful, while accommodating younger families and older retirees as well as people who just don't want or can't afford an acreage.

Thank you.



Robin Schickedanz  
261006 RR #35  
Cochrane, AB T4C 0B7

## PLANNING SERVICES

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<b>TO:</b>	Subdivision Authority	
<b>DATE:</b>	May 8, 2018	<b>DIVISION:</b> 2
<b>FILE:</b>	05708082	<b>APPLICATION:</b> PL20170156
<b>SUBJECT:</b>	Subdivision Item – Direct Control Bylaw (DC-129) – Harmony Conceptual Scheme Stage 2 Neighbourhood Plan	

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

THAT Subdivision Application PL20170156 be approved with the conditions noted in Appendix A.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to implement the development proposal outlined in the Harmony Conceptual Scheme Stage 2 Neighbourhood Plan, which was adopted in May 2017, by creating 119 single detached lots ranging from  $\pm 392.87$  sq. m (0.097 acre) to  $\pm 1,684.72$  sq. m (0.416 acre), four (4) townhome lots ranging from  $\pm 2,865.92$  sq. m (0.71 acre) to  $\pm 6,596.02$  sq. m (1.63 acres); two (2) Municipal Reserve lots, seven (7) Open Space lots, a Beach Club/Multi-Family lot, an internal road/walkway network, and a remainder parcel. The Beach Club/Multi-Family lot would require future subdivision to accommodate the residential lots on the western portion of the lot and the linear Municipal Reserve along Harmony Circle.

The subject land is located within the Harmony development (see Appendix 'C'). The property was previously stripped and graded under development permit 2012-DP-14911.

Technical requirements such as road access, water and sewer, and stormwater were evaluated in accordance with the approved Harmony Conceptual Scheme, Stage 2 Neighbourhood Plan, and County Servicing Standards.

The application was evaluated in accordance with the Harmony Conceptual Scheme and the Stage 2 Neighbourhood Plan, and Administration determined that:

- The application is consistent with the policies of the Harmony Conceptual Scheme and Stage 2 Neighbourhood Plan;
- The subject lands hold the appropriate land use designation;
- The application is consistent with the regulations of Direct Control Bylaw (DC-129); and
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

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

<p><b>PROPOSAL:</b> To create 119 single detached lots ranging from <math>\pm 392.87</math> sq. m (0.097 acre) to <math>\pm 1,684.72</math> sq. m (0.416 acre), four (4) townhome lots ranging from <math>\pm 2,865.92</math> sq. m (0.71 acre) to <math>\pm 6,596.02</math> sq. m (1.63 acre); two (2) Municipal</p>	<p><b>GENERAL LOCATION:</b> Located within Harmony (see Appendix 'C').</p>
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<sup>1</sup> **Administration Resources**  
Andrea Bryden, Planning Services  
Vincent Diot, Engineering Services

Reserve lots, seven (7) Open Space lots, a Beach Club/Multi-Family lot, an internal road/walkway network; and a remainder parcel.	
<b>LEGAL DESCRIPTION:</b> Lot 1, Block 2, Plan 111 2762 within W-08-25-03-W05M	<b>GROSS AREA:</b> ± 64.38 hectares (± 159.80 acres)
<b>APPLICANT:</b> Stantec Consulting Ltd. <b>OWNER:</b> Harmony Developments Inc.	<b>RESERVE STATUS:</b> Municipal Reserves are deferred by Instrument # 161281151.
<b>LAND USE DESIGNATION:</b> Direct Control Bylaw (DC-129)	<b>LEVIES INFORMATION:</b> The Transportation Off-Site Levy is applicable in this case.
<b>DATE APPLICATION DEEMED COMPLETE:</b> November 30, 2017	<b>APPEAL BOARD:</b> Municipal Government Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>• Geotechnical Evaluation – Lake Area – McIntosh Lalani Engineering (June 2000)</li> <li>• Geotechnical Evaluation – Stage 1 – McIntosh Lalani Engineering (May 2008)</li> <li>• Transportation Impact Assessment – Stage 2 &amp; 3 – Urban Systems (February 2016)</li> <li>• Integrated Water Systems Master Plan – Urban Systems (December 2011)</li> <li>• Staged Master Drainage Plan – Urban Systems (September 2008)</li> <li>• Stage 1 Master Drainage Plan – Urban Systems (December 2015)</li> <li>• Biophysical Impact Assessment &amp; Environmental Protections Plan – EnviroConsult Inc. (March 2006)</li> <li>• Phase 1 Environmental Site Assessment – Pinchin Environmental (May 2014)</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> <li>• Harmony Conceptual Scheme (Bylaw C-6411-2007) and Stage 2 Neighbourhood Plan (C-7670-2017).</li> </ul>

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

The application was circulated to five adjacent landowners, to which no letters in objection or support of the application were received. The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'B'.

#### **HISTORY:**

**May 9, 2017** Council adopted the Stage 2 Neighbourhood Plan and redesignated the subject lands from Ranch and Farm to Direct Control Bylaw (DC-129).

**February 13, 2007** Council adopted the Harmony Conceptual Scheme.

#### **TECHNICAL CONSIDERATIONS:**

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

a) The site's topography:

The topography of the lands is generally flat. Stripping and grading of Stage 2 occurred under development permit 2012-DP-14911.

Initial geotechnical investigations, completed by McIntosh Lalani Engineering, were submitted in support of the development. The Applicant would be required to prepare an updated Geotechnical Investigation Report and Deep Fill Report for areas where fill exceeds 1.2 metres in depth.

Conditions: 9

b) The site's soil characteristics:

The subject lands contain Class 4 and 6 soils, which hold very severe limitations to agricultural production or are not feasible due to adverse topography and excessive wetness/poor drainage.

Conditions: None.

c) Stormwater collection and disposal:

In support of previous development approvals, the Applicant submitted a Staged Master Drainage Plan, an Integrated Water Systems Master Plan, and a Stage 1 Master Drainage Plan, all of which were prepared by Urban Systems. The Stage 1 Master Drainage Plan included the Stage 2 development area. It is intended that stormwater would be controlled by a combination of Low Impact Development source control measures, such as grass-lined swales and overflow catch basins along streets, vegetated off-road greenway swales, and constructed wetlands. There are two off-site flow paths identified that flow northeast beyond the Harmony development boundaries. The two flow paths converge immediately south of Country Lane Estates and then continue to the northeast where it discharges into the Bow River.

The Owner has entered into a Special Improvement Development Agreement for the construction of the lake, which is designed as a raw water reservoir, stormwater management facility, and community amenity.

As a condition of subdivision approval, the Applicant would be required to provide a Stormwater Management Report that adheres to the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 1 Master Drainage Plan. Further, the Owner would be required to enter into a Development Agreement for the construction of the overland drainage infrastructure, the piped stormwater collection system, the constructed wetlands, and any other infrastructure identified in the recommendations of the Report, to the satisfaction of Alberta Environment and Parks and the County.

Conditions: 2, 10

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

An updated Biophysical Impact Assessment is not required at this time as the Biophysical Impact Assessment and Environmental Protections Plan, prepared by EnviroConsult Inc., was submitted in support of the development and included the subject lands. Work proposed in and around any onsite wetlands would require approval from Alberta Environment & Parks.

Conditions: None.

e) Accessibility to a road:

A Traffic Impact Assessment was submitted in support of the subject application, which assumed the following offsite network improvements would be in place:

- Township Road 250 widened to four lanes east through the Range Road 33 intersection to the Bingham Crossing development access;



- Township Road 250 and Range Road 33 intersection improved to a dual lane roundabout;
- Range Road 33 widened to four lanes from the Highway 1/Range Road 33 interchange north to Township Road 250;
- Highway 1/Range Road 33 interchange south intersection upgraded to a single lane roundabout;
- Highway 1/Range Road 33 interchange north intersection upgraded to a single lane roundabout; and
- Highway 1/Range Road 33 old westbound interchange off-ramp reclaimed and a new westbound off-ramp constructed.

These improvements have not yet been constructed; therefore, as a condition of subdivision approval, the Applicant would be required to provide an updated Transportation Impact Assessment that reflects the current on- and off-site development and network conditions, and to construct any required infrastructure recommended within the report. Any necessary infrastructure construction would be captured through a development agreement for on-site improvement, and would be required to be to the satisfaction of Alberta Transportation for off-site improvements.

As a condition of approval, the Applicant would be required to provide payment of the Transportation Off-site Levy, in accordance with applicable levy at time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided (base levy and special area levy #4 apply).

- The approximate Transportation Offsite Levy owing is \$806,059.00.

The Applicant would also be required to submit a road naming application to the County.

Conditions: 2, 3, 4, 20

f) Water supply, sewage, and solid waste disposal:

Harmony Advanced Water Systems Corporation Inc. (HAWSCO) is the franchised water and wastewater utility provider for the Harmony development area. As part of previous development approvals, the Applicant submitted an Integrated Water Systems Master Plan.

*Water Supply*

The Owner has entered into Special Improvement Development Agreements for the construction of the raw water line and pump station that will bring water from the Bow River to the Harmony development area, the water treatment plant and storage reservoir, and the lake (which is designed as a raw water reservoir, stormwater management facility, and community amenity).

As conditions of subdivision approval, building on the Franchise Agreement and Integrated Water Systems Master Plan, the Applicant would be required to provide a detailed water servicing analysis for both potable water and raw water irrigation to determine pipe sizes and types, water treatment plant capacity, and reservoir storage requirements. Further, the Applicant would be required to enter into a Development Agreement for the construction of a piped potable water distribution system, piped raw water irrigation distribution system, fire suppression infrastructure, lot service stubs, and any other infrastructure required in accordance with the recommendations of the detailed water servicing analysis. The Applicant would also be required to provide written correspondence from HAWSCO confirming capacity.

*Sanitary/Wastewater*

The Owner has entered into a Special Improvement Development Agreement for the construction of the wastewater treatment plant, the treated effluent storage facility, the treated effluent (irrigation) pump station, and the treated effluent (irrigation) disposal system on the golf course lands.

As conditions of subdivision approval, and building off of the Franchise Agreement and Integrated Water Systems Master Plan, the Applicant is to provide a detailed wastewater servicing analysis to determine pipe sizes and types, number of lift stations (if applicable), wastewater treatment plant capacity, and treated effluent storage requirements. Further, the Applicant would be required to enter into a Development Agreement for the construction of a piped wastewater collection system, lot service stubs, and any other infrastructure required in accordance with the recommendations of the detailed wastewater servicing analysis. The Applicant would also be required to provide written correspondence from HAWSCO confirming capacity.

*Solid Waste*

As a condition of subdivision approval, a waste management strategy would be required as per the requirements of the Conceptual Scheme.

Conditions: 2, 5, 6, 7, 8, 15

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

The subject land is located within the Harmony Development, which is a master-planned, complete community providing residential, commercial, and institutional opportunities. The Springbank Airport is located to the southeast of the development; a caveat has been placed on title to notify future land owners of the proximity to the Airport.

Lands to the east and northeast of the development boundary are country residential. All other surrounding lands are agricultural.

Conditions: None

h) Other matters:

As part of the Harmony Stage 1 subdivision, Municipal Reserves were deferred by instrument number 1611281151. Stage 2 would provide 1.293 hectares (3.195 acres) of Reserve land. Additional Reserve land would be collected along the eastern portion of Lot 1, Block 23 with a future subdivision application.

The Applicant would be required to submit a landscape plan for Municipal Reserve lands, public pathways, public road rights-of way, and Owners Association of Harmony open space.

Conditions: 11, 12

**POLICY CONSIDERATIONS:**

Harmony Conceptual Scheme (Bylaw C-6411-2007) & Stage 2 Neighbourhood Plan (Bylaw C-7670-2017)

The Harmony Conceptual Scheme and Stage 2 Neighbourhood Plan provide a framework for subdivision and direction for the development of the subject lands. The proposal was evaluated in accordance with the provisions of that plan. The conditions of approval further implement the policies of the Harmony Conceptual Scheme with respect to land use and layout, water service, wastewater service, stormwater management, transportation and access, and Municipal Reserve and open space.

Direct Control Bylaw 129 (C-6688-2008)

The subject lands are designated Village Residential Two (VR-2) within Direct Control Bylaw 129. Village Residential Two requires a mix of housing types, and sets out minimum and maximum lot widths and minimum lot areas depending on the housing type.

**CONCLUSION:**

The lands are located within the policy area of the Harmony Conceptual Scheme, and the application was evaluated in accordance with this plan. Administration determined that:

- The application is consistent with the policies of the Harmony Conceptual Scheme including the Stage 2 Neighbourhood Plan;
- The subject lands hold the appropriate land use designation, and it is consistent with the regulations of Direct Control Bylaw 129;
- The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements.

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

**OPTIONS:**

Option #1: THAT Subdivision Application PL20170156 be approved with the conditions noted in Appendix A.

Option #2: THAT Subdivision Application PL20170156 be refused as per the reasons noted.

Respectfully submitted,      Concurrence,

“Chris O’Hara”

“Kent Robinson”

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General Manager

AB/rp

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Interim County Manager

**APPENDICES**

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

**APPENDIX A: APPROVAL CONDITIONS**

- A. The application to create 119 single detached lots ranging from  $\pm 392.87$  sq. m (0.097 acre) to  $\pm 1684.72$  sq. m (0.416 acre), four (4) townhome lots ranging from  $\pm 2,865.92$  sq. m (0.71 acre) to  $\pm 6,596.02$  sq. m (1.63 acre); two (2) Municipal Reserve lots, seven (7) Open Space lots, a Beach Club/Multi-Family lot, an internal road/walkway network, and a remainder parcel within Lot 1, Block 2, Plan 111 2762, having been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 & 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:

*Plan of Survey*

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

*Development Agreement*

- 2) The Owner is to enter into a Development Agreement for provision of the following infrastructure and improvements:
  - i. Construction of an internal road system and temporary cul-de-sacs (including the registration of necessary easements), in accordance with the County Servicing Standards and as shown in the submitted Tentative Plan, with associated infrastructure which includes the following:
    - a) Sidewalks;
    - b) Dark sky street lighting;
    - c) Signage;
  - ii. Off-site intersection and network improvements encompassed in the final, approved Traffic Impact Assessment (TIA), to the satisfaction of the County and Alberta Transportation;
  - iii. Mailbox locations are to be located in consultation with Canada Post, to the satisfaction of the County;

- iv. Construction of a piped potable water and raw water distribution system (including the registration of necessary easements), connection to the potable water treatment plant, and service connections to each lot;
- v. Construction of a piped sanitary collection system (including the registration of necessary easements), connection to the wastewater treatment plant, and service connections to each lot;
- vi. Construction of a fire suppression and distribution system designed to meet minimum fire flows as per County Standards and Bylaws;
- vii. Construction and implementation of stormwater management facilities and piped stormwater collection system in accordance with the recommendations of the approved Stormwater Management Plan, and the registration of any overland drainage easements and/or restrictive covenants, as determined by the Stormwater Management Plan, all to the satisfaction of the County and Alberta Environment and Parks;
- viii. Design and construction of landscaping features for all Municipal Reserve Lots, public pathways and public roadways, Owners Association of Harmony open space, all in accordance with an approved Landscaping Plan;
- ix. Implementation of the recommendations of the Construction Management Plan and Weed Management Plan;
- x. Implementation of the revised Water and Wastewater Franchise Agreement with Harmony Advanced Water Systems Corporation (as amended);
- xi. Installation of power, natural gas, and telephone lines; and
- xii. Mailboxes located in consultation with Canada Post.

#### *Transportation and Access*

- 3) The Owner shall provide an updated Traffic Impact Assessment to reflect current on-site and off-site development and network conditions, detailing the related required improvements:
  - i. The Owner shall enter into a Development Agreement with the County, addressing the design and construction of the required improvements, if the recommendations of the Traffic Impact Assessment identify improvements are required.
- 4) The Owner shall obtain approval for road naming by way of application to, and consultation with, the County.

#### *Site Servicing*

- 5) The Owner is to provide a detailed water servicing analysis for potable water and raw water irrigation, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
  - i. Pipe type and sizes;
  - ii. Water treatment plant capacity and reservoir storage requirements.
- 6) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped water supplier, for lots, as shown on the approved Tentative Plan. This includes providing the following information:
  - i. Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new lots;
  - ii. Documentation proving that water supply has been purchased for proposed lots;



- iii. Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County;
  - iv. Documentation proving all necessary paperwork has been completed.
- 7) The Owner is to provide a detailed waste-water servicing analysis for potable water and raw water irrigation, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine:
- i. Pipe type and sizes;
  - ii. Number of lift stations, if applicable; and
  - iii. Wastewater Treatment Plan capacity, and treated effluent storage requirements.
- 8) The Owner is to provide confirmation of the tie-in for connections to HAWSCO, an Alberta Environment licensed piped waste-water supplier, for lots, as shown on the approved Tentative Plan. This includes providing for the following information:
- i. Confirmation from the wastewater utility supplier that adequate capacity has been allocated and reserved for the proposed new lots;
  - ii. Documentation proving that water supply has been purchased for proposed lots;
  - iii. Documentation proving that wastewater supply infrastructure requirements, including servicing to the property, have been installed, or that installation is secured between the developer and wastewater utility, to the satisfaction of the waste-water utility and the County;
  - iv. Documentation proving all necessary paperwork has been completed.

#### *Developability*

- 9) The Owner shall submit an updated Geotechnical Report and a Deep Fill Report (for areas where fill exceeds 1.2 m in depth) that address existing site conditions.
- 10) The Owner is to provide and implement a Stormwater Management Plan that meets the requirements outlined in the Springbank Master Drainage Plan, the Staged Master Drainage Plan, the Integrated Water Systems Master Plan, and the Stage 1 Master Drainage Plan. Implementation of the Stormwater Management Plan shall include:
- i. Registration of any required easements and / or utility rights-of-way
  - ii. Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
  - iii. Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
  - iv. Should the Stormwater Management Plan indicate that improvements are required, the Owner shall enter into a Development Agreement (Site Improvements/Services Agreement) with the County.

#### *Municipal Reserves*

- 11) The provision of Reserve is to be provided by the dedication of Lot 1 MR and Lot 26 MR, 1.293 hectares (3.195 acres), to be determined by a Plan of Survey, with respect to Lot 1, Block 2, Plan 1112762 as indicated on the Approved Tentative Plan:
- i. Municipal Reserve dedication outstanding on Lot 1, Block 2, Plan 111 2762 is to be deferred by Caveat to Lot 1, Block 2, Plan 111 2762; Lot 1, Block 3, Plan 111 2762; Lot 1,



Block 4, Plan 111 2762; NW 5-25-3 W5M; SE 7-25-3 W5M; SW 7-25-03 W5M; NE 07-25-03 W5M; NW 07-25-03 W5M, pursuant to Section 669 of the *Municipal Government Act*;

12) The Owner is to provide a Landscaping Plan for all Municipal Reserves, public pathways, public road rights-of-way, and Owners Association of Harmony open space, in accordance with Direct Control Bylaw C-4841-97 and the Harmony Conceptual Scheme and Stage 2 Neighbourhood Plan:

- i. Development of the approved Landscaping Plans shall be included within the requirements of the Development Agreement.

#### *Homeowners Association*

13) The Owner shall legally amend the existing Owners' Association of Harmony (OAH), and an encumbrance or instrument shall be concurrently registered against the title of each new lot created, requiring that each individual Lot Owner is a member of the Home Owners' Association;

- i. The HOA / LOA agreement shall specify the future maintenance obligations of the Homeowners' Association for public and Owners Association of Harmony lands for public and private parks, open spaces, and other amenity lands including on-site pathways, community landscaping, residential solid waste collection, stormwater facilities located on private lands, and other features associated with these lands.

#### *Architectural Controls*

14) The Owner shall prepare and register a Restrictive Covenant on the title of each new lot created, requiring that each Lot Owner be subject to the development's Architectural Controls.

#### *Solid Waste Management Plan*

15) The Owner is to provide and implement a Waste Management Strategy that will outline the responsibility of the Developer and/or Homeowners' Association for management of solid waste.

#### *Cost Recovery*

16) The County will enter into an Infrastructure Cost Recovery Agreement with the Owner to determine the proportionate recovery of infrastructure money spent by the Owner to construct municipal infrastructure that will consequently provide benefit to other lands:

#### *Site Construction*

17) The Owner is to provide a Construction Management Plan that is to include, but not be limited to, noise, sedimentation and erosion control, construction waste management, firefighting procedures, evacuation plan, hazardous material containment, construction, and management details. Other specific requirements include:

- i. Weed management during the construction phases of the project;
- ii. Erosion and sedimentation control measures;
- iii. Dust control measures;
- iv. Best management practices;
- v. Implementation of the Construction Management Plan recommendations, which will be ensured through the Development Agreement;



- 18) The Owner is to provide an Emergency Response Plan that is to include firefighting procedures, evacuation measures, containment of hazardous spills, and aircraft incidents, to the satisfaction of the County.
- 19) The Owner Shall register a caveat on all titles, to the satisfaction of the County, indicating the presence of the Springbank Airport and associated aircraft noise to alert landowners to the presence of the teaching airport and associated impacts.

*Levies and Payments*

- 20) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of the lands to be subdivided, as shown on the Plan of Survey.
- 21) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of 135 new lots.
- 22) All taxes owing up to and including the year in which subdivision is to be registered are to be paid to the County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

D. SUBDIVISION AUTHORITY DIRECTION:

- 1) Prior to final endorsement of the Subdivision, Administration is directed to present the Owner with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.
- 2) Council hereby authorizes the Reeve and Municipal Secretary to sign the (Development Agreement, Deferred Services Agreement and Site Improvements Services Agreement).

**APPENDIX B: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<b><i>School Authority</i></b>	
Rocky View Schools	Rocky View Schools has no objection to this circulation.
Calgary Catholic School District	No comments provided.
Public Francophone Education	No comments provided.
Catholic Francophone Education	No comments provided.
<b><i>Province of Alberta</i></b>	
Alberta Environment	No comments provided.
Alberta Transportation	<p>On initial review of the proposal and the previously completed traffic impact assessments (2012 and 2015) the traffic from this subdivision proposal will directly impact Highway 1 at Range Road 22, and Highway 22 at Township Road 250.</p> <p>The draft TIA report for Harmony Stage 2 and 3 dated December 2015 recommends a three lane cross-section on the Highway 1/Range Road 33 bridge structure, which is not technically possible. The draft report does not address impacts to traffic on Highway 22.</p> <p>Based on review of the traffic generation presented in this report, it appears that the Stage 2 upgrade of the Highway 1 and Range Road 33 interchange as recommended in the CastleGlenn Functional Planning Study (February 2010) is required to support addition growth in Harmony. Additional analysis is required to determine the scope of improvements on affected intersections on Highway 22.</p>
Alberta Sustainable Development (Public Lands)	No comments provided.
Alberta Culture and Community Spirit (Historical Resources)	No comments provided.
Energy Resources Conservation Board	No comments provided.
Alberta Health Services	No comments provided.

