

Council Meeting Agenda

July 10, 2018

9:00 a.m.



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

CALL MEETING TO ORDER

UPDATES/ACCEPTANCE OF AGENDA

A CONFIRMATION OF MINUTES

1. June 26, 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 June 12, 2018 and June 19, 2018.

MORNING APPOINTMENTS 10:00 A.M.

1. Division 7 – File: PL20170150 (06516014)
Bylaw C-7727-2017 – Conceptual Scheme – Calterra Estates Conceptual Scheme Amendment

Note: This item should be considered concurrently with item J-1

Staff Report

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D GENERAL BUSINESS

1. All Divisions– File: 06809018 – Response to Notice of Motion – Removal of Lands Leased by the Cochrane and District Agricultural Society from Disposal List

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2. All Divisions– File: 4060-200 – City of Calgary Master Servicing Agreement – Wastewater

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3. All Divisions– File: N/A – Public Consultation for Proposed Off-Site Levy Bylaws

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Council Meeting Agenda

July 10, 2018

9:00 a.m.



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

E BYLAWS

1. Division 1 – File: 1025-700/1007-100 – Bylaw C-7803-2018 – Transfer of Lands to Rocky View County and Designation of Public Utility Lot

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F UNFINISHED BUSINESS

- None

G COUNCIL REPORTS

H MANAGEMENT REPORTS

- None

I NOTICES OF MOTION

- None

J SUBDIVISION APPLICATIONS

1. Division 7 – File: PL20170030 (06516014) – Subdivision Item – Residential One District

Note: This item should be considered concurrently with item C-1

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2. Division 5 – File: PL20180037 (03329002) – Subdivision Item – Recreation Business District – Janet ASP

Staff Report

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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 – 32nd Avenue NE, Calgary, Alberta on June 26, 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:

- R. McDonald, Interim County Manager
- K. Robinson, General Manager
- B. Riemann, General Manager
- C. O'Hara, General Manager
- A. Keibel, Manager, Legislative and Legal Services
- C. McCullagh, Manager, Recreation and Community Services
- L. Wesley-Riley, Manager, Enforcement Services
- R. Barss, Manager, Intergovernmental Affairs
- M. Wilson, Planning Supervisor, Planning Services
- N. Ali, Intergovernmental Affairs Analyst, Intergovernmental Affairs
- J. Kirychuk, Planner, Planning Services
- J. Kwan, Planner, Planning Services
- S. Kunz, 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.

1-18-06-26-01

Updates/Acceptance of Agenda

MOVED by Deputy Reeve Gautreau that the June 26, 2018 Council meeting agenda be accepted as presented.

Carried

1-18-06-26-02

Confirmation of Minutes

MOVED by Deputy Reeve Gautreau that the June 12, 2018 Council meeting minutes be accepted as amended.

Carried

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1-18-06-26-05 (D-1)

Division 5 – Langdon Community Association Emergency Funding Request

File: 6060-300

MOVED by Councillor Schule that the Langdon Community Association's emergency request for \$3,425.00 to assist with replacing the Langdon Fieldhouse water well pump and electrical line be approved from the Bow North Recreation District in the Public Reserve.

Carried

1-18-06-26-06 (D-2)

Division 4 & 5 – Strathmore RCMP Watch Clerk Position

File: 3000-300

MOVED by Councillor Schule that Administration be authorized to enter into a one year agreement with the Town of Strathmore to fund a watch clerk for the Strathmore RCMP Detachment.

Carried

MOVED by Deputy Reeve Gautreau that the budget adjustment be approved as per Attachment 'A'.

Carried

1-18-06-26-07 (D-3)

All Divisions – Intermunicipal Collaboration Framework – Terms of Reference for Rural Municipalities

File: 1034-500

MOVED by Deputy Reeve Gautreau that the Intermunicipal Collaboration Framework Terms of Reference that guides County participation in the development of the Intermunicipal Collaboration Frameworks for the Municipal District of Bighorn, Kneehill County, Mountain View County, and Wheatland County be adopted as per Attachment 'A'.

Carried

1-18-06-26-08 (D-4)

All Divisions – Intermunicipal Development Plan - Terms of Reference for Rural Municipalities

File: 1011-100

MOVED by Deputy Reeve Gautreau that the Joint Terms of Reference for the Rocky View County and Municipal District of Bighorn Intermunicipal Development Plan be approved as per Attachment 'A'.

Carried

MOVED by Councillor McKylor that the Joint Terms of Reference for the Rocky View County and Mountain View County Intermunicipal Development Plan be approved as per Attachment 'B'.

Carried

MOVED by Councillor Henn that the Joint Terms of Reference for the Rocky View County and Kneehill County Intermunicipal Development Plan be approved as per Attachment 'C'.

Carried

MOVED by Deputy Reeve Gautreau that the Joint Terms of Reference for the Rocky View County and Wheatland County Intermunicipal Development Plan be approved as per Attachment 'D'.

Carried

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1-18-06-26-09 (E-1)

All Divisions – Bylaw C-7768-2018 – Council Code of Conduct

File: 0170

MOVED by Councillor Schule that section 44 of Bylaw C-7768-2018 be amended as follows:

“Unless excused by Council, every Councillor ~~must~~ **should** attend any other training organized at the direction of Council for the benefit of Councillors throughout the Council term.”

Carried

MOVED by Councillor Henn that Bylaw C-7768-2018 be given first reading as amended.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7768-2018 be given seconding reading as amended.

Carried

MOVED by Councillor Kissel that Bylaw C-7768-2018 be considered for third reading as amended.

Carried

MOVED by Councillor Henn that Bylaw C-7768-2018 be given third reading as amended.

Carried

MOVED by Deputy Reeve Gautreau that Rocky View County Council Policy 194, “Councillor Code of Conduct” be rescinded.

Carried

The Chair called for a recess at 9:57 a.m. and called the meeting back to order at 10:11 a.m. with all previously mentioned members present.

1-18-06-26-03 (C-1)

Division 4 – Bylaw C-7790-2018 – Redesignation Item – Residential Two District to Business Industrial Campus District

File: PL20170134 (03316008)

MOVED by Councillor Schule that the public hearing for item C-1 be opened at 10:12 a.m.

Carried

Person(s) who presented: Paul Schneider, Applicant

Person(s) who spoke in favour: Rejean Levesque, Resident
Jan Rozek, Landowner

Person(s) who spoke in opposition: None

Person(s) who spoke in rebuttal: None

MOVED by Councillor Schule that the public hearing for item C-1 be closed at 10:50 a.m.

Carried

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MOVED by Councillor Schule that Bylaw C-7790-2018 be given first reading.

Carried

In Favour:

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

Opposed:

Reeve Boehlke
Councillor Hanson
Councillor Wright

MOVED by Councillor Schule that Administration be directed to bring Bylaw C-7790-2018 back to Council after the Applicant has provided the following:

- a) A Transportation Impact Assessment in accordance with Section 14 of the County Plan;
- b) A planning rationale justifying why the proposed development cannot be located in an identified business area under the County Plan; and
- c) A written description of the likely impacts associated with future development and proposals to mitigate those impacts.

Carried

The Chair called for a recess at 11:07 a.m. and called the meeting back to order at 11:18 a.m. with all previously mentioned members present.

1-18-06-26-04 (C-2)

Division 5 – Bylaw C-7785-2018 – Redesignation Item – Site Specific Amendment to Direct Control Bylaw C-5250-2000 (DC-11)

File: PL20180027 (04319049)

MOVED by Deputy Reeve Gautreau that the public hearing for item C-2 be opened at 11:18 a.m.

Carried

Person(s) who presented: Daniel MacGregor, B&A Planning Group, Applicant

Person(s) who spoke in favour: None

Person(s) who spoke: Lorette Walder-Mackenzie, Prince of Peace Condominium Board

Person(s) who spoke in opposition: Don Fraser, Resident
John Burton, Resident

The Chair called for a recess at 11:48 a.m. and called the meeting back to order at 11:52 a.m. with all previously mentioned members present.

Person(s) who spoke in rebuttal: Daniel MacGregor, B&A Planning Group, Applicant

MOVED by Deputy Reeve Gautreau that the public hearing for item C-2 be closed at 11:56 a.m.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7785-2018 be given first reading.

Carried

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MOVED by Councillor Schule that Bylaw C-7785-2018 be given second reading.

Carried

MOVED by Councillor Hanson that Bylaw C-7785-2018 be considered for third reading.

Carried

MOVED by Deputy Reeve Gautreau that Bylaw C-7785-2018 be given third and final reading.

Carried

1-18-06-26-11 (K-1)

All Divisions – In Camera Item – Personnel Matter

File: RVC2018-16

MOVED by Councillor Hanson that Council move in camera at 12:00 p.m. to consider a personnel matter pursuant to the following sections of the *Freedom of Information and Protection of Privacy Act*:

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

Carried

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

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

Others: D. Kochan, Don Kochan Consulting Ltd.