AGENCY	COMMENTS
<b><i>Public Utility</i></b>	
ATCO Gas	No objection to the proposed.
ATCO Pipelines	ATCO PIPELINES has no objection.
AltaLink Management	No comments provided.
FortisAlberta	FortisAlberta has no requirements for this subdivision.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comments provided.
<b><i>Other External Agencies</i></b>	
EnCana Corporation	No comments provided.
Springbank Airport	<p><b><i>Noise Exposure</i></b></p> <p>The proposed development is located within close proximity to the Springbank Airport and associated flight paths for training circuits. The County and prospective landowners must be aware that immediately over these lands, training aircraft are typically maintaining a lower altitude, in higher power settings than in a descent phase of flight. It is strongly recommended that a warning caveat be registered against the title for the land and information package provided to the potential home owner advising that the property is subject to aircraft operations on a continuous basis. The applicant is encouraged to follow acoustical requirements as set out in the Alberta Building Code for areas within Airport Vicinity Protection Areas for any buildings to be constructed.</p> <p><b><i>Building Height and Use of Cranes</i></b></p> <p>The highest point above sea level of any building, structure or object is to be used when calculating the final height of the development. This includes parapets, rooftop equipment, antennas, and all other objects. The applicant must ensure there is adequate room for all the object to ensure conformity with the Springbank Airport Zoning Regulations. It is also important to note that use of construction equipment such as cranes may also have an impact on Airport Zoning and cannot violate the regulations during construction of this building.</p>



AGENCY	COMMENTS
	<p><i>Springbank Airport Zoning Regulations</i></p> <p>The proposed development is located within the <u>Approach, Transition and Outer Surfaces</u> as defined in the Springbank Airport Zoning Regulations and is therefore subject to regulated height restrictions. The maximum height for any object in this area varies. It is the responsibility of the applicant to ensure compliance with Airport Zoning Regulations.</p> <p>The applicant must contact Transport Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.</p> <p><i>Electronic Zoning Regulations</i></p> <p>The proposed development is affected by the Electronic Facilities Protection Area Zoning Plan, and is located within the critical area of the <u>VOR Antenna and Localizer for Runway 35</u> of the Springbank Airport. Structure height limits exist in this area.</p> <p>The applicant must contact NAV Canada directly for a thorough review and determination of any restrictions on their proposal, for both the building and any cranes that may be used during construction.</p> <p><i>Bird Hazard Considerations</i></p> <p>Incompatible land uses that attract bird activity by providing food sources or water must be avoided or mitigated. For further information on mitigation measures please contact the Calgary Airport Authority Environmental Group at 403.735.1405.</p> <p><i>Land Use in the Vicinity of Airports</i></p> <p>As this development is occurring outside of the Springbank Airport property boundary, the proposed development should ensure compatibility to the land use recommendations and guidelines as set out in TP1247 – Land Use in the Vicinity of Airports.</p> <p><i>Commitments from Bordeaux Developments</i></p> <p>Bordeaux Developments has given the Calgary Airport Authority and Rocky View County various commitments for this development. See attached letters from Bordeaux for details. Items specific to this development include, among others, a commitment for caveats on title making the airport's presence clear, inclusion of additional acoustical elements into architectural guidelines, and clause in the sales agreement to gain acknowledgement from the owner recognizing the airports existence and possible effects.</p>

AGENCY	COMMENTS
Canada Post	<p>The County should ensure that these commitments are met prior to application approval and enforce them where able to.</p> <p>Please see Canada Post's feedback regarding the proposal, below:</p> <p>Service type and location:</p> <ol style="list-style-type: none"> <li>1. Canada Post will provide mail delivery service to the subdivision through centralized Community Mail Boxes (CMBs).</li> </ol> <p>Municipal requirements:</p> <ol style="list-style-type: none"> <li>1. Please update our office if the project description changes so that we may determine the impact (if any).</li> <li>2. Should this subdivision application be approved, please provide notification of the new civic addresses as soon as possible.</li> </ol> <p>Developer timeline and installation:</p> <ol style="list-style-type: none"> <li>1. Please provide Canada Post with the excavation date for the first foundation/first phase as well as the date development work is scheduled to begin. Finally, please provide the expected installation date(s) for the CMB(s).</li> </ol> <p>Please see Appendix A for any additional requirements for this developer.</p>
Transport Canada	No comments provided.
<b><i>Rocky View County Boards and Committees</i></b>	
ASB Farm Members and Agricultural Fieldmen	No comments provided.
Rocky View West Recreation District Board	Because MR were previously deferred by Instrument Number 1612811151 – no comments from the Rocky View West Recreation District Board.
<b><i>Internal Departments</i></b>	
Municipal Lands	<p>The Municipal Lands office recommends reserve dedication and deferral be undertaken to support the intended parks and open space elements as identified in the Harmony Conceptual Scheme. Any improvement of Municipal Reserve lands including, but not limited to landscaping and pathway/trail development shall be subject to the approval of a</p>

AGENCY	COMMENTS
Development Authority	<p>landscape plan as dictated by an applicable Development Agreement pertaining to this stage and phase of development.</p> <p>No comments provided.</p>
Agricultural Services	<p>No concerns. The application of the Agricultural Boundary Design Guidelines may be beneficial in buffering the residential land use from the agricultural land uses. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust &amp; normal agricultural practices.</p>
GeoGraphics	<p>Please ensure a Road Naming Application is required as a condition of subdivision.</p>
Building Services	<p>No comments provided.</p>
Emergency Services	<p>Having reviewed the circulation, the Fire Service has the following comments:</p> <ul style="list-style-type: none"> <li>• Please ensure that the developer makes arrangements that there are always no less than two access roads into the development during all phases of development. Any access road must meet the requirements set out in the Alberta Building Code;</li> <li>• Please ensure that water supplies and hydrants are sufficient for firefighting purposes;</li> <li>• Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code;</li> <li>• The Fire Service also recommends that the water co-op be registered with Fire Underwriters.</li> </ul>
Infrastructure and Operations - Engineering Services	<p><u>General</u></p> <ul style="list-style-type: none"> <li>• Harmony Advanced Water Systems Corporation Inc (HAWSCo) is the franchised water and wastewater utility provider for the Harmony development area;</li> <li>• The area associated with Stage 2 has previously been stripped and graded as part of 2012-DP-14911;</li> <li>• Development requirements shall align with the Harmony Conceptual Scheme, Stage 2 Neighbourhood Plan, and DC Bylaw 129;</li> <li>• Securities shall be posted consistent with current County policy 407A;</li> <li>• The Owner is to enter into a Development</li> </ul>

AGENCY	COMMENTS
	<p>Agreement(s) pursuant to Section 655 of the Municipal Government Act respecting provision of the following:</p> <ul style="list-style-type: none"> <li>a) Construction of a public internal road system complete with temporary cul-de-sacs and any necessary easement agreements as shown on the Tentative Plan, including sidewalks</li> <li>b) Construction of offsite transportation network improvements;</li> <li>c) Mailbox locations are to be located in consultation with Canada Post;</li> <li>d) Connection to and construction of a piped water (raw water and potable water) distribution system complete with lot service stubs: <ul style="list-style-type: none"> <li>o The piped water system shall provide for fire flow requirements via a hydrant suppression system to the satisfaction of the County;</li> </ul> </li> <li>e) Connection to and construction of a piped wastewater collection system complete with lot service stubs;</li> <li>f) Implementation and construction of piped stormwater collection system and treatment facilities in accordance with the recommendations of an approved Stormwater Management Plan and the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan, all to the satisfaction of the County and Alberta Environment and Parks;</li> <li>g) Installation of power, natural gas, and telephone lines;</li> <li>h) Installation of streetlights to service the development to the satisfaction of the County. Streetlights shall be in accordance with County Dark Sky policy;</li> <li>i) Implementation of a Construction Management Plan;</li> <li>j) Implementation of the Revised Water and Wastewater Franchise Agreement with Harmony Advanced Water Systems Corporation (as amended).</li> </ul> <p><u>Geotechnical:</u></p> <ul style="list-style-type: none"> <li>• As part of the application a Geotechnical Evaluation – Lake Area – (McIntosh Lalani</li> </ul>

AGENCY	COMMENTS
	<p>Engineering – Jun 2000) was submitted. A Geotechnical Evaluation – Stage 1 – (McIntosh Lalani Engineering – May 2008) has also been provided as part of the Harmony Stage 1 approval.</p> <ul style="list-style-type: none"> <li>• Stripping and grading activities have occurred in the Stage 2 area under 2012-DP-14911.</li> <li>• The Applicant shall be required to prepare an updated Geotechnical Investigation Report and Deep Fill Report (in areas where fill exceeds 1.2m in depth) which addresses existing site conditions.</li> </ul> <p><u>Transportation:</u></p> <ul style="list-style-type: none"> <li>• As a part of the application a TIA – Stage 2 and 3 (Urban Systems – Feb 2016) was submitted. The TIA has assumed the following offsite network improvements to be in place: <ul style="list-style-type: none"> <li>○ Twp Rd 250 widened to 4 lanes east through the Rge Rd 33 intersection to the Bingham Crossing development access;</li> <li>○ Twp Rd 250 and Rge Rd 33 intersection improved to a dual lane roundabout;</li> <li>○ Rge Rd 33 widened to 4 lanes from the Hwy 1 / Rge Rd 33 interchange north to Twp Rd 250;</li> <li>○ Hwy 1 / Rge Rd 33 interchange south intersection upgraded to a single lane roundabout;</li> <li>○ Hwy 1 / Rge Rd 33 interchange north intersection upgraded to a single lane roundabout;</li> <li>○ Hwy 1 / Rge Rd 33 interchange old westbound off-ramp reclaimed and construction of a new westbound off-ramp;</li> </ul> </li> </ul> <p>The above noted improvements have not yet been constructed. In addition, the Harmony Conceptual Scheme identifies that the ‘Heartland Regional Road’ is required to connect the Harmony development to Range Road 33 as part of Stage 2 which will become a new secondary point of access (it should be noted that the Stage areas in the Conceptual Scheme has not followed the Stage areas subsequently approved as Neighbourhood Plans).</p> <ul style="list-style-type: none"> <li>• The Applicant shall provide a TIA update to reflect current on and offsite development and network conditions. <ul style="list-style-type: none"> <li>○ If the TIA requires improvements, the Owner shall enter into a Development Agreement to construct the infrastructure in accordance with</li> </ul> </li> </ul>



AGENCY	COMMENTS
	<p>the recommendations of the report.</p> <ul style="list-style-type: none"> <li>• The Applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy, as amended, for the total gross acreage of the lands proposed to be developed or subdivided. The subject lands fall within Special Area 4 and shall be subject to both the base and special area levy rates. <ul style="list-style-type: none"> <li>○ The TOL owed on 20.42 ha is approximately \$806,059 (Base levy = \$231,849; Special Area 4 = \$574,210)</li> </ul> </li> <li>• The Owner shall enter into a Cost Recovery Agreement to enable the proportionate return of investment spent to front-end the cost of infrastructure improvements that will benefit the region.</li> </ul> <p><u>Sanitary/Wastewater:</u></p> <ul style="list-style-type: none"> <li>• HAWSCo is the franchise wastewater utility provider for the Harmony development area;</li> <li>• A Special Improvement Development Agreement has been entered into (as part of Harmony Phase 2) for the construction of the: <ul style="list-style-type: none"> <li>○ WWTP;</li> <li>○ Treated effluent storage facility;</li> <li>○ Treated effluent (irrigation) pump station and treated effluent(irrigation) disposal system on the Harmony golf course lands;</li> </ul> </li> <li>• The Applicant has submitted an Integrated Water Systems Master Plan (Urban Systems – Dec 2011) as part of previous Harmony approvals;</li> <li>• The Applicant is to provide a detailed wastewater servicing analysis, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine: <ul style="list-style-type: none"> <li>○ pipe sizes and types (gravity, forcemain)</li> <li>○ lift stations (if applicable)</li> <li>○ WWTP capacity and treated effluent storage requirements</li> </ul> </li> <li>• The Owner is to enter into a Development Agreement for the construction of a piped wastewater collection system, lot service stubs, and any other infrastructure required in accordance with the recommendations of the detailed wastewater servicing analysis, all to the satisfaction of the County and AEP.</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• Wastewater is to be provided by HAWSCO, and therefore, ES requires: <ul style="list-style-type: none"> <li>○ Written confirmation of wastewater treatment capacity from the utility provider on company letterhead stating: <ul style="list-style-type: none"> <li>▪ The applicant has completed all paperwork to provide the Phase 10 development area with wastewater collection and treatment;</li> <li>▪ The applicant has paid all necessary fees to provide the Phase 10 development area with wastewater collection and treatment;</li> <li>▪ The utility has allocated and reserved the necessary capacity.</li> </ul> </li> </ul> </li> </ul> <p><u>Water Supply And Waterworks:</u></p> <ul style="list-style-type: none"> <li>• HAWSCo is the franchise water utility provider for the Harmony development area;</li> <li>• Special Improvement Development Agreements have been entered into (as part of Harmony Phase 2) for the construction of the: <ul style="list-style-type: none"> <li>○ raw water line and pump station which bring water from the Bow River to Harmony development area</li> <li>○ WTP and storage reservoir</li> <li>○ Lake (which is designed as a raw water reservoir, stormwater management facility, and community amenity)</li> </ul> </li> <li>• The Applicant has submitted an Integrated Water Systems Master Plan (Urban Systems – Dec 2011) as part of previous Harmony approvals;</li> <li>• The Applicant is to provide a detailed water servicing analysis for both potable water and raw water irrigation, building off of the Franchise Agreement and the Integrated Water Systems Master Plan, to determine: <ul style="list-style-type: none"> <li>○ pipe sizes and types;</li> <li>○ WTP capacity and reservoir storage requirements;</li> </ul> </li> <li>• The Owner is to enter into a Development Agreement for the construction of a piped potable water distribution system, piped raw water irrigation distribution system, fire suppression infrastructure, lot service stubs, and any other infrastructure required in accordance with the recommendations of the detailed wastewater servicing analysis all to the satisfaction of the County and AEP;</li> </ul>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>• Water is to be provided by HAWSCO, and therefore, ES requires: <ul style="list-style-type: none"> <li>○ Written confirmation of water supply from the utility provider on company letterhead stating: <ul style="list-style-type: none"> <li>▪ The applicant has completed all paperwork for to provide the Phase 10 development area with water;</li> <li>▪ The applicant has paid all necessary fees to provide the Phase 10 development area with water;</li> <li>▪ The utility has allocated and reserved the necessary capacity.</li> </ul> </li> </ul> </li> </ul> <p><u>Storm Water Management:</u></p> <ul style="list-style-type: none"> <li>• The Applicant has submitted a Staged Master Drainage Plan (Urban Systems - Sept 2008), Integrated Water Systems Master Plan (Urban Systems - Dec 2011) and Stage 1 Master Drainage Plan (Urban Systems – Dec 2015). The Stage 1 Master Drainage Plan included the Stage 2 development area.</li> <li>○ Stormwater is intended to be controlled with a combination of Low Impact Development source control measures (grass lined swales and overflow catch basins along streets and vegetated off-road greenway swales) and constructed wetlands. There are two off-site flow paths identified which flow NE beyond Harmony lands. The two flow paths converge immediately south of Country Lane Estates and then continues NE to where it discharges into the Bow River.</li> <li>• A Special Improvement Development Agreement has been entered into (as part of Harmony Phase 2) for construction of the lake which is designed as a raw water reservoir, stormwater management facility, and community amenity;</li> <li>• The Applicant is to provide a Stormwater Management Report which adheres to the Springbank Master Drainage Plan, Staged Master Drainage Plan, Integrated Water Systems Master Plan, and Stage 1 Master Drainage Plan;</li> <li>• The Owner is to enter into a Development Agreement for the construction of overland drainage infrastructure, piped stormwater collection system, constructed wetlands and any other infrastructure required in accordance with the recommendations of the Stormwater</li> </ul>

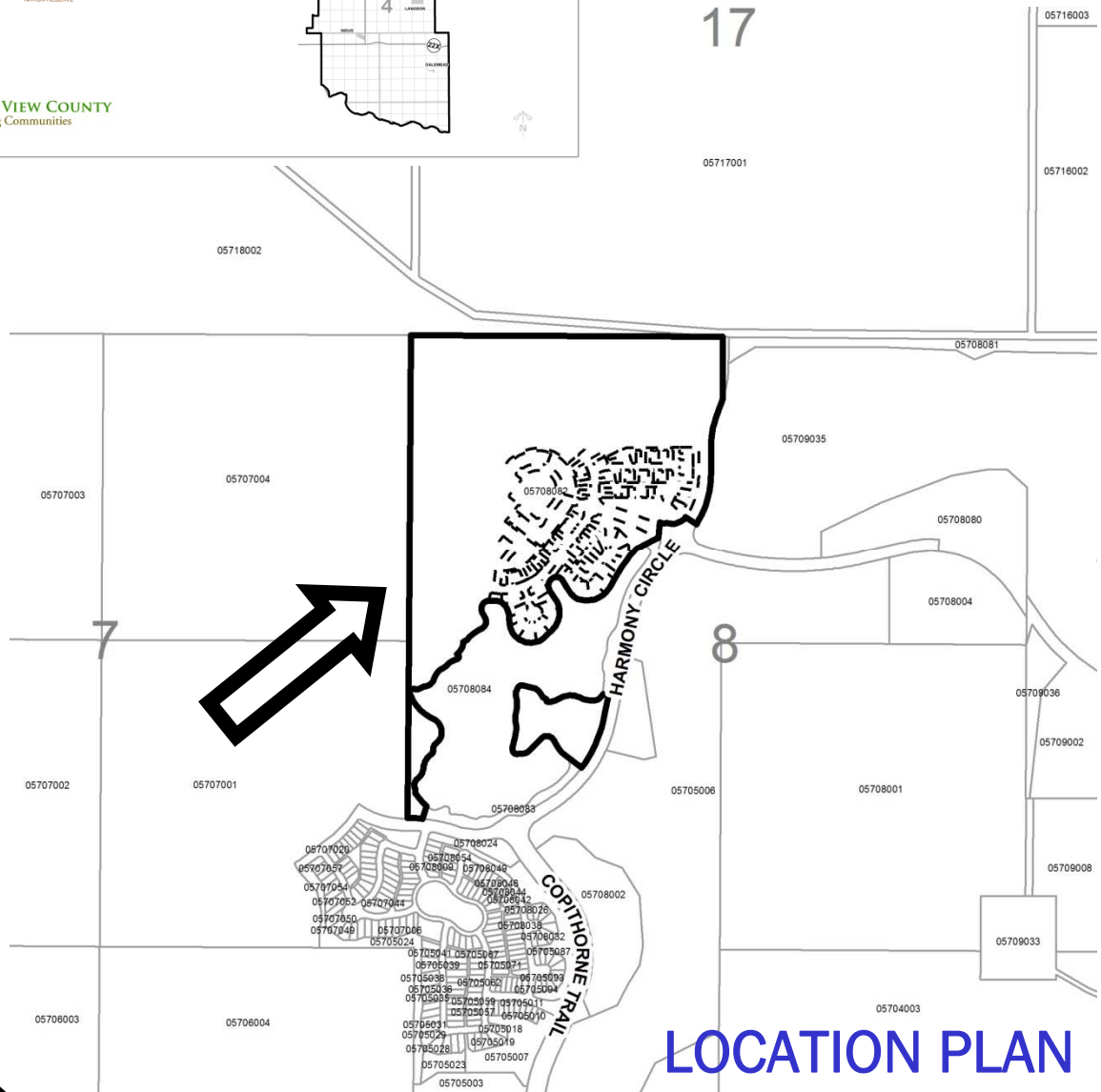
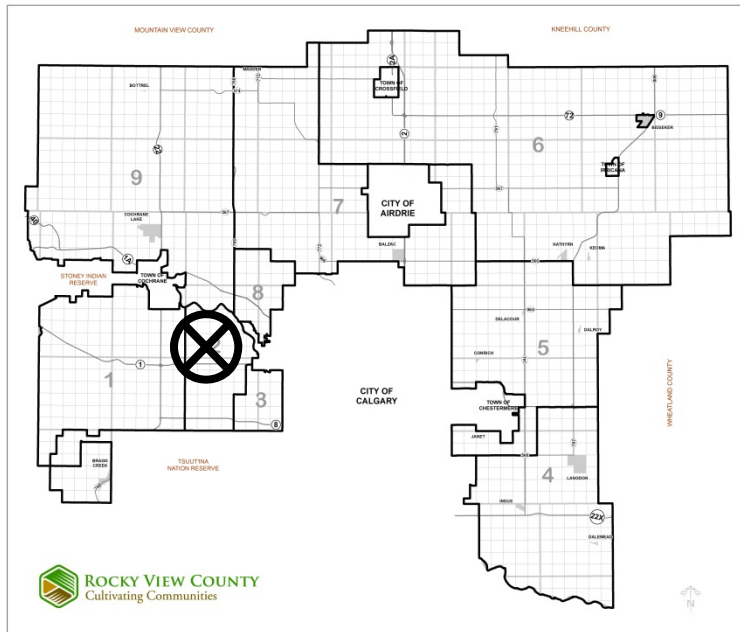
AGENCY	COMMENTS
	<p>Management Report, all to the satisfaction of the County and AEP.</p> <p><u>Environmental:</u></p> <ul style="list-style-type: none"> <li>AEP approval is required for any work in/around wetlands on site.</li> </ul> <p><u>Construction Management:</u></p> <ul style="list-style-type: none"> <li>The applicant is to provide a Construction Management Plan to identify erosion and sedimentation control measures, dust control measures, best management practices, weed control, etc.</li> </ul>
Infrastructure and Operations - Maintenance	No issues.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Applicant to be reminded to adhere to conditions set out in Road Use Agreement RUA 14-0010-05 regarding haul of equipment and material related to lot development using County road system.
Infrastructure and Operations – Utility Operations	No concerns.
Solid Waste	<p>Policy 7.5.1 in the Harmony Conceptual Scheme states that: “A waste management strategy shall be submitted in support of subsequent subdivision applications within the community”</p> <p>A waste management strategy contains information on predicted waste generation at the pre-construction, construction, and occupancy stages of development and how this waste will be managed to maximize reduction, reuse, and recycling opportunities at each of the stages. The strategy will address waste in public spaces. An implementation plan is also required as part of the waste management strategy.</p> <p>The Harmony conceptual scheme outlines that LEED standards are to be promoted in building design, construction, and at occupancy phases of development. Specifically it states that the design and development will: “Facilitate reduction of waste generated that is hauled to be disposed at landfill sites. Create collection and storage areas for recyclables.” (Page 33). Information on how this will be incorporated into the subdivision development must be a part of the</p>



AGENCY	COMMENTS
	waste management strategy.