MOVED by Councillor Schule that Council move out of in camera at 2:38 p.m.

Carried

Adjournment

MOVED by Deputy Reeve Gautreau that the June 26, 2018 Council Meeting be adjourned at 2:38 p.m.

Carried

REEVE

CAO or Designate

PLANNING SERVICES

TO:	Council	
DATE:	July 10, 2018	DIVISION: 7
TIME:	Morning Appointment	
FILE:	06516014	APPLICATION: PL20170150
SUBJECT:	Conceptual Scheme – Calterra Estates Conceptual Scheme Amendment Note: to be considered concurrently with subdivision application PL20170030	

¹ADMINISTRATION RECOMMENDATION:

- Motion #1 THAT Bylaw C-7727-2017 be given first reading.
- Motion #2 THAT Bylaw C-7727-2017 be given second reading.
- Motion #3 THAT Bylaw C-7727-2017 be considered for third reading.
- Motion #4 THAT Bylaw C-7727-2017 be given third and final reading.

EXECUTIVE SUMMARY:

The purpose of this application is to amend the Calterra Estates Conceptual Scheme in order to facilitate the subdivision of a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.

The Calterra Estates Conceptual Scheme is located approximately 800 metres (0.5 mile) north of the City of Calgary and was adopted in 2000 to guide future subdivision and development within the quarter section. The document currently allows parcels to a minimum of 4.0 acres in size; the proposed amendment is required in order to facilitate the creation of the proposed 2.0 acre lot. The subject lands are designated Residential One District and currently contain a dwelling that is located within the boundaries of proposed Lot 1. Servicing is provided by connection to Rocky View Water Co-op and a private sewage treatment system; the new lot is proposed to be serviced in the same manner. Access is available via Calterra Estates Drive, with one existing approach located within proposed Lot 2. A new approach would be required to be constructed to access proposed Lot 1.

Overall, the application is consistent with the applicable statutory policy and is compatible with the surrounding land uses. Subdivision application PL20170030, considered concurrently with this application, addresses the technical components of this proposal. The technical matters have been accounted for, with further confirmation addressed as a component of the conditions of subdivision approval. Therefore, Administration recommends approval in accordance with **Option #1**.

DATE APPLICATION RECEIVED:	August 30, 2017
DATE APPLICATION DEEMED COMPLETE:	August 30, 2017

PROPOSAL:	To amend the Calterra Estates Conceptual Scheme (Bylaw C-5208-2000) in order to facilitate the subdivision of a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.
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LEGAL DESCRIPTION:	Lot 5, Plan 0010692, NE-16-26-1-W5M
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GENERAL LOCATION:	Located approximately 0.8 kilometres (0.5 mile) north of the city of Calgary, 0.2 kilometers (0.12 mile) west of
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Range Road 13, and on the south side of Calterra Estates Dr.

APPLICANT:

Terry & Helen Ohlhauser

OWNERS:

Jonathon & Kirsten Friesen

EXISTING LAND USE DESIGNATION:

Residential One District (R-1)

GROSS AREA:

± 1.62 hectares (± 4.00 acres)

SOILS (C.L.I. from A.R.C.):

Class 3,T,E: Moderate limitations due to adverse topography and past erosion damage.

Class 1: No significant limitations.

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 42 landowners. At the time of report preparation, six responses were received (see Appendix 'E'). The application was also circulated to a number of internal and external agencies, and those responses are available in Appendix 'A'.

HISTORY:

July 14, 2015	An amendment to the Calterra Estates Conceptual Scheme is approved, allowing for a minimum parcel size of 1.98 acres within a portion of Phase 2 of the plan area. No other phases are affected by the decision (PL20140089).
July 3, 2012	An amendment to the Calterra Estates Conceptual Scheme is approved, allowing for a minimum parcel size of 1.98 acres within Phase 5 of the plan area. No other phases are affected by the decision (2011-RV-082).
February 24, 2009	Phase Three of the Conceptual Scheme was approved by the Subdivision Authority (2008-RV-276).
June 15, 2005	Phases Two and Four of the Conceptual Scheme were approved by the Subdivision Authority (2005-RV-070).
September 18, 2001	Subject lands are redesignated from Residential Two District to Residential One District (2001-RV-104).
February 6, 2001	Phase One of the Conceptual Scheme was approved by the Subdivision Authority (2000-RV-272).
June 6, 2000	The Calterra Estates Conceptual Scheme is adopted, providing comprehensive planning direction for the creation of 4 acre parcels within the quarter section.
2000	Plan 0010692 is registered, resulting in the creation of the subject lands as a 4 acre parcel with a remainder and a portion for future road dedication.
1995	Plan 9510253 is registered, resulting in the creation of two 2 acre lots, one 4 acre lot, and the subject lands, which at the time was registered as a 10 acre remainder parcel.
1994	Application to redesignate and subdivide a 20 acre portion of the subject lands to 2 acre lots is refused by Council, but was permitted through appeal to the Alberta Planning Board. The Board's decision would result in the future registration of Plan 9510253.