Circulation Period: December 8, 2017 to January 2, 2018





LOCATION PLAN



W-08-25-03-W05M  
Lot:1 Block:2 Plan:1112762

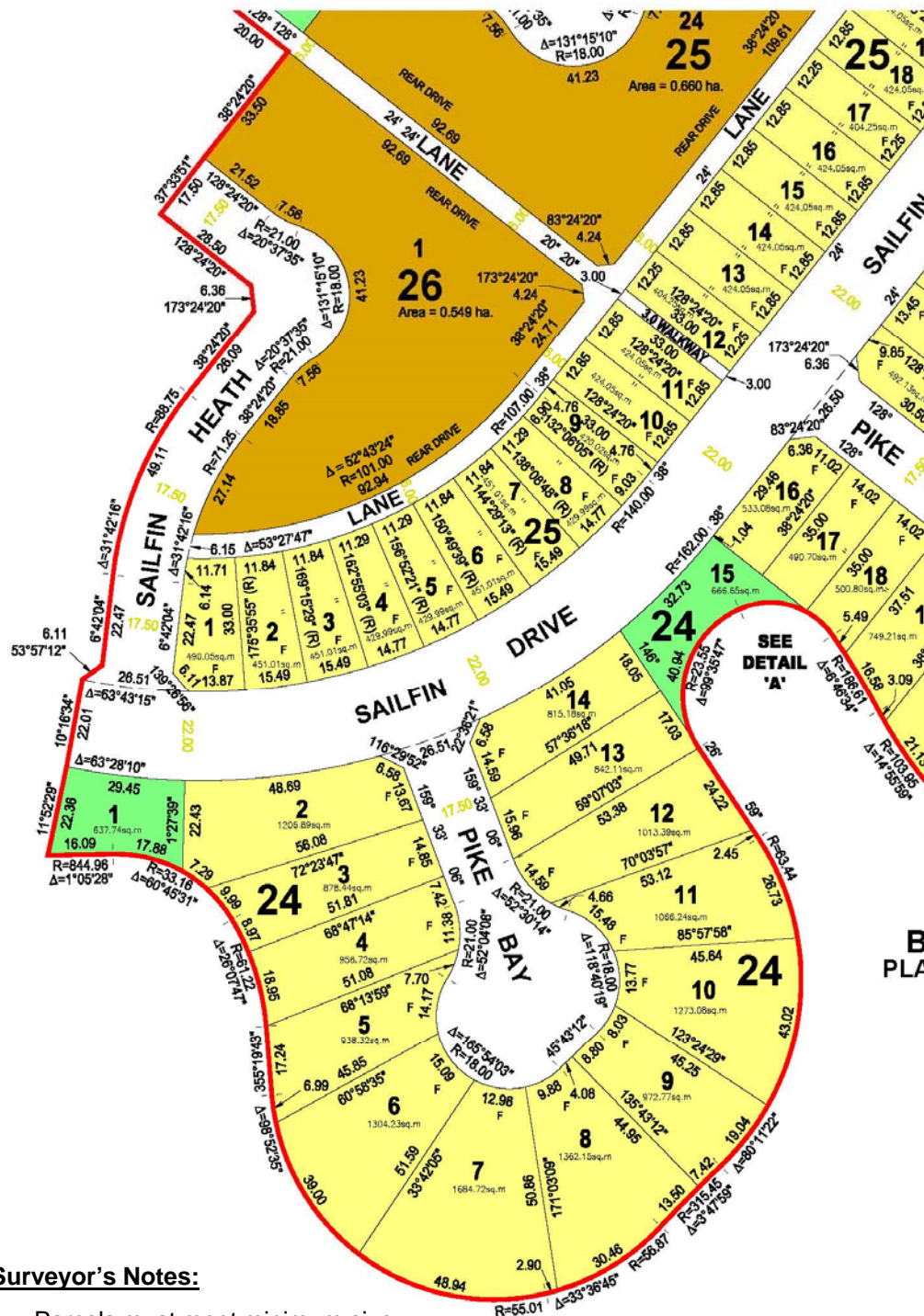
Date: Dec 07, 2017

Division # 2

File: 05708082

## TENTATIVE PLAN

File: 05708082

**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.

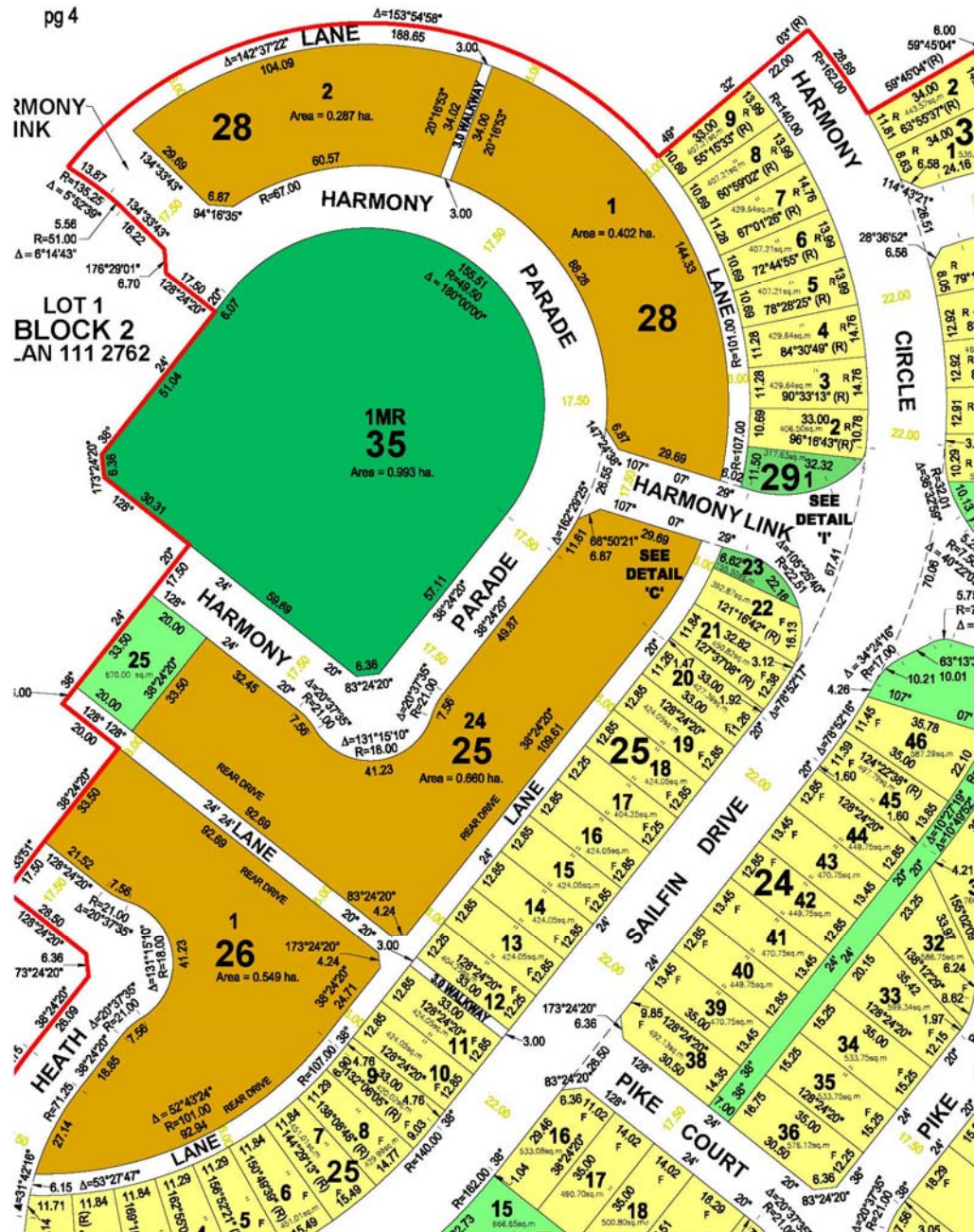
pg 3  
**TENTATIVE PLAN –  
 DETAIL**



**W-08-25-03-W05M**  
**Lot:1 Block:2 Plan:1112762**

Date: Dec 07, 2017Division # 2File: 05708082



**Surveyor's Notes:**

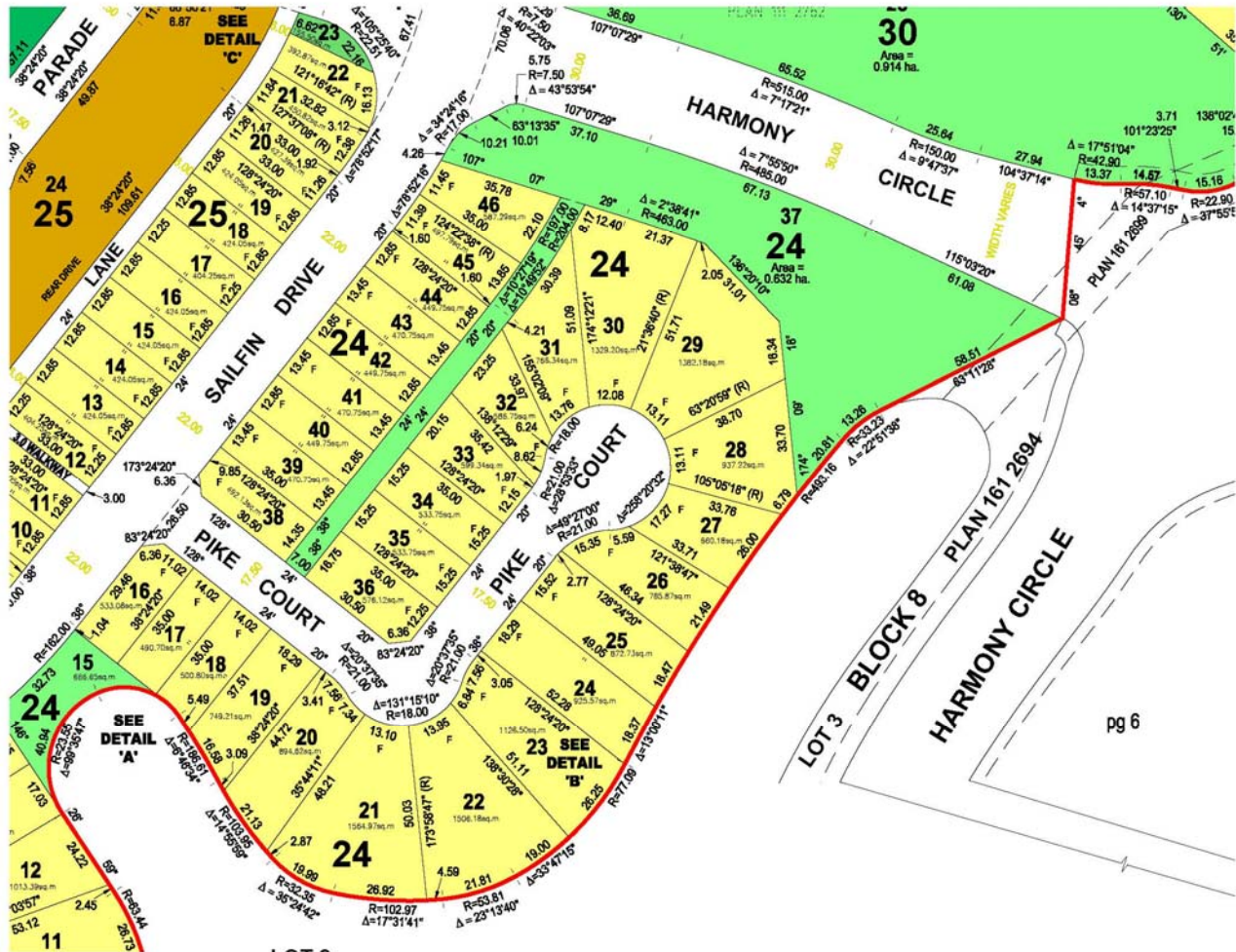
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**TENTATIVE PLAN –  
DETAIL**



**W-08-25-03-W05M**  
**Lot:1 Block:2 Plan:1112762**

Date: Dec 07, 2017Division # 2File: 05708082

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**TENTATIVE PLAN –  
DETAIL**

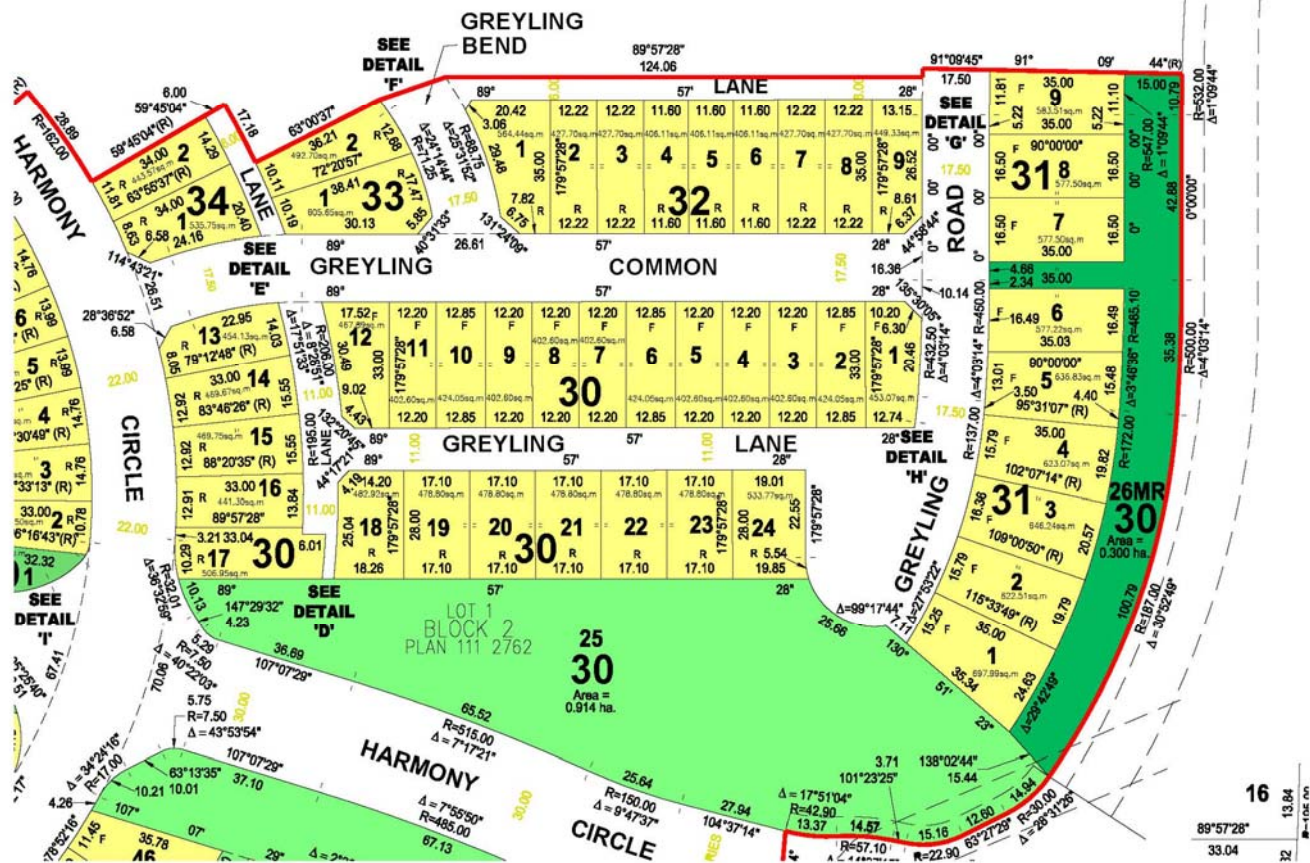


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**Lot:1 Block:2 Plan:1112762**

Date: Dec 07, 2017Division # 2File: 05708082

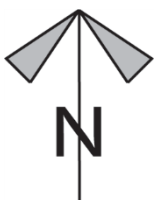


pg 5

**Surveyor's Notes:**

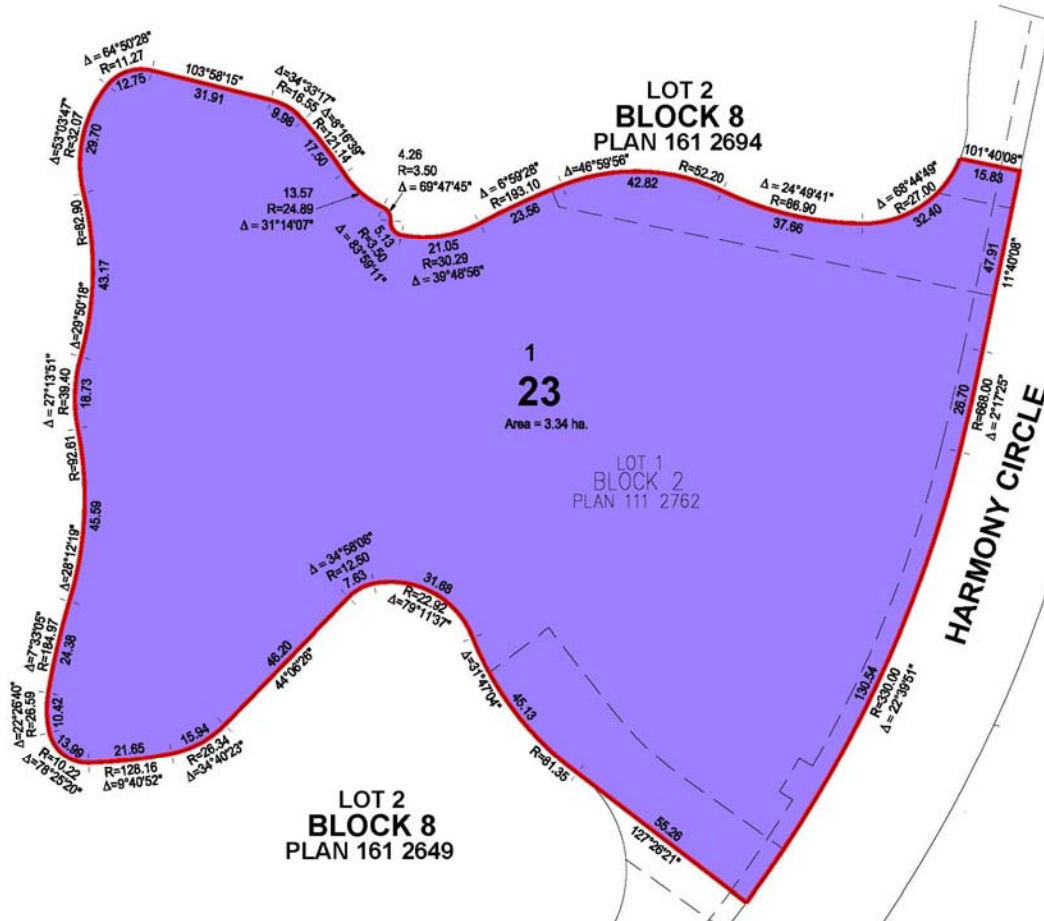
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2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

**TENTATIVE PLAN -  
DETAIL**



**W-08-25-03-W05M**  
**Lot:1 Block:2 Plan:1112762**

Date: Dec 07, 2017Division # 2File: 05708082

**Surveyor's Notes:**

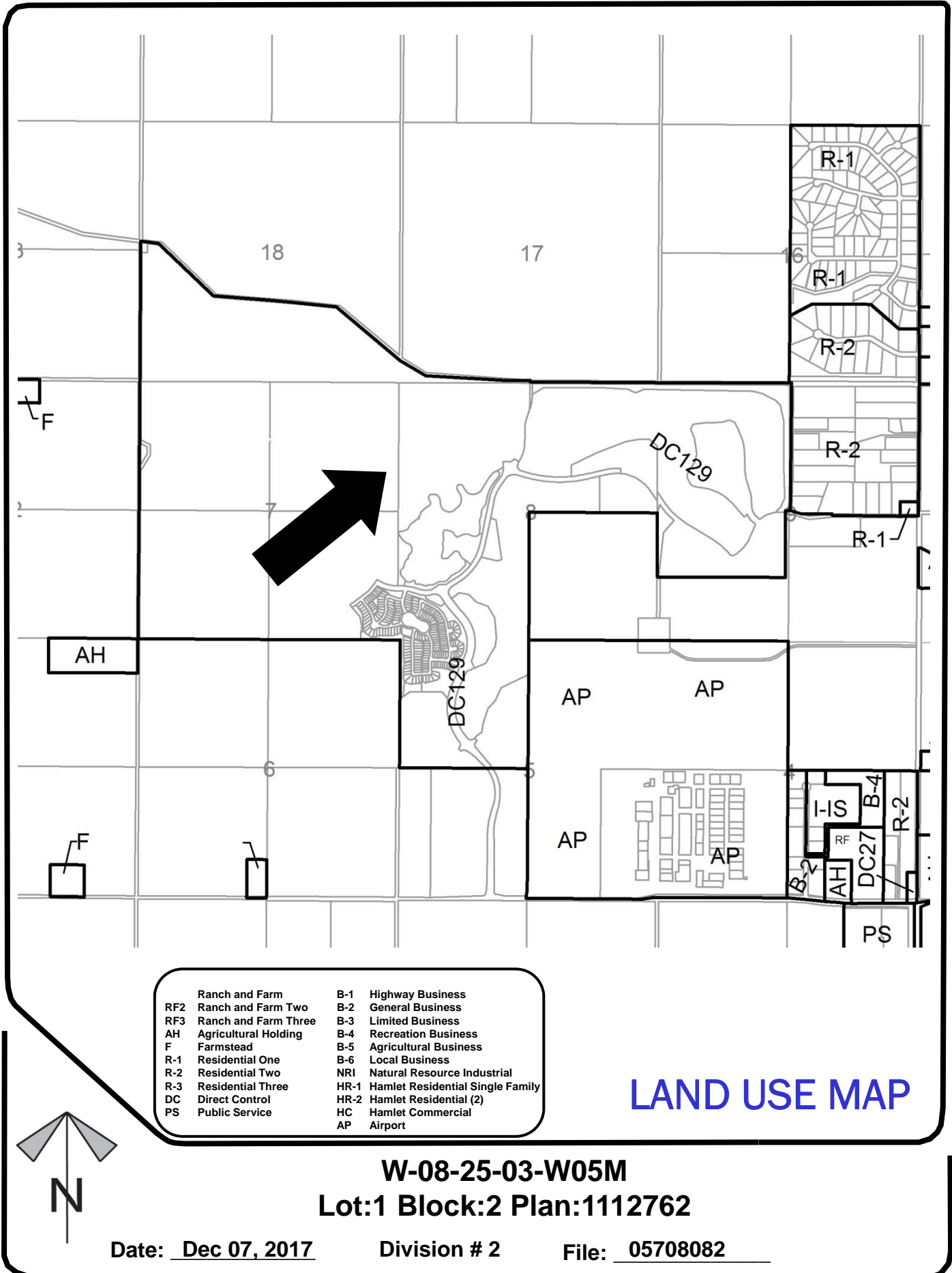
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**TENTATIVE PLAN –  
DETAIL**