BACKGROUND:

The purpose of this application is to amend the Calterra Estates Conceptual Scheme (Bylaw C-5208-2000) in order to facilitate the subdivision of a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.

The lands are located within the Calterra Estates community. This is a quarter section of land located north of the city of Calgary and southwest of the city of Airdrie, featuring Residential One and Two District Parcels. Parcel sizes range from 2.0 to 4.0 acres, although one 20.0 acre parcel is located in the northeastern corner of the quarter section. The lands surrounding Calterra Estates are predominantly agricultural in nature. Unsubdivided quarter sections are interspersed with small agricultural parcels such as Farmstead, Ranch and Farm Two District, and Agricultural Holdings District. Residential uses are scattered and largely restricted to first parcel out Residential Two and Three District parcels. The topography of the lands is quite flat and features very little in the way of measureable slope. There are no significant waterbodies, drainage courses, or stands of natural vegetation located on-site.

The Calterra Estates Conceptual Scheme was adopted in 2000 with the intent of establishing a country residential community, envisioning parcels sized at 4.0 acres within the plan area. The plan area has since seen a number of the parcels approved for 2.0 acre parcel sizes through subsequent redesignations and conceptual scheme amendments. The subject lands are within a portion that has not been amended to allow for the 2.0 acre parcel sizes.

POLICY ANALYSIS:

The application was assessed with the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan, the County Plan, and the Calterra Estates Conceptual Scheme.

Calterra Estates Conceptual Scheme

The Calterra Estates Conceptual Scheme (CECS) provides a comprehensive plan for country residential development, with parcels ranging from 2.0 to 10.0 acres in size. Adopted in June of 2000, the plan proposed expansion of the existing development area located in the southeast corner to the rest of the quarter section. The vision for the plan was to develop the area strictly for residential uses with 4.0 acre parcel sizes, in accordance with the Residential Two Land Use District.

This, however, did not reflect the fact that the parcels in the existing development area had been previously designated Residential One District, allowing for 2.0 acre lots; this area includes the subject lands considered by this application. Three lots, each approximately 2.0 acres in size, are located immediately east of the subject lands. Having been created in 1995 and 2000, these parcel sizes existed at the time the CECS was adopted. Additionally, parcels within later phases of the development concept have since been redesignated to Residential One District, allowing them the 2.0 acre parcel size as well.

Based on the review of technical reports and applicable policy, this proposal would allow the subject lands to subdivide in accordance with its existing land use designation and is compatible with the overall intent of the CECS.

County Plan

In accordance with Section 5.8, the County Plan supports the development of existing country residential communities in accordance with their area structure plan. Although the subject lands are not located within an area structure plan, the CECS provides the necessary policy framework to guide development in the quarter section. The proposed amendment is compatible with the surrounding land uses, and the subject lands hold the appropriate land use designation for the proposed parcel sizes. Any outstanding



technical concerns can be addressed through the conditions of subdivision approval on the corresponding application.

This application is in alignment with the policies in the County Plan.

Land Use Bylaw

The subject lands are designated Residential One District, which features a minimum parcel size of 0.80 hectares (1.98 acres). This application proposes to amend the CECS to align with the parcel's current land use district minimum in order to facilitate the subdivision of a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.

As these parcel sizes meet the minimum for the Residential One District, the application is in alignment with the Land Use Bylaw requirements.

City of Calgary and Rocky View County Intermunicipal Development Plan

The subject lands are located within the identified City of Calgary Residential Growth Area as illustrated on the "Growth Corridors/Areas Map" (Map 4) in the IDP. In accordance with Section 8.1.3, the identified City of Calgary Growth Corridors should continue to be governed in accordance with existing Rocky View County policy documents, which may be updated. Section 8.1.4 notes that Rocky View County Council and Administration should evaluate applications in accordance with the policies of the IDP, the County Plan, and the Land Use Bylaw. As discussed above, there are no concerns with regard to alignment with these documents.