**W-08-25-03-W05M**  
**Lot:1 Block:2 Plan:1112762**

Date: Dec 07, 2017Division # 2File: 05708082







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



**W-08-25-03-W05M**  
**Lot:1 Block:2 Plan:1112762**

Date: Dec 07, 2017

Division # 2

File: 05708082





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

**AIR PHOTO**

*Spring 2016*



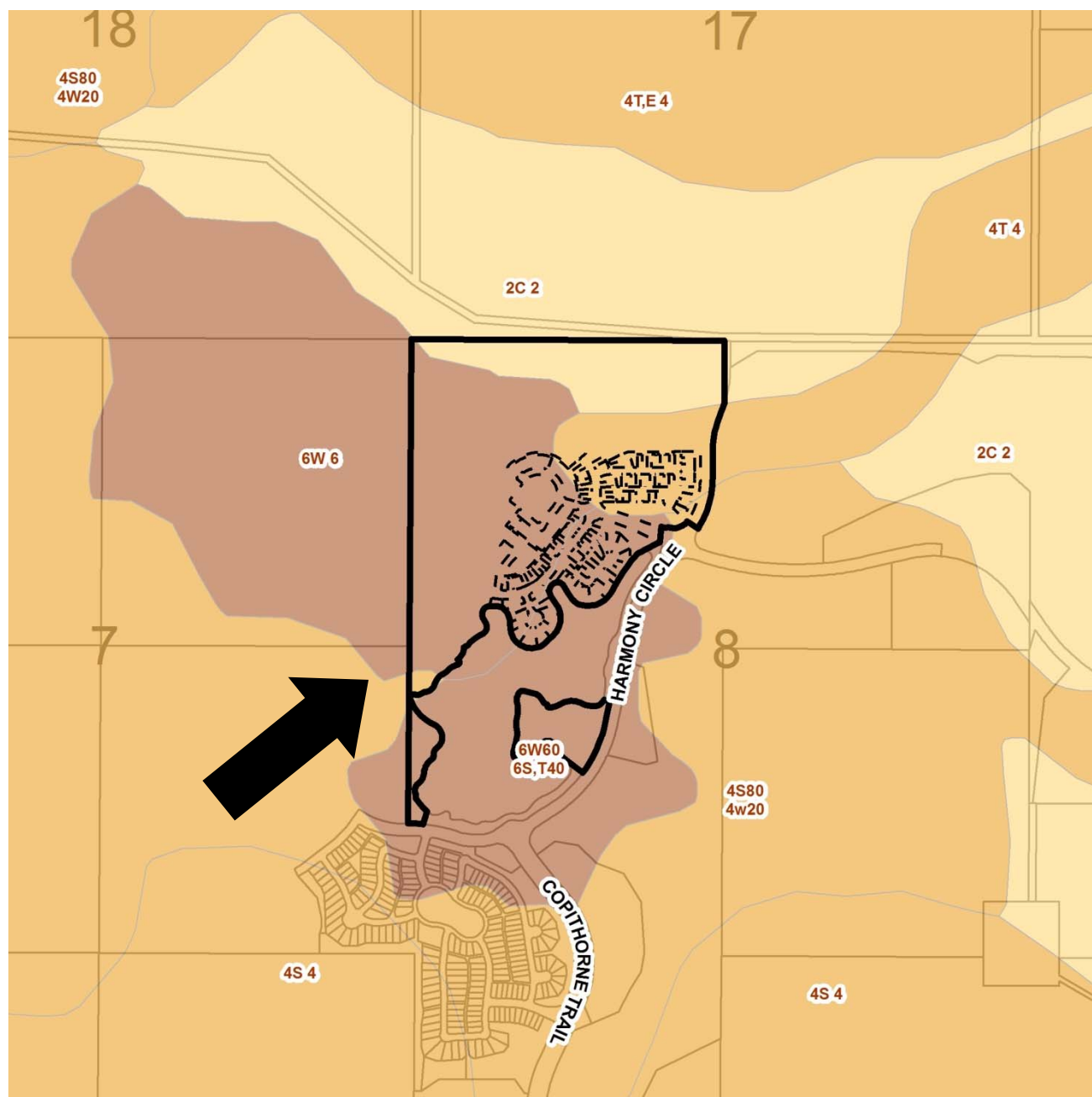
**W-08-25-03-W05M**  
**Lot:1 Block:2 Plan:1112762**

Date: Dec 07, 2017

Division # 2

File: 05708082





**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**

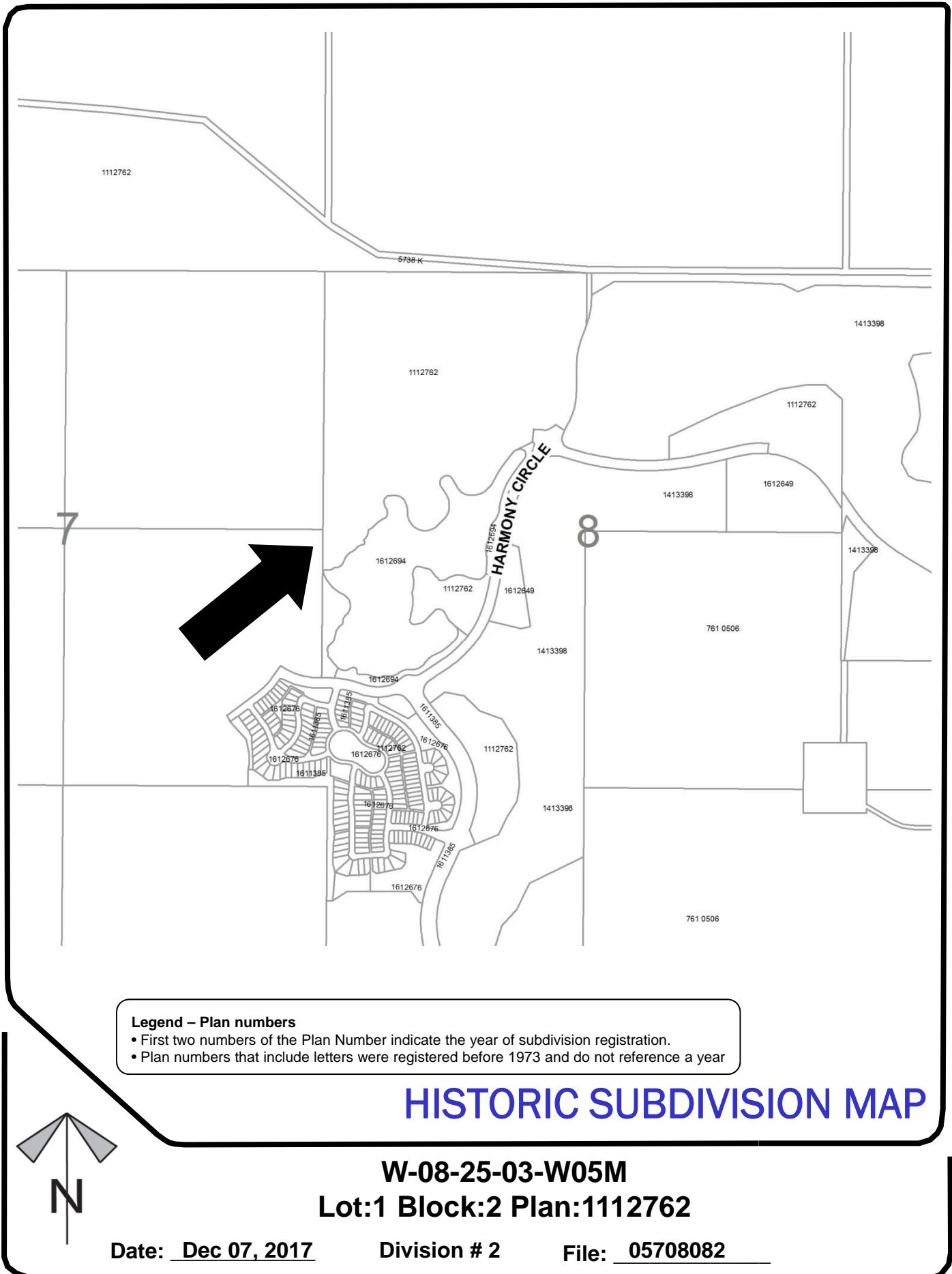


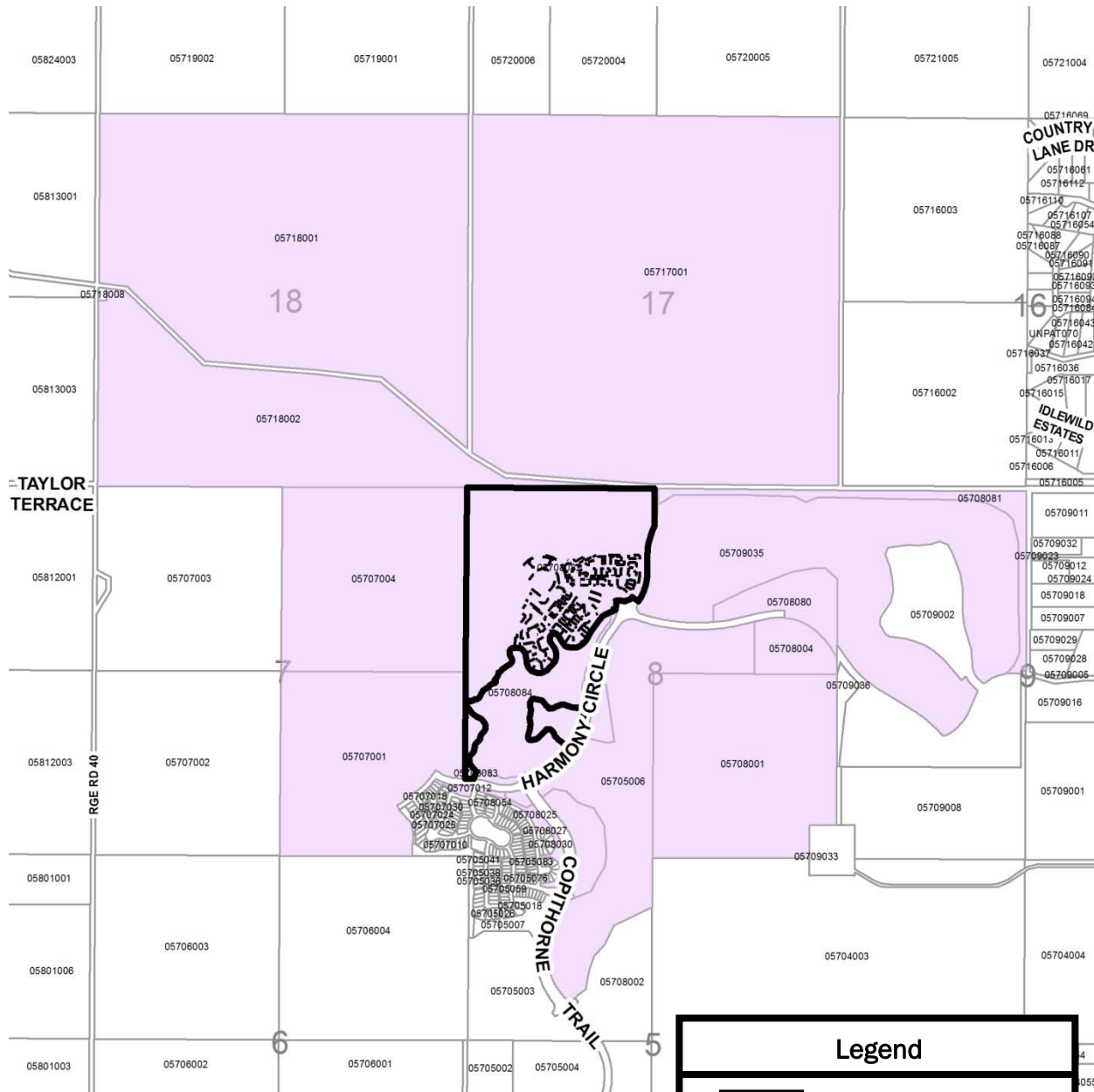
**W-08-25-03-W05M**  
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Date: Dec 07, 2017

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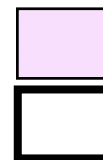


Letters in Opposition



Letters in Support

## Legend



Circulation Area

Subject Lands

## LANDOWNER CIRCULATION AREA

W-08-25-03-W05M

Lot:1 Block:2 Plan:1112762

Date: Dec 07, 2017

Division # 2

File: 05708082

## PLANNING SERVICES

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**TO:** Subdivision Authority

**DATE:** May 8, 2018 **DIVISION:** 5

**FILE:** 04328021 **APPLICATION:** PL20170161

**SUBJECT:** Subdivision Item - Residential Two District

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

THAT Subdivision Application PL20170161 be refused for the following reasons:

- 1) The application is not in compliance with the Conrich Area Structure Plan;
- 2) Approving the proposed subdivision would further fragment the area; and
- 3) Section 654 (1) (b) of the *Municipal Government Act* states that a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to create two  $\pm 1.62$  hectare ( $\pm 4$  acre) parcels with a  $\pm 3.04$  hectare ( $\pm 7.5$  acre) remainder. The subject land is located within the policy area of the Conrich Area Structure Plan, at the northeast junction of Conrich Road and Township Road 244B, and is designated as Residential Two District.

The proposed subdivision is technically viable; however, the application is not in compliance with the Conrich Area Structure Plan (ASP), which specifies that new subdivision shall not be supported within the Future Policy Area until such time that the area has been comprehensively planned.

Without the comprehensive planning for the Future Policy Area, it would be premature to consider the proposed subdivision at this time. Approving the proposed subdivision would further fragment the area, and could create more difficulties in coordinating comprehensive planning in the future.

Furthermore, a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan in accordance with Section 654(1) (b) of the *Municipal Government Act*.

Administration reviewed the application and determined that:

- The application is not in compliance with the Conrich Area Structure Plan;
- Approving the proposed subdivision would further fragment the area; and
- Section 654 (1) (b) of the *Municipal Government Act* states that a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan.

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

<b>PROPOSAL:</b> To create two $\pm 1.62$ hectare ( $\pm 4$ acre) parcels with a $\pm 3.04$ hectare ( $\pm 7.5$ acre) remainder.	<b>GENERAL LOCATION:</b> Located in the Conrich area, at the northeast junction of Conrich Road and Township Road 244B.
<b>LEGAL DESCRIPTION:</b> Within NW-28-24-28-W4M	<b>GROSS AREA:</b> 6.27 hectares (15.50 acres)

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**<sup>1</sup> Administration Resources**  
Johnson Kwan, Planning Services  
Gurbir Nijjar, Engineering Services



<b>APPLICANT:</b> Terradigm Developments Consultants Inc. <b>OWNER:</b> Buta Singh Rehill and Harjinder Kaur Rehill	<b>RESERVE STATUS:</b> Municipal Reserves are outstanding and comprise 10% of the land (Deferred Reserve Caveat 8559KD on title).
<b>LAND USE DESIGNATION:</b> Residential Two District (R-2)	<b>LEVIES INFORMATION:</b> The Transportation Off-Site Levy is applicable.
<b>SUBDIVISION APPLICATION DEEMED COMPLETE:</b> December 18, 2017	<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board.
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Phase 1 Groundwater evaluation report (Sedulous Engineering, December 2017);</li> <li>Level 3 Private Sewage Treatment System Assessment (Sedulous Engineering, December 2017); and</li> <li>Well Drilling report (Applicant, October 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>Conrich Area Structure Plan (Bylaw C-7468-2015)</li> <li>Land Use Bylaw (Bylaw C-4841-97)</li> </ul>

#### PUBLIC & AGENCY SUBMISSIONS:

Administration circulated the application to 53 landowners and received five letters of support in response (see Appendix 'D'). The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'B'.

#### HISTORY:

- December 8, 2015** The Conrich Area Structure Plan was adopted to guide future land use, subdivision, and development in the area.
- March 20, 2008** Application (2008-RV-128) to redesignate the subject land from Residential Two District to Residential One District in order to facilitate the creation of five  $\pm$  0.80 hectare ( $\pm$  1.98 acre) parcels with a  $\pm$  1.60 hectare ( $\pm$  3.95 acre) remainder and an internal subdivision road. The application was withdrawn.
- May 11, 1992** Plan 921 0848 was registered, which created the 4 acre lot to the north of the subject land, with the 15.5 acre remainder lot (the subject land of this application).
- December 10, 1991** Plan 911 2472 was registered, which created four  $\pm$  4.87 acre lot to the east of the subject land within the quarter section.

#### TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The subject land is mostly flat, with a slope around 1-2%. The highest elevation is located in the northeast portion at approximately 1,058 metres. The low lying area is located at the south west corner at approximately 1,054 metres.

Conditions: None





b) The site's soil characteristics

The majority of the subject land consists of Class 180 1N, W 20 soil with no significant limitation to crop production. The subject land's southern portion, along Township Road 244B, consists of Class 5N, W5 soil with very severe limitations to crop production due to high salinity and excessive wetness/poor drainage.

Conditions: None

c) Stormwater collection and disposal

The County is currently working with adjoining municipalities, the Western Irrigation District, Alberta Environment, and Ducks Unlimited to develop a comprehensive and regional approach to stormwater management in the area, which is referred to as the Cooperative Stormwater Management Initiative (CSMI). Map 11 within the Conrich ASP illustrates the regional conveyance system located approximately ½ mile south of the subject land.

Policy 24.2 of the Conrich ASP states, "*until such time as a regional conveyance system is finalized, the stormwater drainage system (conveyance and storage areas) shall be designed to comply with the Shepard Regional Drainage Plan, the Cooperative Stormwater Management Initiative (CSMI) Plan, the Conrich Master Drainage Plan, and the Western Headworks Stormwater Management Agreement (2013).*"

The Applicant did not submit a Stormwater Management Plan with the application. As a condition of subdivision, the Applicant would be required to provide a Stormwater Management plan in accordance with the County Servicing Standards and the Conrich Master Drainage Plan.

An Erosion and Sediment Control Plan would also be required to address all erosion and sediment control measures during the construction of all infrastructure for the proposed development.

As a condition of subdivision, the Applicant would be required to provide payment of the Stormwater Offsite Levy, in accordance with applicable levy at time of Subdivision approval, for the total gross acreage of the lands proposed to be subdivided.

- As per the current levy bylaw, the estimated levy payment owed at time of subdivision endorsement is \$85,064.

Conditions: 2, 8, 9, 10, 18

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

The Applicant submitted a Level 3 Private Sewage Treatment System Assessment (prepared by Sedulous Engineering Inc., dated December 2017) as part of the application. The assessment noted that the risk of flooding of the subject land is moderate.

The area along the south west boundaries is a low lying area, and has significant water ponding. However, the subject land is protected by Township Road 244 B, which has been raised by the County in recent years.

There are no concerns for subsidence or erosion of the subject land.

Conditions: None

e) Accessibility to a road

The subject land is located at the northeast junction of Conrich Road and Township Road 244B, and access is currently provided off Conrich Road.



The Applicant proposed to remove the existing approach and construct a new mutual approach on Conrich Road to serve the two new 4.0 acre lots. A new approach is proposed on Township Road 244B to provide access for the remainder parcel.

In accordance with the Conrich ASP (Map 8: Transportation Network), Conrich Road is intended to become a Major (4 Lane) road in the future. As a condition of subdivision, the owner would be required to dedicate, by Plan of Survey, a 5.0 metre strip of land as a road right-of-way, and to register, by caveat, an additional 7.5 metre strip along the entire western boundary of the subject land for future road widening. A Restrictive Covenant would also need to be registered on each title to prevent future buildings from being constructed within the setback from Conrich Road.

Conditions: 1, 3, 4, 5, 6, 7

f) Water supply, sewage and solid waste disposal

*Water Supply*

The Applicant submitted a Phase 1 Groundwater Evaluation report (prepared by Sedulous Engineering Inc., dated December 2017) and a Water Well Drilling Report (dated October 11, 1991) to demonstrate water servicing on-site.

The report concludes that the water supply can produce a well capable of achieving at least 1 igpm as per the County's minimum requirements, and that the additional wells would not appear to cause any interference to existing users or licensees in the area.

In accordance with Conrich ASP policy 23.11, country residential development may be allowed to attain their potable water from water wells in accordance with County and provincial requirements.

However, the subject lands are located in proximity to the existing Cambridge Park Estates water distribution system (located approximately 25 metres to the west, across Conrich Road).

For this reason, Administration recommends that the proposed subdivision be tied-in to the piped municipal services in accordance with the County's Domestic Potable Water System Servicing Policy (Policy 415). As the Cambridge Park Estates water distribution system is privately owned and operated, the costs associated with the tie-in to the system are unknown at this time.

Conditions: 2, 11, 12

*Sewage*

The Applicant submitted a Level 3 Private Sewage Treatment Assessment (prepared by Sedulous Engineering Inc., dated December 2017), which concludes that the proposed parcels are suitable for the use of Private Sewage Treatment Systems.

In accordance with Conrich ASP Policy 23.17, country residential development may provide wastewater service by a private sewage treatment system in accordance with County policy and provincial regulation.

However, the subject land is located in proximity to the existing wastewater collection system within the Cambridge Park Estates development (located approximately 25 metres to the west, across Conrich Road).

For this reason, Administration recommends that the proposed subdivision be tied into the piped municipal services in accordance with the County's Requirements for Wastewater Treatment Systems (Policy 449).



As a condition of subdivision, the applicant would be required to provide payment of the Wastewater Offsite Levy, in accordance with applicable levy at the time of Subdivision approval, for the total gross acreage of the lands proposed to be subdivided:

- As per the current levy bylaw, the estimated levy payment owed at time of subdivision endorsement is \$54,436 (Three additional lots @ 0.855 cubic meters per lot).

As a condition of subdivision, the applicant would be required to provide a cost recovery payment for the use of the Conrich West Lateral Lift Station in accordance with the active Cost Recovery Agreement with Sage Properties Ltd.:

- As per the Agreement, the estimated cost recovery owed at time of subdivision endorsement is \$58,016.5 + interest.

The Applicant would also be required to conduct a geotechnical investigation, performed by a qualified geotechnical professional, to assess the site soil conditions and determine the suitability of the on-site soils to support the proposed development, to provide recommendations for the pipe bedding materials, and to provide all other necessary geotechnical information.

Conditions: 2, 13, 15, 16.

#### *Solid Waste Disposal*

Solid waste would be disposed of at one of the garbage and recycling centres in the area. The Langdon Waste Transfer Site is located  $\pm 25$  km ( $\pm 15.53$  miles) from the subject land. The Keoma mobile recycling facility is located  $\pm 30$  km ( $\pm 18.64$  miles) from the subject land.

Conditions: None

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

The surrounding area is mainly residential development with:

- a variety of country residential development to the north and to the east, which has lot sizes ranging from 2.0 – 4.0 acres;
- agricultural land to the south (identified as Future Policy Area in the Conrich ASP); and
- Cambridge Park neighbourhood to the west, which has lot sizes ranging from  $\frac{1}{4}$  acres to 1.0 acre.

Conditions: None

#### h) Other matters

##### *Municipal Reserves*

Municipal Reserves are outstanding and comprise 10% of the land. A Deferred Reserve Covenant Agreement is registered on title (instrument 8559KD).

- A market value appraisal of the existing parcel is valued it at \$50,000/acre (based on the Appraisal report prepared by Altus Group, dated February 8, 2018). If the outstanding reserves are collected through cash-in-lieu on the subject land, the amount would be approximately \$77,500.

Administration recommends deferral of the Municipal Reserves because the subject land has subdivision potential based on the Conrich Area Structure Plan Future Policy Area policy.

Condition: 20



### *Transportation Offsite Levy*

The Applicant/Owner would be required to provide payment of the Transportation Offsite Levy, in accordance with the applicable levy at the time of subdivision approval, for the total gross acreage of the lands proposed to be subdivided.

In accordance with Bylaw C-7356-2014, both the Base Levy and the Special Area 2 Levy would apply. The estimated levy payment owed at the time of subdivision endorsement would be \$161,634, calculated as follows:

- Base Levy = \$4,595/acre
- Special Area Levy = \$ 5,833/acre.
- Gross Acreage = 15.5 acres  
Estimated Base Levy = (\$4,595/acre) x 15.5 acres  
= \$71,222.5
- Estimated Special Area Levy = (\$ 5,833/acre) x 15.5 acres = \$90,411.5
- Total Estimated Transportation Offsite Levy = \$71,222.5 + \$90,411.5 = \$ 161,634

Condition: 17

### **POLICY CONSIDERATIONS:**

In accordance with Section 654(1) (b) of the *Municipal Government Act*:

*'A subdivision authority must not approve an application for subdivision approval unless the proposed subdivision conforms to the provisions of any growth plan under Part 17.1, any statutory plan and, subject to subsection (2), any land use bylaw that affects the land proposed to be subdivided.'*

The application was assessed based on the Conrich Area Structure Plan (Bylaw C-7468-2015) and the Land Use Bylaw (Bylaw C-4841-97).

#### Conrich Area Structure Plan

The subject land is located within the policy area of the Conrich Area Structure Plan (ASP). The ASP identifies this area as 'Future Policy Area', which would include a hamlet boundary, a community core, and residential areas.

In accordance with Policy 7.1 of the ASP, new subdivision shall not be supported within the future policy area until such time that the area has been comprehensively planned. The intent of this policy is to prevent further fragmentation in the area.

The comprehensive planning framework for the Future Policy Area has not yet been established. Allowing the proposed subdivision to proceed at this time would be inconsistent with the intent of the policy in the Conrich Area Structure Plan.

In accordance with Section 654(1) (b) of the *Municipal Government Act*, a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan. In this case, the proposed subdivision does not conform to the Conrich Area Structure Plan.

#### Land Use Bylaw

The subject land is designated as Residential Two District, which allows for a minimum lot size of 1.60 hectares (3.95 acres). The proposed parcel sizes are in compliance with the Land Use Bylaw requirement.

### **CONCLUSION:**

The technical aspects of the subdivision proposal were considered and are further addressed through the conditional approval requirements; however, the application is not consistent with the Conrich Area Structure Plan.



The Conrich ASP indicates that new subdivision shall not be supported within the Future Policy Area until such time that the area has been comprehensively planned. Approving the proposed subdivision will further fragment the area, making it more difficult to coordinate comprehensive planning efforts in the future.

In accordance with Section 654(1) (b) of the *Municipal Government Act*, a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan. In this case, the proposed subdivision does not conform to the Conrich Area Structure Plan.

Administration reviewed the application and determined that:

- The application is not in compliance with the Conrich Area Structure Plan;
- Approving the proposed subdivision would further fragment the area, and could create more difficulties in coordinating comprehensive planning in the future; and
- Section 654 (1)(b) of the *Municipal Government Act* states that a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan.

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

#### OPTIONS:

Option #1: THAT Subdivision Application PL20170161 be approved with the conditions noted in Appendix A.

Option #2: THAT Subdivision Application PL20170161 be refused for the following reasons:

- 1) The application is not in compliance with the Conrich Area Structure Plan;
- 2) Approving the proposed subdivision would further fragment the area; and
- 3) Section 654 (1) (b) of the *Municipal Government Act* states that a subdivision authority must not approve a subdivision application unless the proposal conforms to the statutory plan.

Respectfully submitted,

“Chris O’Hara”

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General Manager

JKwan/rp

Concurrence,

“Kent Robinson”

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Interim County Manager

#### APPENDICES:

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set

APPENDIX ‘D’: Landowner comments





## APPENDIX A: APPROVAL CONDITIONS

- A. Should the Subdivision Authority wish to approve the application, the written decision of the Subdivision Authority must include the reasons for the decision, including an indication of how the Subdivision Authority has considered submissions made by adjacent landowners and the matters listed in Section 7 of the Subdivision and Development Regulation. The following reasons are to be provided:
  - 1.
  - 2.
- 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 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.
  - a) The Owner shall dedicate, by Plan of Survey, a 5.0 metre wide strip of land as road Right-of-Way along the entire western boundary of the subject land, as shown on the approved Tentative Plan.

### *Development Agreement*

- 2) The Owner shall enter into a Development Agreement for provision of the following infrastructure and improvements:
  - a) Design and construction of the necessary stormwater management infrastructure required to service the proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan, including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;
  - b) Design and construction of a wastewater collection system that ties in to the existing collection system at the intersection of Cambridge Park Road and Conrich Road, including service connections to each lot;
  - c) Design and construction of a water distribution system that ties in to the existing stub at the intersection of Cambridge Park Road and Conrich Road, including service connections to each lot and fire hydrant system;
  - d) Installation of power, natural gas, and all other shallow utilities;
  - e) Dedication of necessary easements and rights-of-way for utility line assignments;



- f) Mailboxes are to be located in consultation with Canada Post;
- g) Implementation of the recommendations of the Construction Management Plan; and
- h) Implementation of the recommendations of the Weed Management Plan.

#### *Accessibility to a Road*

- 3) The Owner shall construct a new, paved, mutual approach from Conrich Road to the proposed Lots 1 and 2 in accordance with the County Servicing Standards. The Owner shall:
  - a) Provide an access right-of-way plan; and
  - b) Prepare and register respective easements on each title, where required.
- 4) The Owner shall remove and reclaim the existing approach on Conrich Road, as shown on the approved Tentative Plan.
- 5) The Owner shall construct a new gravel approach on Township Road 244B in order to provide access to the remainder lot in accordance with the County Servicing Standards.
- 6) The Owner shall enter into an Agreement, to be register by caveat, respecting the future acquisition of lands for road widening, and shall include:
  - a) The provision of 7.5 metres road widening along the entire western boundary of the subject land as shown on the approved Tentative Plan; and
  - b) The purchase of land by the County for \$1.
- 7) The Owner shall enter into a Restrictive Covenant, to be registered by caveat prepared by the County, on the subject lands' titles that restricts the erection of any structure on or within 45.0 metres of a future road-of-way, as shown on the approved Tentative Plan.

#### *Stormwater Management*

- 8) The Applicant/Owner shall provide and implement a Stormwater Management Plan that meets the requirements outlined in the County Servicing Standards and the Conrich Master Drainage Plan. The Stormwater Management Plan shall:
  - a) Identify all necessary infrastructure required to support the proposed subdivision;
  - b) Identify and register any necessary easements and/or utility rights-of-way; and
  - c) Identify and provide any necessary approvals from Alberta Environment and Parks for wetland loss and mitigation.
- 9) Implementation of the Stormwater Management Plan shall include:
  - a) Registration of any required easements and/or utility rights-of-way;
  - b) Provision of necessary approvals and compensation to Alberta Environment and Parks for wetland loss and mitigation; and
  - c) Provision of necessary Alberta Environment and Parks registration documentation and approvals for the stormwater infrastructure system.
- 10) The Applicant/Owner shall provide an Erosion and Sediment Control (ESC) plan, prepared by a qualified professional, addressing all ESC measures to be implemented during the construction of all infrastructures for the proposed development.

#### *Water Servicing*

- 11) The Applicant/Owner shall provide confirmation of the tie-in connection to the Cambridge Park water distribution system, an Alberta Environment licensed piped water supplier, for Lot 1, Lot



2, and the remainder lot as per the approved Tentative Plan. The Applicant/Owner shall provide:

- a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lots 1, 2 and the remainder lot;
- b) Documentation proving that the necessary water supply has been purchased for all proposed lots; and
- c) Documentation proving that all necessary water infrastructures, including servicing to the property, will be installed and that the water supplier has approved the associated plans and specifications (Servicing Agreement).

12) The Applicant/Owner shall provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision, meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.

#### *Geotechnical*

- 13) The Applicant/Owner shall submit Geotechnical Investigation Report, performed by a qualified geotechnical professional, in accordance with the County Servicing Standards. The report shall:
- a) Assess the site soil conditions to determine the suitability of the onsite soils to support the proposed development;
  - b) Provide recommendations for the pipe bedding materials; and
  - c) Provide all other necessary geotechnical information.

#### *Construction Management Plan*

- 14) The Owner shall provide a Construction Management Plan that is to include, but not be limited to, noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion control, weed control, construction practices, waste management, and all other relevant construction management details

#### *Payments and Levies*

- 15) The Owner shall pay the Wastewater Offsite Levy in accordance with Bylaw C-7273-2013 prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of the lands to be subdivided as shown on the Plan of Survey.
- 16) The Applicant/Owner shall provide a cost recovery payment for the use of the Conrich West Lateral Lift Station in accordance with the active Cost Recovery Agreement with Sage Properties Ltd.
- 17) The Owner shall pay the Transportation Off-Site Levy in accordance with Bylaw C-7356-2014, prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of the lands to be subdivided as shown on the Plan of Survey.
- 18) The Owner shall pay the Stormwater Off-Site Levy in accordance with Bylaw C-7535-2015, prior to entering into the Development Agreement. The County shall calculate the total amount owing from the total gross acreage of Lands to be subdivided as shown on the Plan of Survey.
- 19) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of two new lots.



*Municipal Reserve*

- 20) The proportionate amount of Reserves owning on the subject land, as per Deferred Reserve Caveat (instrument 8559KD), are to be deferred by caveat proportionately to Lot 1, Lot 2, and the Remainder Lot, pursuant to Section 699 (2) of the *Municipal Government Act*.

*Taxes*

- 21) 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 Owner with a Voluntary Recreation Contribution Form and ask them if they will contribute to the Fund in accordance with the contributions prescribed in the Master Rates Bylaw.

**APPENDIX B: APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<b><i>School Authority</i></b>	
Rocky View Schools	No comment received.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation located near Conrich. As per the circulation, Municipal Reserves are still outstanding and comprise 10% of the parent parcel.
Public Francophone Education	No comment received.
Catholic Francophone Education	No comment received.
<b><i>Province of Alberta</i></b>	
Alberta Environment and Parks	No comment received.
Alberta Energy Resources Conservation Board	No comment received.
Alberta Health Services	No comment received.
<b><i>Public Utility</i></b>	
ATCO Gas	<p>ATCO Gas has no existing Utility Right of Way on the subject property, or the existing Utility Right of Way is not sufficient for subdivision servicing.</p> <p>The landowner(s) is required to contact the ATCO Gas land agent listed below to execute a Utility Right of Way to the satisfaction of ATCO Gas. Once the Utility Right of Way has been registered at the Alberta Land Titles Office we will notify the municipality of the same.</p> <p>Land Agent:      Tyson Bosch Phone No.:      (403) 330-8886</p>
ATCO Pipelines	No objection.
AltaLink	No comment received.



AGENCY	COMMENTS
FortisAlberta	<p>Thank you for contacting FortisAlberta regarding the above application for subdivision. We have reviewed the plan and determined that no easement is required by FortisAlberta.</p> <p>FortisAlberta is the Distribution Wire Service Provider for this area. The developer can arrange installation of electrical services for this subdivision through FortisAlberta. Please have the developer contact 310-WIRE (310-9473) to make application for electrical services.</p> <p>Please contact FortisAlberta land services at <a href="mailto:landserv@fortisalberta.com">landserv@fortisalberta.com</a> or by calling (403) 514- 4783 for any questions</p>
Telus Communications	<p>We understand that application has been made for a subdivision/proposed development/redesignation over the abovementioned land.</p> <p>Please accept this letter advising TELUS Communications Inc. has no objections to the current land owner proceeding with this application.</p> <p>If TELUS requires to place future facilities on private lands to service future customers, we will require a URW at that time.</p> <p>It is the land owner's responsibility to ensure they contact Alberta One-Call to ensure no facilities will be disrupted. If at any time TELUS facilities are disrupted, it will be at the sole cost of the land owner.</p>
<b><i>Adjacent Municipality</i></b>	
The City of Calgary	<p>The City of Calgary has reviewed the below noted circulated application referencing the <i>Rocky View/Calgary Intermunicipal Development Plan (IDP)</i> and other applicable policies.</p> <p>The City of Calgary has no comments regarding Application # PL20170161 – To create two 1.62 hectare (4 acre) parcels with a 3.04 hectare (7.5 acre) remainder.</p>
<b><i>Other External Agencies</i></b>	
EnCana Corporation	No comment received.
Enmax	No comment received.

AGENCY	COMMENTS
<b><i>Rocky View County</i></b>	
<b><i>Boards and Committees</i></b>	
Agricultural Service Board Farm Members and Agricultural Fieldman	No comment received.
Chestermere-Conrich Recreation Board	The Chestermere-Conrich Recreation Board recommends taking Cash in Lieu.
<b><i>Internal Departments</i></b>	
Municipal Lands	As this location has not been identified for future Municipal Reserve acquisition to support public park, open space, pathway or trail development; the Municipal Lands office recommends taking cash in lieu for all reserves owing.
Development Authority	No comments.
GeoGraphics	No comments.
Emergency Services	Fire Services: No comments at this time Enforcement Services: No comments at this time
Infrastructure and Operations - Engineering Services	<u>General</u> <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>• Given the location of the subject lands within the core area of Hamlet of Conrich and proximity to piped servicing, any further development/subdivision of the subject lands require tie-in to piped services in accordance with County Policies 415 and 449. Furthermore, given that the subject lands fall within the future policy area of the Conrich ASP, should this application be approved, servicing the lands will allow for the further development/subdivision of the lands given the outcome of the future policy area of the Conrich ASP;</li> <li>• As a condition of future subdivision, the applicant is require to enter into a Development Agreement with the County for: <ul style="list-style-type: none"> <li>○ Design and construction of the necessary stormwater management infrastructure required to service the</li> </ul> </li> </ul>

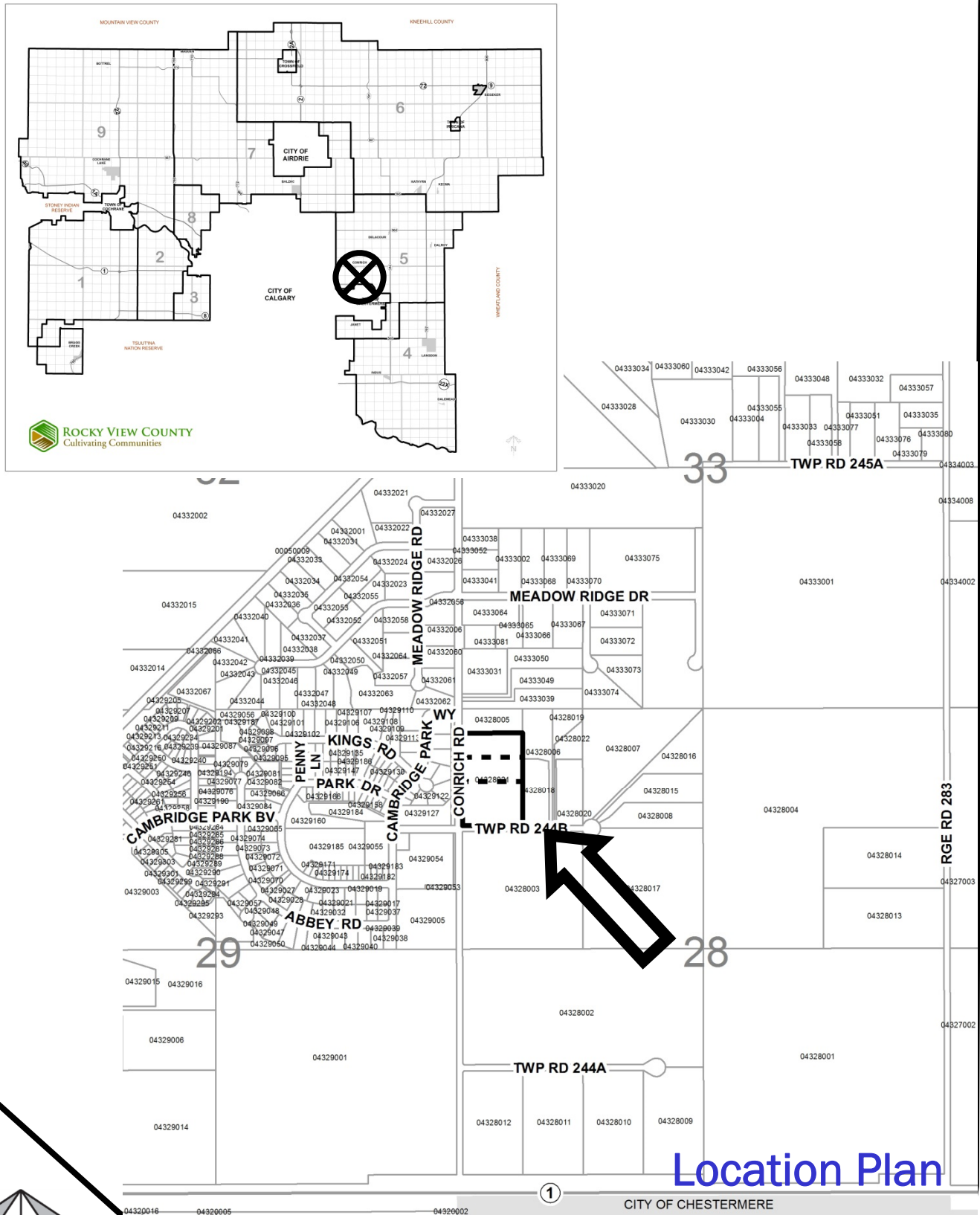
AGENCY	COMMENTS
	<p>proposed subdivision in accordance with the recommendations of the approved Stormwater Management Plan including the registration of any overland drainage easements and/or restrictive covenants as determined by the Stormwater Management Plan;</p> <ul style="list-style-type: none"> <li>○ Design and construction of a wastewater collection system tying into the existing collection system at the intersection of Cambridge Park Road and Conrich Road including service connections to each lot;</li> <li>○ Design and construction of a water distribution system tying into the existing stub at the intersection of Cambridge Park Road and Conrich Road including service connections to each lot and fire hydrant system;</li> <li>○ Installation of power, natural gas, and all other shallow utilities;</li> <li>○ Dedication of necessary easements and rights-of-way for utility line assignments;</li> <li>○ Placement of mailboxes are to be located in consultation with Canada Post;</li> <li>○ Implementation of the recommendations of the Construction Management Plan; and</li> <li>○ Implementation of the recommendations of the Weed Management Plan.</li> </ul> <ul style="list-style-type: none"> <li>• As a condition of subdivision, the applicant is required to provide a Construction Management Plan addressing noise mitigation measures, traffic accommodation, sedimentation and dust control, management of stormwater during construction, erosion control, weed control, construction practices, waste management, firefighting procedures, evacuation plan, hazardous material containment and all other relevant construction management details.</li> </ul> <p><u>Geotechnical</u> - Section 300.0 requirements:</p> <ul style="list-style-type: none"> <li>• As a condition of subdivision, the applicant will be required to conduct a geotechnical investigation, performed by a qualified geotechnical professional, assessing the site soil conditions to determine the suitability of the onsite soils to support the proposed development, provide recommendations for the pipe bedding materials and to provide all other necessary geotechnical information.</li> </ul> <p><u>Transportation</u> - Section 400.0 requirements:</p> <ul style="list-style-type: none"> <li>• As a condition of subdivision, the applicant will be required to provide payment of the Transportation Offsite Levy in accordance with applicable levy at time of Subdivision approval for the total gross acreage of the lands proposed to be subdivided. As per the current levy bylaw, the estimated</li> </ul>

AGENCY	COMMENTS
	<p>levy payment owed at time of subdivision endorsement is \$161,634 (Base Levy + Special Area #2 Levy);</p> <ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant is required to construct a new paved mutual approach from Conrich Road to the two proposed lots in accordance with the County Servicing Standards. The applicant will also be required to provide a ROW plan and access easement to place on title for each lot for the use of the mutual approach; As a condition of subdivision, the applicant is required to remove and reclaim the existing approach on Conrich road to the subject lands</li> <li>As a condition of subdivision, the applicant is required construct a new graveled approach from TWP Road 244B to the remainder parcel in accordance with the County Servicing Standards;</li> <li>As Conrich Road is a high volume road slated to be upgraded to a major arterial road in the future, the County does not permit the construction of additional approaches onto the roadway. As the existing approach onto Conrich road is to be removed and replaced with a new mutual approach, the number of approaches on Conrich Road have not increased.</li> <li>As a condition of subdivision, the applicant is required to dedicate, by Plan of Survey a +/- 5.0m strip of land as road ROW along entire westerly boundary of subject lands and register an additional +/- 7.5m strip by Caveat. As per the Transportation Network Analysis prepared in support of the Conrich ASP, Conrich Road has been identified as a major arterial road requiring a future right of way of 50m (currently 25m in width).</li> </ul> <p><u>Sanitary/Waste Water</u> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> <li>As the subject lands are near to the existing wastewater collection system within the Cambridge Park Estates development, the County requires the proposed lots and remainder parcel to tie into piped municipal services. As a condition of subdivision, the applicant is required to enter into a Development Agreement with the County for the construction of sanitary service connections to each lot and a sanitary collection system from the subject lands to the existing collection system at the intersection of Cambridge Park Road and Conrich Road;</li> <li>As a condition of subdivision, the applicant will be required to provide payment of the Wastewater Offsite Levy in accordance with applicable levy at time of Subdivision approval for the total gross acreage of the lands proposed to be subdivided. As per the current levy bylaw, the estimated levy payment owed at time of subdivision endorsement is</li> </ul>

AGENCY	COMMENTS
	<p>\$54,436 (Three additional lots @ 0.855 cubic meters per lot);</p> <ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant will be required to provide a cost recovery payment for the use of the Conrich West Lateral Lift Station in accordance with the active Cost Recovery Agreement with Sage Properties Ltd. As per the Agreement, the estimated cost recovery owed at time of subdivision endorsement is \$58,016.5 + Interest.</li> </ul> <p><u>Water Supply And Waterworks</u> - Section 600.0 &amp; 800.0 requirements:</p> <ul style="list-style-type: none"> <li>As the subject lands are near to the existing water distribution system within the Cambridge Park Estates development, the County requires the proposed lots and remainder parcel to tie into piped municipal services. As a condition of subdivision, the applicant is required to enter into a Development Agreement with the County for the construction of water service connections to each lot and a water distribution system from the subject lands to the existing stub at the intersection of Cambridge Park Road and Conrich Road;</li> <li>As a condition of subdivision, the applicant is required to provide confirmation of tie-in to the Cambridge Park water distribution system for the proposed subdivision as per the approved Tentative Plan. The applicant will be required to provide: <ul style="list-style-type: none"> <li>Confirmation from the Cambridge Park Water Provider that adequate water supply is available for the proposed subdivision;</li> <li>Documentation showing that the necessary water supply has been purchased for all proposed lots;</li> <li>Documentation showing that all necessary water infrastructure will be installed and that the water supplier has approved the associated plans and specification (Servicing Agreement)</li> </ul> </li> <li>As a condition of subdivision, the applicant is required to provide design drawings for the water distribution and fire hydrant systems required to support the proposed subdivision meeting the requirements of the County Servicing Standards and Fire Hydrant Water Suppression Bylaw C-7152-2012.</li> </ul> <p><u>Storm Water Management</u> – Section 700.0 requirements:</p> <ul style="list-style-type: none"> <li>As a condition of subdivision, the applicant is required to provide an a Stormwater Management Plan for the proposed subdivision which and shall:</li> </ul>