This application is in alignment with the policies in the IDP.

PROPOSED AMENDMENT TO CALTERRA ESTATES CONCEPTUAL SCHEME:

The amendments to the existing CECS are described in detail in Schedule 'A' of the Bylaw attached to this report (see Appendix 'B'). In general, the amendments include mapping and textual changes in order to identify the subject lands and allow for the subdivision of the lands in accordance with the Residential One District parcel size.

NON-STATUTORY POLICY ANALYSIS:

Water and Wastewater

The parcel currently contains a dwelling, which is located within the boundaries of proposed Lot 1. Servicing to the existing dwelling is provided by connection to Rocky View Water Co-op. and a private sewage treatment system. Servicing to Lot 2 is proposed to be provided by the same means.

The Rocky View Water Co-op. confirmed the availability of water supply for the newly created lot. In order to ensure connection to the water provider, as a condition of subdivision approval, the Applicant/Owner would be required to confirm the extension of the existing water distribution system to the subject lands.

A Private Sewage Treatment System Assessment was submitted and indicates that the use of a treatment mound or a packaged sewage treatment plant is recommended. This is supported by the Calterra Estates Conceptual Scheme, which requires that "lots less than 4 acres in size must be serviced by Packaged Sewage Treatment Plants" (Policy 6.1.4).

Transportation

The subject lands currently feature a paved approach servicing the existing dwelling via Calterra Estates Drive. The approach is in good condition and requires no upgrades. As the approach is located within the boundary of the eastern proposed lot, a new approach would be required to be constructed in order to provide access to the existing dwelling.



The Transportation Offsite Levy is outstanding for the total gross acreage of the lands proposed to be subdivided and is required to be provided through the conditions of subdivision approval.

Stormwater Management

A Stormwater Management Plan (SWMP), prepared by Osprey Engineering Inc. dated August 2017, was provided in support of the application. The SWMP proposes the construction of a rain garden on site in order to effectively manage release rates and volumes generated by the additional development proposed on the lot. Conditions of subdivision approval would ensure the implementation of the stormwater management strategies identified in the SWMP.

CONCLUSION:

This application was assessed in accordance with applicable statutory policy and the preliminary technical reports. The proposal is consistent with the applicable statutory plans, is compatible with the surrounding land uses, and the subject lands hold the appropriate land use designation for the proposed parcel. The technical components of the proposal are acceptable, and will be further addressed through the conditions of subdivision approval.

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

OPTIONS:

- | | | |
|-------------|-----------|--|
| Option # 1: | Motion #1 | THAT Bylaw C-7727-2017 be given first reading. |
| | Motion #2 | THAT Bylaw C-7727-2017 be given second reading. |
| | Motion #3 | THAT Bylaw C-7727-2017 be considered for third reading. |
| | Motion #4 | THAT Bylaw C-7727-2017 be given third and final reading. |
| Option # 2: | Motion #1 | THAT Application PL20170150 be refused. |

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Rick McDonald”

General Manager

Interim County Manager

SK/rp

APPENDICES:

- APPENDIX ‘A’: Application Referrals
- APPENDIX ‘B’: Bylaw C-7727-2017 and Schedules A, B, & C
- APPENDIX ‘C’: Calterra Estates Conceptual Scheme – Redline Version
- APPENDIX ‘D’: Map Set
- APPENDIX ‘E’: Landowner Comments

APPENDIX 'A': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0030 0150) in Calterra Estates.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	Not required.
Alberta Transportation	<p>Alberta Transportation has reviewed the proposal and has determined that the lands subject to this application are located greater than 800 metres from the centreline of Highway 566.</p> <p>The proposal to amend the Conceptual Scheme and the subsequent subdivision application will not affect Highway 566 in any significant manner.</p>
Alberta Sustainable Development (Public Lands)	Not required.
Alberta Culture and Community Spirit (Historical Resources)	Not required.
Energy Resources Conservation Board	No comment.
Alberta Health Services	<p>Based on the information provided, AHS has no objections to this application. We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. The application indicates that potable water will be supplied by the Rocky View Water Co-op. AHS wishes to be notified if this plan changes. 2. Any existing or proposed private sewage disposal systems should be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.