AGENCY	COMMENTS
	<ul style="list-style-type: none"> <li>○ Identify all necessary infrastructure required to support the proposed subdivision (to be constructed under the Development Agreement);</li> <li>○ Identify any necessary easements and/or utility rights-of-way;</li> <li>○ Identify any necessary approvals from AEP for wetland loss and mitigation; and</li> <li>○ meet the requirements of the County Servicing Standards and the Conrich Master Drainage Plan;</li> <li>• As a condition of subdivision, the applicant will be required to provide an erosion and sediment control (ESC) plan, prepared by a qualified professional, addressing all ESC measures to be implemented during the construction of all infrastructure for the proposed development;</li> <li>• As a condition of subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with applicable levy at time of Subdivision approval for the total gross acreage of the lands proposed to be subdivided. As per the current levy bylaw, the estimated levy payment owed at time of subdivision endorsement is \$85,064</li> </ul> <p><u>Environmental</u> – Section 900.0 requirements:</p> <ul style="list-style-type: none"> <li>• ES has no requirements at this time;</li> <li>• The County Wetland Impact Model and Alberta Wetland Inventory does not identify any active wetlands within the subject lands</li> </ul>
Infrastructure and Operations - Maintenance	Due to historical flooding issues in this area, would recommend stormwater management plan.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Utility Services	No concerns.
Infrastructure and Operations - Road Operations	Applicant to confirm how he intends to access each of the 3 lots. If new approaches required, Applicant to contact Road Operations for new Approach Application.
Agriculture and Environmental Services - Solid Waste and Recycling	No comments

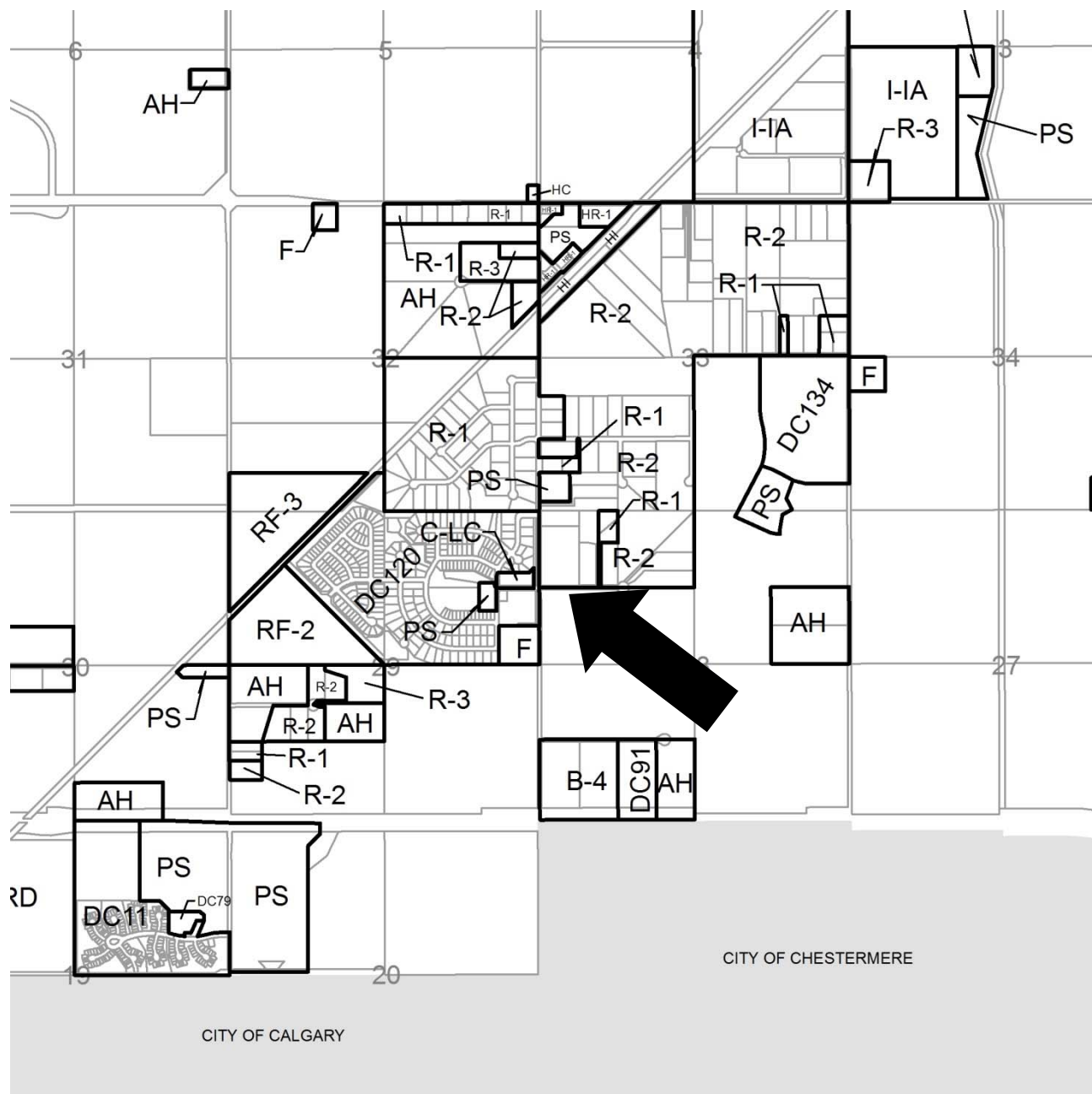


NW-28-24-28-W04M

Date: Dec 19, 2017

Division # 5

File: 04328021



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

NW-28-24-28-W04M

Date: Dec 19, 2017

Division # 5

File: 04328021

**Subdivision Proposal:** To create two  $\pm 1.62$  hectare ( $\pm 4$  acre) parcels with a  $\pm 3.04$  hectare ( $\pm 7.5$  acre) remainder.



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

**AIR PHOTO**

Spring 2016



**NW-28-24-28-W04M**

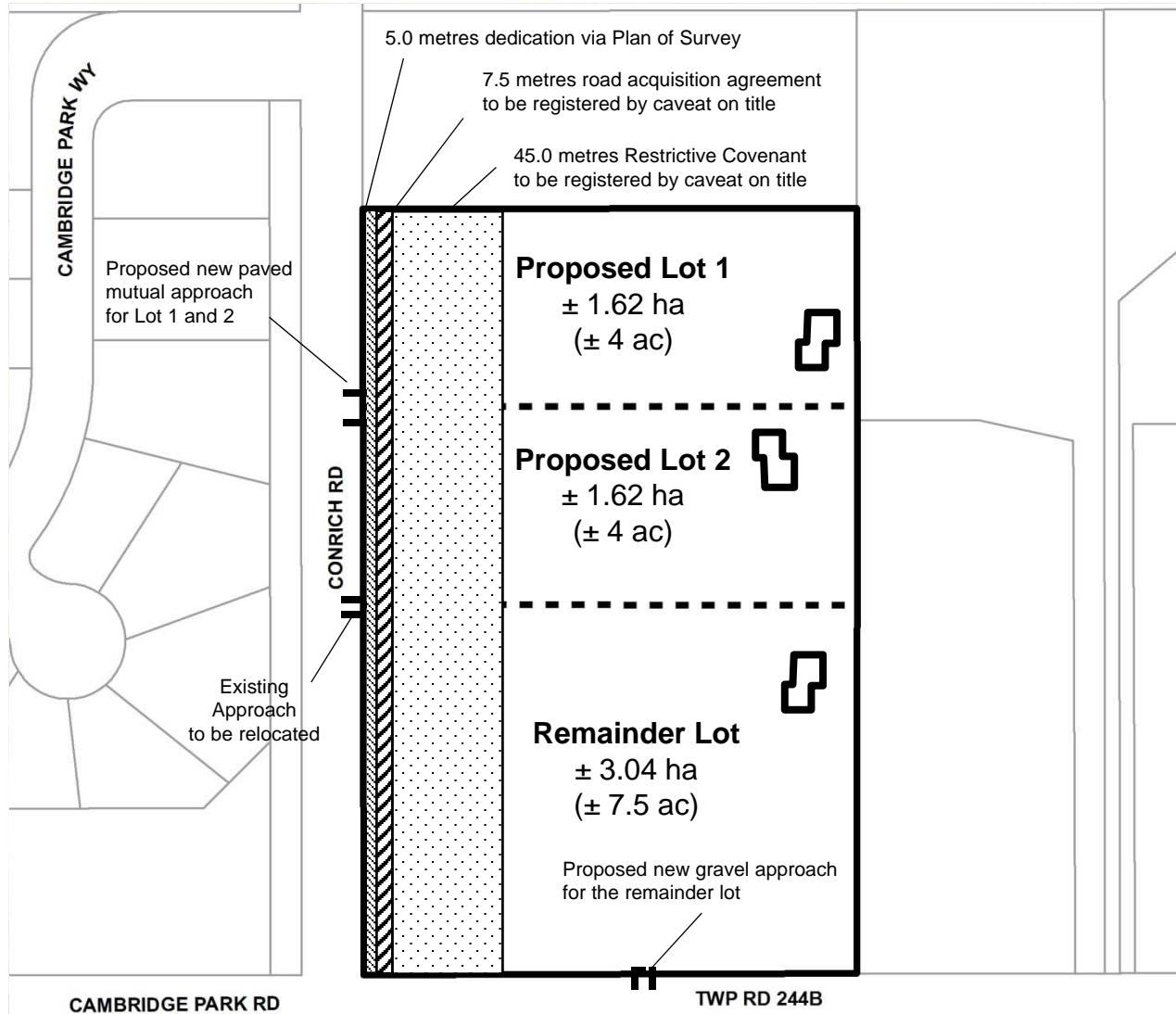
Date: Dec 19, 2017

Division # 5

File: 04328021






**Subdivision Proposal:** To create two  $\pm 1.62$  hectare ( $\pm 4$  acre) parcels with a  $\pm 3.04$  hectare ( $\pm 7.5$  acre) 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**

- Proposed Residences 
- Accessory Building 
- Approaches 

**TENTATIVE PLAN**



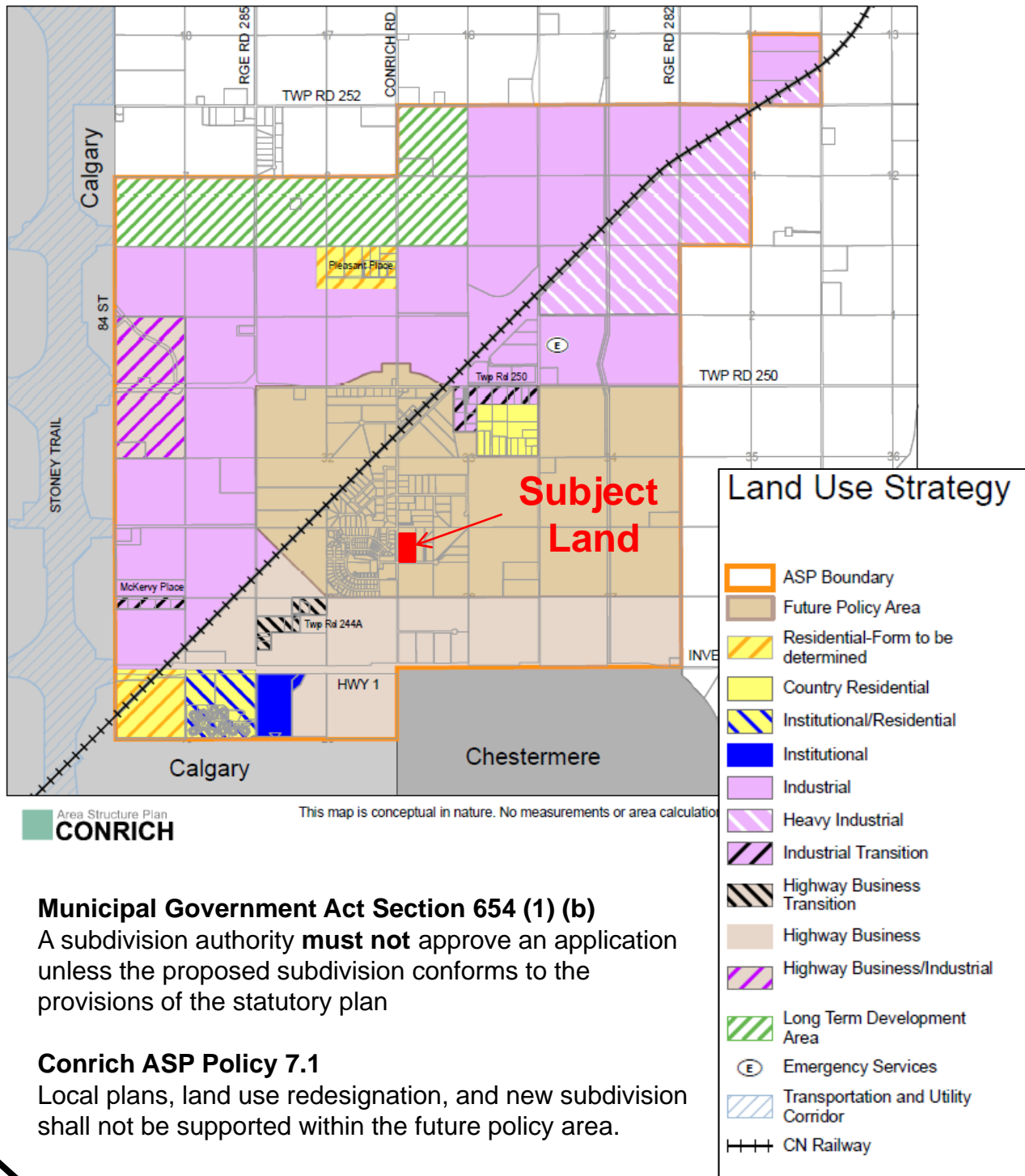
**NW-28-24-28-W04M**

Date: Dec 19, 2017

Division # 5

File: 04328021





## CONRICH AREA STRUCTURE PLAN

NW-28-24-28-W04M

Date: Dec 19, 2017

Division # 5

File: 04328021



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

## TOPOGRAPHY

*Contour Interval 2 M*



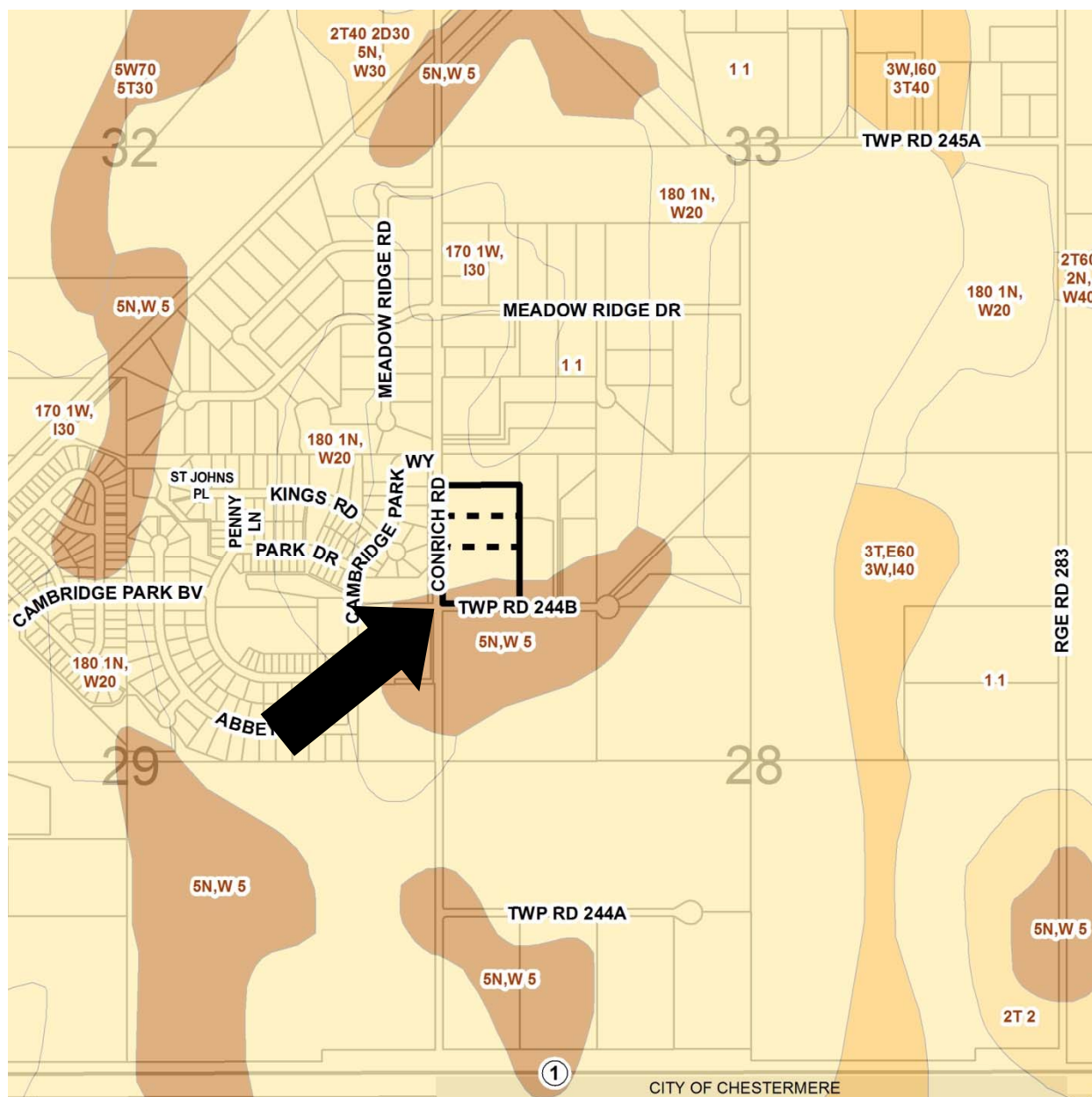
**NW-28-24-28-W04M**

Date: Dec 19, 2017

Division # 5

File: 04328021





**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

**CLI Class**

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

**Limitations**

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

**SOIL MAP**

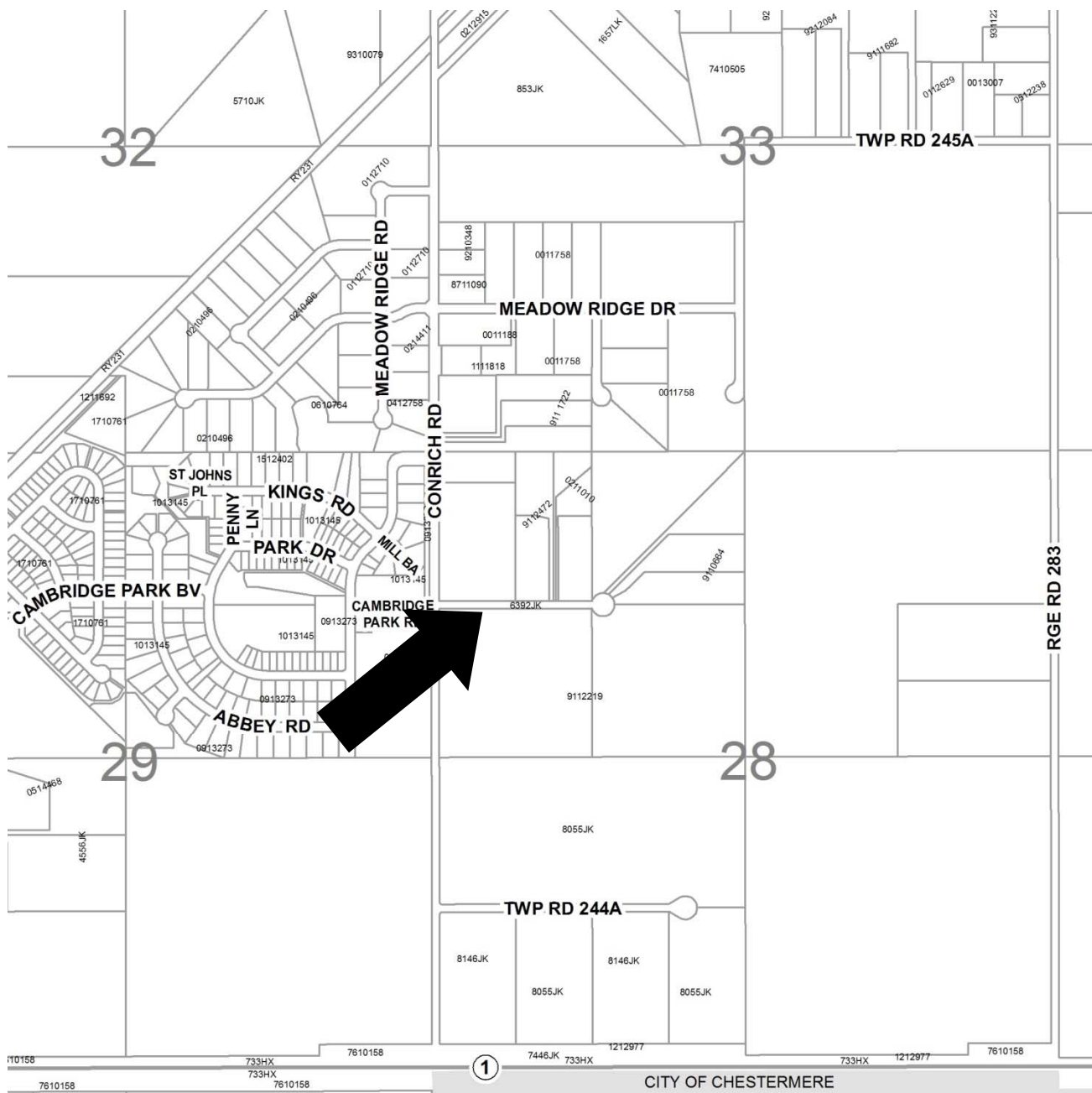


**NW-28-24-28-W04M**

Date: Dec 19, 2017

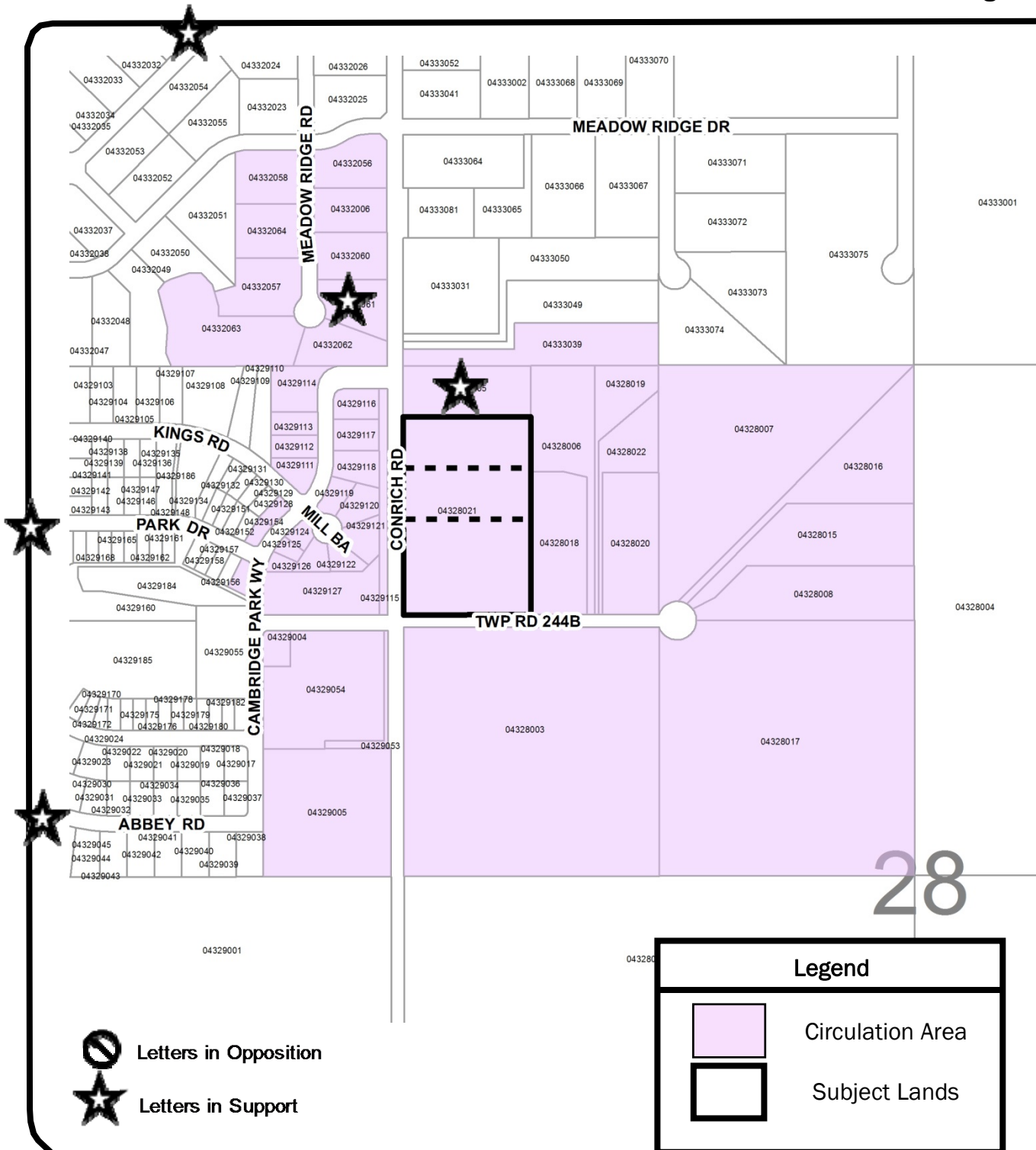
Division # 5

File: 04328021

**Legend – Plan numbers**

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

**HISTORIC SUBDIVISION MAP****NW-28-24-28-W04M**Date: Dec 19, 2017Division # 5File: 04328021



## LANDOWNER CIRCULATION AREA

NW-28-24-28-W04M

Date: Dec 19, 2017

Division # 5

File: 04328021



January 11, 2018

Attention: Johnson Kwan, County Contact

Email: jkwan@rockyview.ca

Recipient Name

911-32 Avenue NE,

Calgary, Alberta T2E 6X6

Recipient Address

RE: Application NO.: PL20170161 File No. 04328021

Dear Recipient Name,

To: Johnson Kwan.

We the undersigned, own property near the W ½ of LSD 13 NW 28-24-28 W04M. We support the application for the Subdivision of these lands to two 4-acre parcels, with a remaining 7.5 acres.

Sincerely



Charanjit S. Dhanda



Harminder Mangat

January 16, 2018

Attention: Johnson Kwan, County Contact

Email: jkwan@rockyview.ca

Recipient Name

911-32 Avenue NE,  
Calgary, Alberta T2E 6X6  
Recipient Address

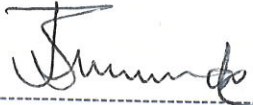
RE: Application NO.: PL20170161 File No. 04328021


Dear Recipient Name,

To: Johnson Kwan.

We the undersigned, own property near the W ½ of LSD 13 NW 28-24-28 W04M. We support the application for the Subdivision of these lands to two 4-acre parcels, with a remaining 7.5 acres.

Sincerely

  
(JASBIR S. MUNDI)

  
(AMRITPAL K. MUNDI)

Phor

January 16, 2018

Attention: Johnson Kwan, County Contact

Email: jkwan@rockyview.ca

Recipient Name

911-32 Avenue NE,

Calgary, Alberta T2E 6X6

Recipient Address

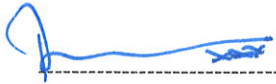
RE: Application NO.: PL20170161 File No. 04328021


Dear Recipient Name,

To: Johnson Kwan.

We the undersigned, own property near the W ½ of LSD 13 NW 28-24-28 W04M. We support the application for the Subdivision of these lands to two 4-acre parcels, with a remaining 7.5 acres.

Sincerely

  
RESHAM SIDHU

  
JAGWINDER SIDHU  
Add:

January 16, 2018

Attention: Johnson Kwan, County Contact

Email: jkwan@rockyview.ca

Recipient Name

911-32 Avenue NE,  
Calgary, Alberta T2E 6X6  
Recipient Address

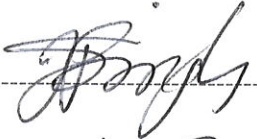
RE: Application NO.: PL20170161 File No. 04328021

Dear Recipient Name,

To: Johnson Kwan.

We the undersigned, own property near the W ½ of LSD 13 NW 28-24-28 W04M. We support the application for the Subdivision of these lands to two 4-acre parcels, with a remaining 7.5 acres.

Sincerely,

  
Tatinder Pawa

January 16, 2018

Attention: Johnson Kwan, County Contact

Email: jkwan@rockyview.ca

Recipient Name

911-32 Avenue NE,

Calgary, Alberta T2E 6X6

Recipient Address

RE: Application NO.: PL20170161 File No. 04328021

Dear Recipient Name,

To: Johnson Kwan.

We the undersigned, own property near the W ½ of LSD 13 NW 28-24-28 W04M. We support the application for the Subdivision of these lands to two 4-acre parcels, with a remaining 7.5 acres.

Sincerely,

  
-----  
GURMEET SINGH KAINTH



## PLANNING SERVICES

<b>TO:</b>	Subdivision Authority	<b>DIVISION:</b>	6
<b>DATE:</b>	May 8, 2018	<b>APPLICATION:</b>	PL20170182
<b>FILE:</b>	06224003/06/07		
<b>SUBJECT:</b>	Subdivision Item – Boundary Adjustment		

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

THAT Subdivision Application PL20170182 be approved with the conditions noted in Appendix A.

### **EXECUTIVE SUMMARY:**

The purpose of this application is to subdivide and consolidate three existing parcels in order to create four lots in total; one ± 2.50 hectares (± 6.20 acres) (Lot 1), one ± 11.81 hectares (± 29.2 acres) (Lot 2), one ± 22.17 hectares (± 54.8 acres) (Lot 3), and the other ± 21.57 hectares (± 53.3 acres) (Lot 4).

The lands consist of three titled parcels, each bisected by Highway 9. There are no existing dwellings or structures on the subject lands and agriculture has been the primary use. Lot 1 would be serviced by an individual groundwater well and private sewage treatment system. Proof of servicing would not be required on the other three proposed lots as they are large agricultural parcels.

As the lands are not located within the boundaries of an area structure plan or conceptual scheme, the County Plan and County Servicing Standards were used in the assessment of this application. Administration determined that:

- The subject lands hold the appropriate land use designation;
- The application meets County policies; and
- All technical considerations are addressed through the conditions of approval.

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

<b>PROPOSAL:</b> To subdivide and consolidate three existing parcels, in order to create four lots in total; one ± 2.50 hectares (± 6.20 acres) (Lot 1), one ± 11.81 hectares (± 29.2 acres) (Lot 2), one ± 22.17 hectares (± 54.8 acres) (Lot 3), and the other ± 21.57 hectares (± 53.3 acres) (Lot 4).	<b>GENERAL LOCATION:</b> Located on the east side of Range Road 271, bisected by Highway 9, approximately 1 mile north of the hamlet of Keoma.
<b>LEGAL DESCRIPTION:</b> NW-24-26-27-W04M, Plan RY 226, W 1/2-24-26-27-W04M	<b>GROSS AREA:</b> ± 58.07 hectares (± 143.50 acres)
<b>APPLICANT:</b> b&a Planning Group <b>OWNER:</b> Doreen June McKay & Arthur Griffith	<b>RESERVE STATUS:</b> Municipal Reserves are outstanding and comprise 10% of the parent parcel.
<b>LAND USE DESIGNATION:</b> Ranch and Farm Two District, Residential Two District, and	<b>LEVIES INFORMATION:</b> Transportation Off-

<sup>1</sup> **Administration Resources**  
 Jamie Kirychuk, Planning Services  
 Gurbir Nijjar, Engineering Services

Agricultural Holdings District	Site Levy is applicable in this case.
<b>DATE SUBDIVISION DEEMED COMPLETE:</b> November 14, 2017	<b>APPEAL BOARD:</b> Subdivision and Development Appeal Board
<b>TECHNICAL REPORTS SUBMITTED:</b> <ul style="list-style-type: none"> <li>Level I Private Sewage Treatment System Assessment</li> </ul>	<b>LAND USE POLICIES AND STATUTORY PLANS:</b> <ul style="list-style-type: none"> <li>County Plan (C-7280-2013)</li> <li>Land Use Bylaw (C-4841-97)</li> </ul>

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

The application was circulated to 11 adjacent landowners, to which no responses were received. The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

#### **HISTORY:**

- January 28, 2014** Application 2013-RV-043 was approved, redesignating the subject lands from Ranch and Farm District to Ranch and Farm Two District, Agricultural Holdings District, and Residential Two District,
- 2010** Alberta Transportation registers Road Plan 101194320 to realign Highway 9, effectively severing the three existing parcels of land.
- 1910** Plan RY226 is registered for the purposes of the Canadian Pacific Railway. The lands on either side of the railway are divided into separate parcels.

#### **TECHNICAL CONSIDERATIONS:**

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

a) The site's topography

The topography slopes gently from the southwest to the southeast of the quarter section. There are several low lying areas and potential wetlands distributed throughout the subject lands. A tributary of Crossfield Creek flows across proposed lots 2, 3, and 4.

No further concerns.

Conditions: None

b) The site's soil characteristics

The soils on-site are Class 2, 3, and 6 ranging from slight to severe limitations due to temperature, low moisture holding conditions, low permeability, and excessive wetness. As these conditions are existing, there are no concerns that soil conditions would have an impact on future development of the lands.

Conditions: None



c) Stormwater collection and disposal

This subdivision does not warrant a Stormwater Management Plan as the development of a dwelling would have minimal impact on drainage patterns. There is no requirement for a stormwater management plan at this time.

No further concerns.

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.

No further concerns.

Conditions: None

e) Accessibility to a road

Access to Lots 1 through 4 would be provided via existing approaches from Township Road 264, Range Road 271, and Highway 9. Alberta Transportation indicated that the existing approach off Highway 9 could continue to be used to access Lot 2; however, a 30 m service road dedication (by caveat) would be required along the Highway 9 frontage.

The Transportation Off-Site Levy is owing for the gross area of Lot 1 ( $\pm 6.20$  acre parcel) and 1.2 hectares (3.0 acres) of Lot 2 ( $\pm 29.2$  acre parcel). The Levy shall be deferred at this time for Lots 3, and 4 as the parcels are greater than 9.88 acres in size.

- The levy payment owed at the time of subdivision endorsement would be \$42,274.00.

Conditions: 2, 5

f) Water supply, sewage and solid waste disposal

As the proposed Lots 1 and 2 are less than 30 acres in size, the applicant is required to demonstrate adequate servicing as per County Policy #411 (Residential Water & Sewer Requirements). In order to confirm provision of servicing to Lot 1, a Level I PSTS Assessment was provided. The report confirms that the site is appropriate for the construction of a Private Sewage Treatment System. As a condition of subdivision, the applicant would be required to provide an update to the Level I PSTS Assessment taking into consideration the soil conditions within the proposed Lot 2 to determine if the parcel is suitable to support a PSTS. As a condition of subdivision, the Applicant would be required to provide a well driller's report confirming the pump rates and location of the wells to be drilled within Lots 1 and 2.

Because Lots 3 and 4 are larger than 30 acres, proof of serviceability is not required at this time.

Conditions: 3, 4

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 the hamlet of Keoma to the south. No impacts to adjacent land uses were identified as a result of the proposed subdivision.



Conditions: None

h) Other matters

*Municipal Reserves*

Municipal Reserves are outstanding in the amount of 10% of the lands. As this location has not been identified for future Municipal Reserve acquisition to support public parks, open space, or pathway and trail development, dedication of lands is not required. Additionally, as the County Plan does not support further fragmentation of the lands, future subdivision of the parcels is unlikely. As such, Administration recommends that Municipal Reserves, comprising of 10% of the subject parcel, is taken on Lot 1 and deferred via caveat on Lots 2, 3, and 4.

- The Applicant provided a land value appraisal, conducted by Weleschuk Associates Ltd. (File No. 17-2164, dated November 3<sup>rd</sup>, 2017). The appraisal placed the value of the lands at \$9,000.00 per acre. 10% of the area of Lot 1 equates to 0.62 acres, or \$5,580.00.

Condition: 7

**POLICY CONSIDERATIONS:**

As the subject lands are not located within the boundaries of an area structure plan or conceptual scheme, the application was evaluated in accordance with the County Plan at the time of the redesignation application, 2013-RV-043. At that time, it was determined that the application satisfied the agricultural policies of the County Plan.

**CONCLUSION:**

The application is consistent with the policies of the County Plan, and holds the appropriate land use designation for the intended parcel sizes. All technical issues are addressed through the conditions of approval. Therefore, Administration recommends approval of this application, in accordance with **Option # 1.**

**OPTIONS:**

- Option #1: THAT Subdivision Application PL20170182 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20170182 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Kent Robinson”

---

General Manager

---

Interim County Manager

JK/rp

**APPENDICES:**

APPENDIX ‘A’: Approval Conditions  
APPENDIX ‘B’: Application Referrals  
APPENDIX ‘C’: Map Set

**APPENDIX 'A': APPROVAL CONDITIONS**

- A. That the application to subdivide and consolidate three existing parcels, in order to create four lots in total - one  $\pm$  2.50 hectares ( $\pm$  6.20 acres) (Lot 1), one  $\pm$  11.81 hectares ( $\pm$  29.2 acres) (Lot 2), one  $\pm$  22.17 hectares ( $\pm$  54.8 acres) (Lot 3), and the other  $\pm$  21.57 hectares ( $\pm$  53.3 acres) (Lot 4) from NW-24-26-27-W04M, Plan RY 226, and W 1/2-24-26-27-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. Having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with statutory policy;
  2. The subject lands hold the appropriate land use designation;
  3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The Owner is required, at their expense, to complete all conditions attached to and forming part of this conditional subdivision approval prior to Rocky View County (the County) authorizing final subdivision endorsement. This requires submitting all documentation required to demonstrate each specific condition has been met, or agreements (and necessary securities) have been provided to ensure the condition will be met, in accordance with all County Policies, Standards and Procedures, to the satisfaction of the County, and any other additional party named within a specific condition. Technical reports required to be submitted as part of the conditions must be prepared by a Qualified Professional, licensed to practice in the Province of Alberta, within the appropriate field of practice. The conditions of this subdivision approval do not absolve an Owner from ensuring all permits, licenses, or approvals required by Federal, Provincial, or other jurisdictions are obtained.
- C. Further, in accordance with Section 654 and 655 of the *Municipal Government Act*, the application shall be approved subject to the following conditions of approval:

*Plan of Subdivision*

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

*Transportation and Access*

- 2) The Owner is to dedicate, by caveat, a 30 m wide service road along the highway frontage boundary of proposed Lot 2, to the satisfaction of Alberta Transportation.

*Site Servicing*

- 3) Water is to be supplied by individual wells on Lots 1 & 2. The subdivision shall not be endorsed until:
  - a) The Owner has provided a Well Driller's Report to demonstrate that an adequate supply of water is available for Lot 1 and Lot 2;
  - b) Verification is provided that each well is located within each respective proposed lot's boundaries.
  - c) It has been demonstrated that the new wells are capable of supplying a minimum of one (1) IGPM of water for household purposes.
- 4) The owner shall provide an update to the Level I PSTS Assessment prepared for the proposed subdivision prepared by Sedulous Engineering Ltd. dated November 2017 taking into



consideration the soil conditions within the proposed Lot 2 to determine if the parcel is suitable to support a PSTS

#### *Payments and Levies*

- 5) 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 for the total gross acreage of Lot 1 and three acres of Lot 2.
  - b) The TOL will be deferred on Lots 3, and 4.
- 6) The Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one new lot.

#### *Municipal Reserves*

- 7) The provision of Reserve in the amount of 10% of the area of Lot 1, as determined by the Plan of Survey, is to be provided by payment of cash-in-lieu in accordance with the per acre value as listed in the land appraisal prepared by Weleschuk Associates Ltd. File No. 17-2164 on November 3, 2017 pursuant to Section 666(3) of the *Municipal Government Act*;
  - a) Reserves for Lot 2, 3, and 4 are to be deferred by caveat, pursuant to Section 669(2) 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 the County prior to signing the final documents pursuant to Section 654(1) of the *Municipal Government Act*.

#### **D. SUBDIVISION AUTHORITY DIRECTION**

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

**APPENDIX 'B': APPLICATION REFERRALS**

<b>AGENCY</b>	<b>COMMENTS</b>
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	No comments received.
Public Francophone Education	No comments received.
Catholic Francophone Education	No comments received.
<i>Province of Alberta</i>	
Alberta Environment and Sustainable Resource Development (Public Lands)	No comments received.
Alberta Transportation	<p>This will acknowledge receipt of your circulation memorandum regarding the above noted proposal, which must meet the requirements of Section 14 and Section 15 of the Subdivision and Development Regulation, due to the proximity of Highway 9. Presently, the application does not appear to comply with any category of Section 14 or Section 15 of the Regulation.</p> <p>The department recognizes that the application involves the creation of only one additional parcel of land. In addition, the municipal road system (Range Road 271, Township Road 264) can provide access to three of the proposed parcels and the existing highway intersection with the municipal road appears to be adequate. Therefore, the proposal would appear to have a minimal impact on Highway 9.</p> <p>Alberta Transportation, therefore, is not opposed to the proposal and, in this instance the department grants an unconditional waiver of the requirements of Section 14 of the Regulation.</p> <p>As outlined in Section 15 of the Subdivision and Development Regulation, a 30-metre wide service road right of way (dedication by caveat or other means satisfactory to Rocky View County) parallel and adjacent to Highway 9 along the highway frontage of the proposed± 11.81 hectare parcel known as (Lot 2) is required. 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">http://www.transportation.alberta.ca</a>. No additional access to Highway 9 will be permitted.</p>

<b>AGENCY</b>	<b>COMMENTS</b>
	Pursuant to Section 678(2)(a) of the Municipal Government Act, the proposed subdivision falls within the referral distance outlined in Section S(S)(d) of the Subdivision and Development Regulation, and therefore any appeals with respect to this subdivision application will be heard by the Municipal Government Board.
Alberta Culture and Community Spirit (Historical Resources)	Not required for circulation.
Energy Resources Conservation Board	No comments received.
Alberta Health Services	No comments received.
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comments received.
FortisAlberta	No requirements.
Telus Communications	No comments received.
TransAlta Utilities Ltd.	No comments received.
Rockyview Gas Co-op Ltd.	No comments received.
<i>Other External Agencies</i>	
EnCana Corporation	No comments received.
<i>Rocky View County Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldman	Agricultural Services Staff Comments: the subdivision of an agriculturally zoned quarter section into four parcels is not supported by policy. If this application is approved, the application of the Agricultural Boundary Design Guidelines would be beneficial in buffering the residential land use from the agricultural land uses surrounding the parcels. The guidelines would help mitigate areas of concern including: trespass, litter, pets, noise and concern over fertilizers, dust & normal agricultural practices.
Recreation Board	No comments received.

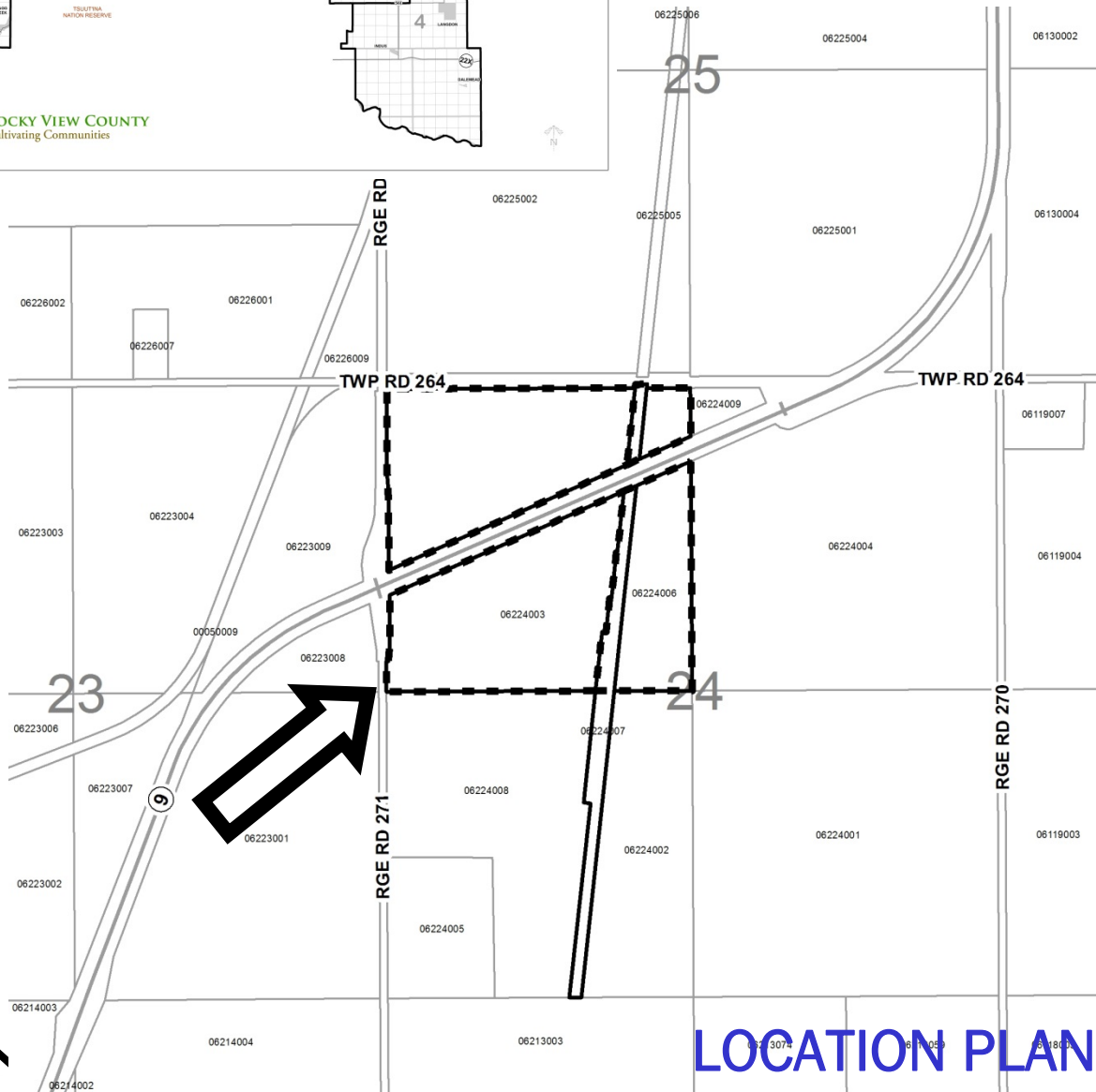
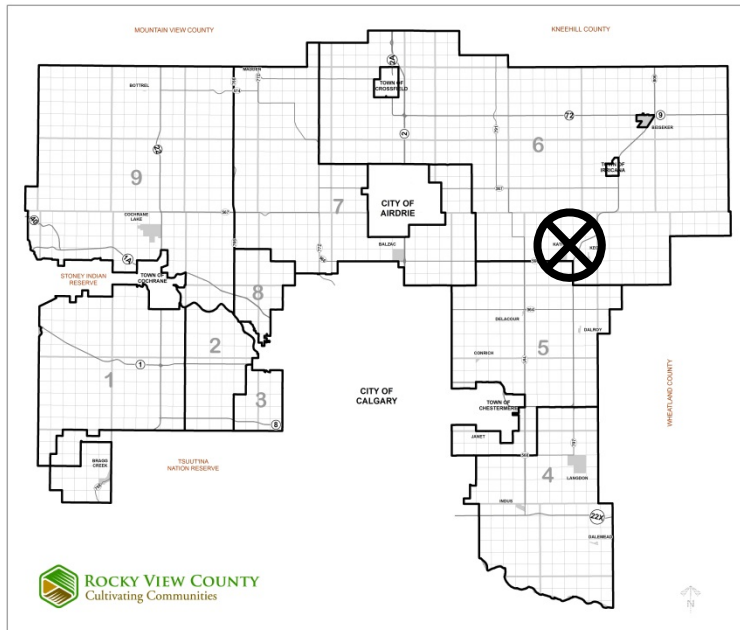
AGENCY	COMMENTS
<i>Internal Departments</i>	
Municipal Lands	As this location has not been identified for future Municipal Reserve acquisition to support public park, open space, pathway or trail development; the Municipal Lands office recommends taking cash in lieu for all reserves owing.
Development Authority	No comments received.
GeoGraphics	No comments received.
Building Services	No comments received.
Emergency Services	
Enforcement Services	<ul style="list-style-type: none"><li>No concerns</li></ul>
Fire Services	<ul style="list-style-type: none"><li>No comments.</li></ul>
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>As Lot 3 (± 54.8 acre) and Lot 4 (± 53.3 acre) are both greater than 30 acres in size, there are no further servicing requirements for these parcels.</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>ES has no requirements at this time;</li><li>As a condition of subdivision, the applicant will be required to provide payment of the Transportation Off-site Levy in accordance with Bylaw C-7356-2014 for the gross area of Lot 1 (± 6.20 acre parcel) and 1.2 hectares (3.0 acres) of Lot 2 (Agricultural Holdings parcel). The Levy shall be deferred at this time for Lots 3 – 4 as the parcels are greater than 9.88 acres in size. The estimated levy payment owed at time of subdivision endorsement is \$42,274;</li><li>As per the application, the applicant is proposing to consolidate the decommissioned rail parcel (Plan: RY 226)</li></ul>

AGENCY	COMMENTS
	<p>into Lots 1 and 2. As approaches from Highway 9 and TWP Road 264 exist to the decommissioned rail parcel which is to be consolidated with Lots 1 and 2, ES has no further concerns with access to these parcels</p> <ul style="list-style-type: none"> <li>Approaches exist from TWP Road 264 to Lot 4 (<math>\pm</math> 53.3 acre parcel), Range Road 271 to Lot 3 (<math>\pm</math> 54.8 acre parcel) and from Highway 9 to Lot 2 (<math>\pm</math> 29.2 acre parcel) . ES has no further concerns;</li> </ul> <p><b><u>Sanitary/Waste Water</u></b> - Section 500.0 requirements:</p> <ul style="list-style-type: none"> <li>As part of the application, the applicant provided a Level I PSTS Assessment for the proposed subdivision prepared by Sedulous Engineering Ltd. dated November 2017. The assessment took into consideration the characteristics of the onsite soils and surface conditions and concludes that the proposed Lot 1 (<math>\pm</math> 6.20 acre parcel) is suitable for a conventional PSTS. ES has no further concerns.</li> <li>As the proposed Lot 2 (<math>\pm</math> 29.2 acre parcel) is less than 30 acres in size, the applicant is required to demonstrate adequate servicing as per County Policy #411 (Residential Water &amp; Sewer Requirements). As a condition of subdivision, the applicant will be required to provide an update to the Level I PSTS Assessment for the proposed subdivision prepared by Sedulous Engineering Ltd. dated November 2017 taking into consideration the soils within the proposed Lot 2 to determine if the parcel is suitable to support a PSTS</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 a condition of subdivision, the applicant will be required to drill a new well on the proposed Lot 1 (<math>\pm</math> 6.20 acre parcel) and provide the County with a Well Driller's Report confirming a minimum pump rate of 1 iGPM or greater</li> <li>As the proposed Lot 2 (<math>\pm</math> 29.2 acre parcel) is less than 30 acres in size, the applicant is required to demonstrate adequate servicing as per County Policy #411 (Residential Water &amp; Sewer Requirements). As a condition of subdivision, the applicant will be required to drill a new well on the proposed Lot 2 (<math>\pm</math> 29.2 acre parcel) and provide the County with a Well Driller's Report confirming a minimum pump rate of 1 iGPM or greater</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>A tributary to Crossfield Creek exists through the subject lands. ES have no concerns at this time.</li> </ul>



AGENCY	COMMENTS
Infrastructure and Operations - Maintenance	No issues.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Applicant to confirm how he intends to access each of the 4 new lots. If needs new approach or if upgrading an existing approach will need to contact County Road Operations for approach application.
Infrastructure and Operations – Utility Services	No concerns.

Circulation Period: December 8 – December 29, 2018



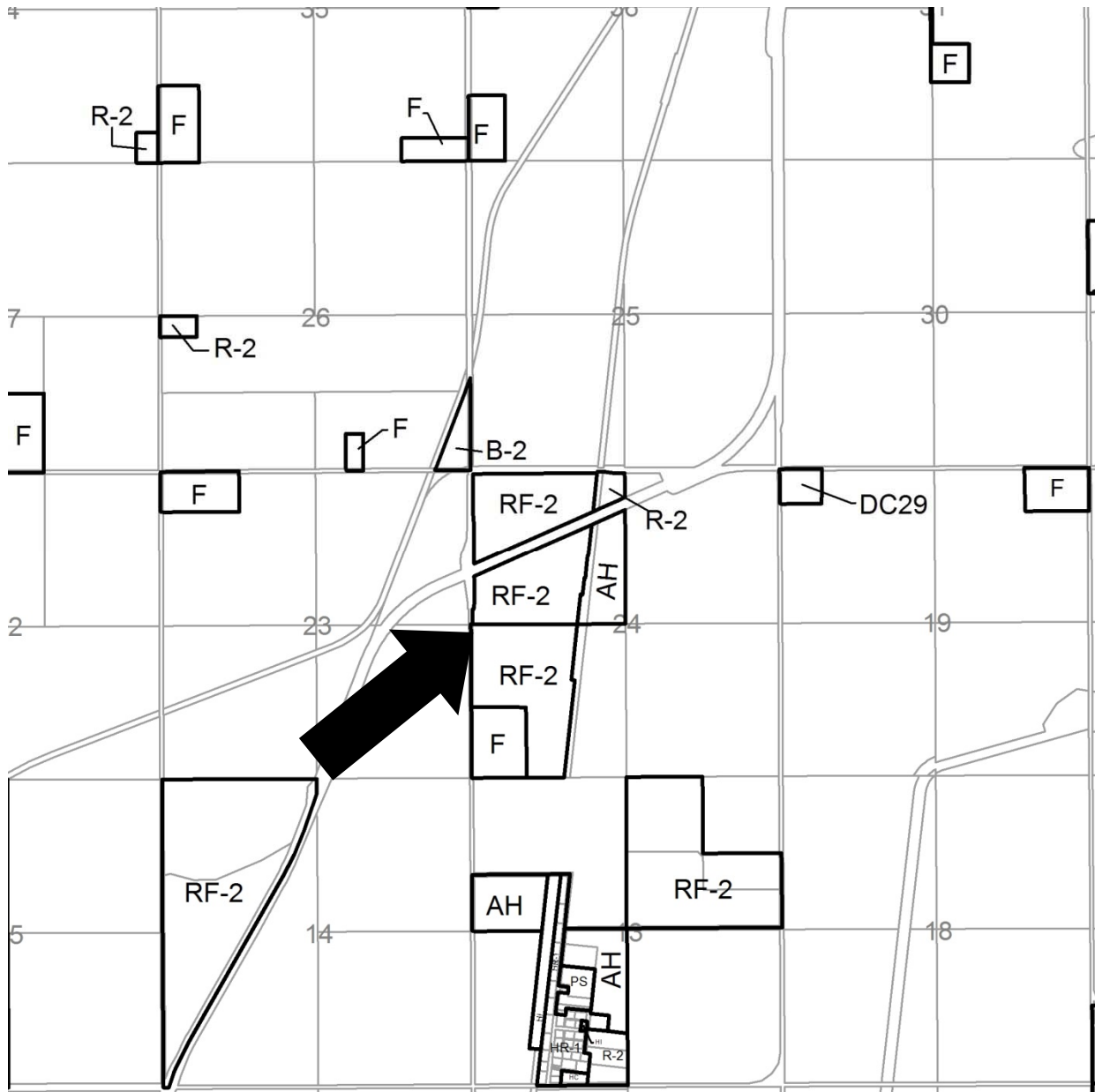
LOCATION PLAN

NW, W1/2-24-26-27-W04M

Date: Nov 21, 2017

Division # 6

File: 06224003, 06224006, 06224007



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

## LAND USE MAP



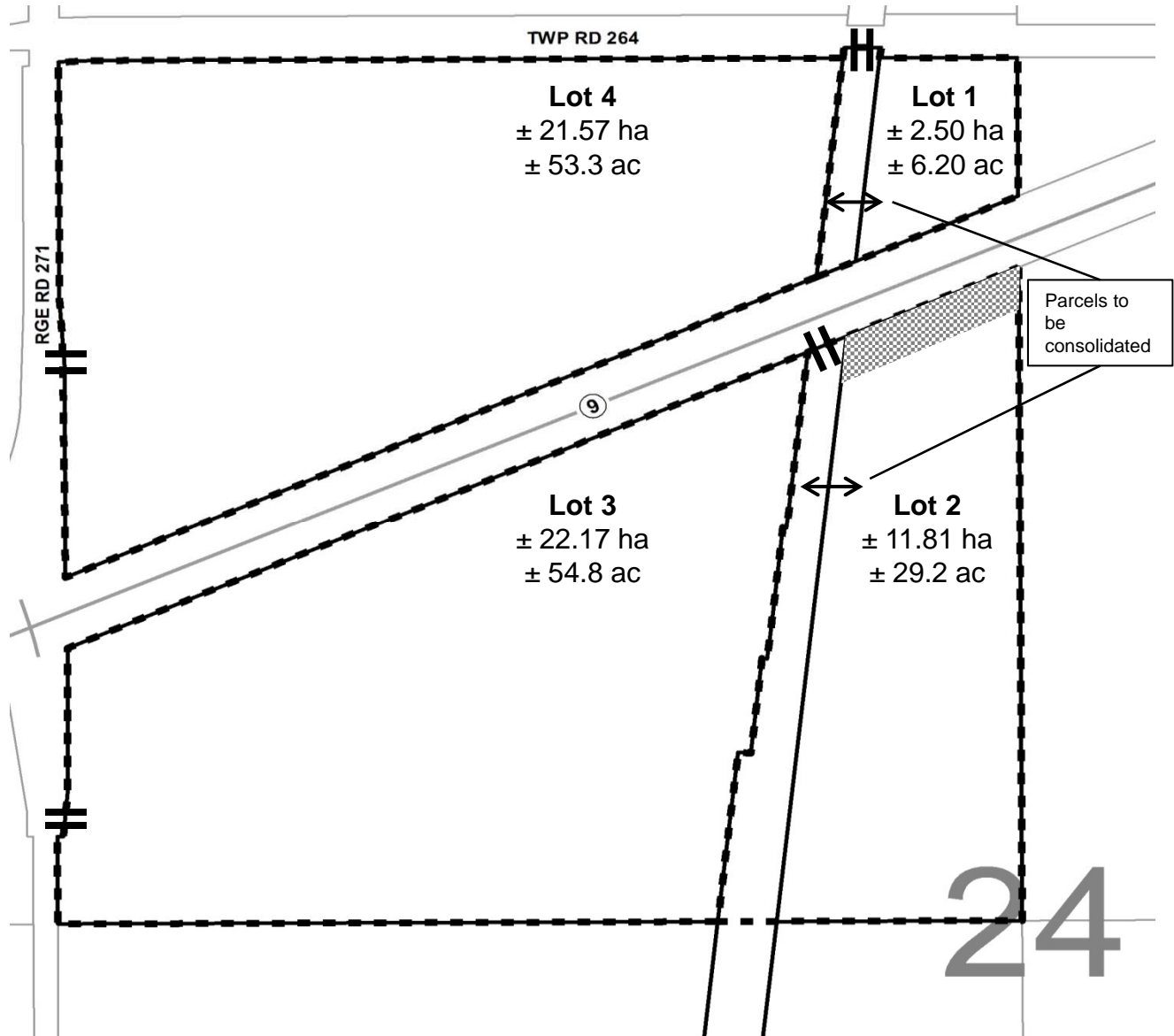
NW, W1/2-24-26-27-W04M

Date: Nov 21, 2017

Division # 6

File: 06224003, 06224006, 06224007

**Subdivision Proposal:** To subdivide and consolidate three existing parcels, in order to create four lots in total; one  $\pm 2.50$  ha ( $\pm 6.20$  ac) (Lot 1), one  $\pm 11.81$  ha ( $\pm 29.2$  ac) (Lot 2), one  $\pm 22.17$  ha ( $\pm 54.8$  ac) (Lot 3), and the other  $\pm 21.57$  ha ( $\pm 53.3$  ac) (Lot 4)



**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**

Existing Approach	=
30m Service Road AT	▨

**TENTATIVE PLAN**



**NW, W1/2-24-26-27-W04M**

Date: Nov 21, 2017

Division # 6

File: 06224003, 06224006, 06224007





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

**TOPOGRAPHY**

*Contour Interval 2 M*



**NW, W1/2-24-26-27-W04M**

Date: Nov 21, 2017

Division # 6

File: 06224003, 06224006, 06224007





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

**AIR PHOTO**

*Spring 2016*

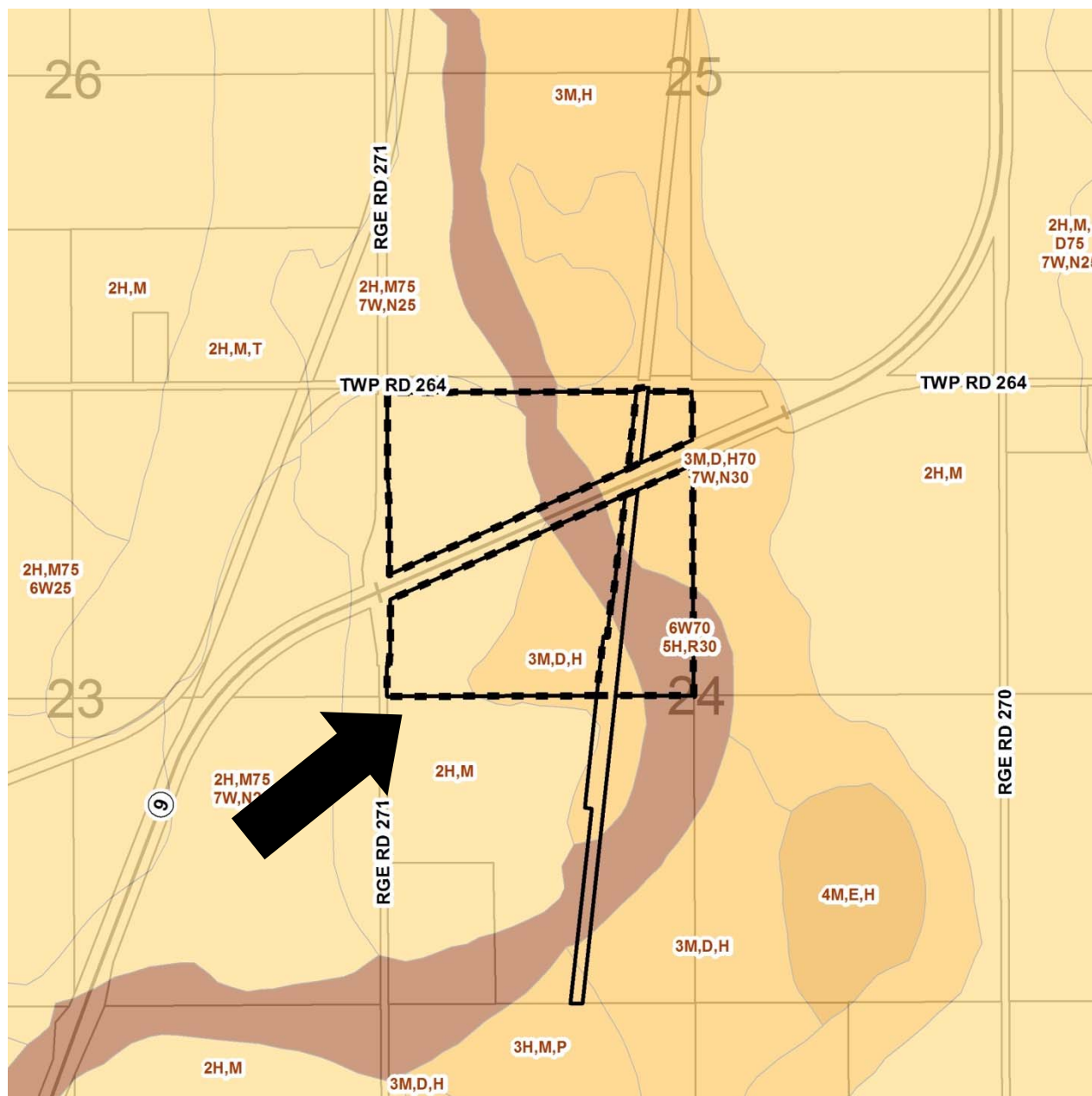


**NW, W1/2-24-26-27-W04M**

Date: Nov 21, 2017

Division # 6

File: 06224003, 06224006, 06224007



**LAND CAPABILITY CLASSIFICATION LEGEND**  
*Limitations refer to cereal, oilseeds and tame hay crops*

**CLI Class**

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

**Limitations**

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

**SOIL MAP**



**NW, W1/2-24-26-27-W04M**

Date: Nov 21, 2017

Division # 6

File: 06224003, 06224006, 06224007



### Legend – Plan numbers

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

# HISTORIC SUBDIVISION MAP

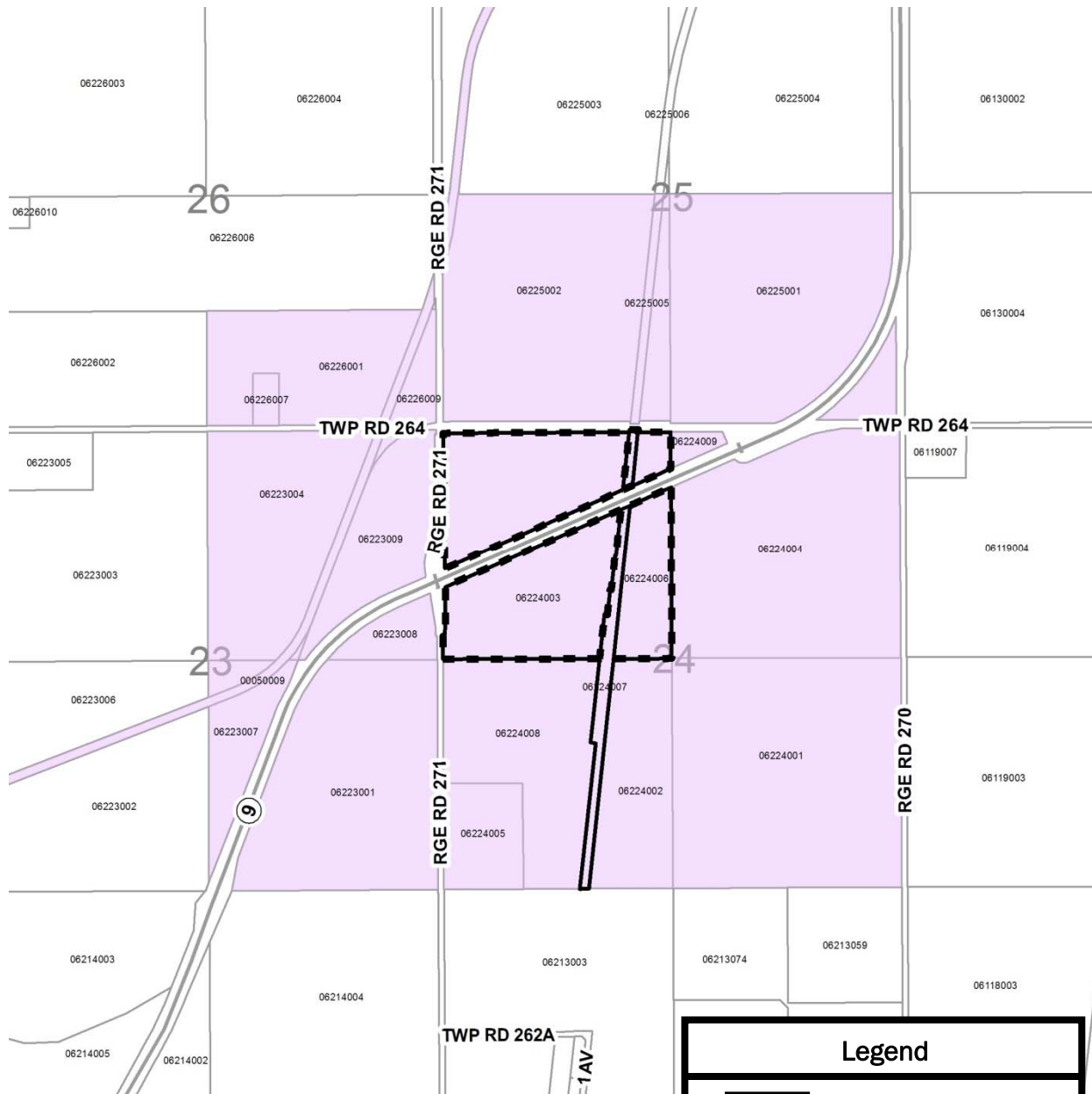
**NW, W1/2-24-26-27-W04M**

**06224003, 06224006,  
06224007**

**Date:** Nov 21, 2017

## Division # 6

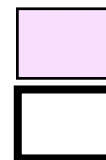
**File:** 06224007



Letters in Opposition

Letters in Support

### Legend



Circulation Area

Subject Lands

## LANDOWNER CIRCULATION AREA

NW, W1/2-24-26-27-W04M

Date: Nov 21, 2017

Division # 6

File: 06224003, 06224006, 06224007