AGENCY	COMMENTS
	<p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 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>
<i>Public Utility</i>	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comment.
FortisAlberta	No easement required.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
<i>Other External Agencies</i>	
EnCana Corporation	No comment.
Canadian Pacific Railway	No comment.
City of Calgary	No comments.
<i>Rocky View County</i>	
<i>Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No concerns.
Rocky View Central Recreation Board	As Municipal Reserves were previously provided on Plan 9510253, Rocky View Central Recreation District Board has no comments on this circulation.
<i>Internal Departments</i>	
Municipal Lands	No concerns.

AGENCY	COMMENTS
Development Authority	No comment.
GeoGraphics	No comment.
Building Services	No comment.
Enforcement Services	N/A
Emergency Services	No concerns.
Infrastructure and Operations – Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> ES have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The parcel has an existing access from Calterra Estates Drive, approximately 210m from the intersection of Calterra Estates Drive and Rge Rd 13; As a condition of subdivision the applicant is required to provide payment of the Transportation Offsite Levy in accordance with applicable levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be subdivided. The estimated amount owed at time of subdivision endorsement is \$18,380; As condition of subdivision, the owner will be required to prepare a Mutual Access Easement Agreement and Right-of-Way plan for the use of the mutual access and existing driveway on Lot 1 from Calterra Estates Drive to access the proposed parcel. The existing approach is approx. 7m in width which meets the County's Servicing Standards a mutual approach. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant provided a PSTS Assessment and Site Evaluation prepared by SOILWORX.ca dated December 2016. The assessment contains recommendations based on site evaluation and soil analysis results from test pits dug on the subject lands. The recommends the use of a treatment mound or a packaged sewage treatment plant. As a condition of subdivision, the applicant will be required to enter into a Site Improvements Services Agreement with the County, for the future installation of a treatment mound or a packaged sewage treatment system meeting BNQ or NSF 40 Standards; The applicant provided a Level I Variation Assessment for the existing septic field on the subject lands indicating that the system is in good working order. ES has no further concerns. <p>Water Supply And Waterworks:</p>

AGENCY	COMMENTS
	<ul style="list-style-type: none"> As part of the application, the applicant provided a memo from Rocky View Water Co-Op dated January 27, 2017. The memo confirms that : <ul style="list-style-type: none"> The applicant has completed all paperwork for water supply request. The applicant has paid all necessary fees of said application. The utility has sufficient capacity to service the proposed new lot As a condition of subdivision the applicant will be required to provide a copy of the completed Water Services Agreement with Rocky View Water Co-Op Ltd confirming the confirming the extension of the existing water distribution system to the subject lands. It is to be noted that there is an existing water service to connection to the existing parcel. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the application, the applicant provided a Stormwater Management Plan prepared by Osprey Engineering Inc dated August 2017. The Stormwater Management Plan proposed a rain garden to manage release rates and volumes as well as other LID improvements and Best Management Practices on the proposed lot. As a condition of subdivision, the applicant is required to enter into a Site Improvements/Services Agreement with the County for the future implementation of the onsite stormwater management strategies identified in the Stormwater Management Plan prepared by Osprey Engineering Inc dated August 2017 <p>Environmental</p> <ul style="list-style-type: none"> ES have no requirements at this time.
Infrastructure and Operations – Maintenance	No issues.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Applicant to confirm how they intend to access the two parcels. If new approach construction required, Applicant to contact County Road Operations of approach application.
Agriculture and Environmental Services - Solid Waste and Recycling	No concerns.

Circulation Period: September 7, 2017 to September 28, 2017



The Council of Rocky View County enacts as follows:

PART 1 – TITLE

This Bylaw shall be known as Bylaw C-7727-2017.

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 Bylaw C-5208-2000, known as the “Calterra Estates Conceptual Scheme”, be amended in accordance with the amendments contained in Schedules “A”, “B”, and “C” attached to and forming part of the Bylaw; and

THAT The amendments contained in Schedule 'A', 'B', and 'C' attached to and forming part of the Bylaw be adopted to allow for the future subdivision and development within Lot 5, Plan 0010692, NE-16-26-1-W5M, consisting of an area of ± 1.62 hectares (± 4.00 acres) in size, attached to and forming part of this Bylaw.

PART 4 – TRANSITIONAL

Bylaw C-7727-2017 comes into force when it receives third reading, and is signed by the Reeve/Deputy Reeve and CAO or Designate, as per the *Municipal Government Act*.

Division: 7

File: 06516014 - PL20170150

PUBLIC HEARING WAS HELD IN COUNCIL this day of , 2018

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

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

UNANIMOUS PERMISSION FOR THIRD READING day of , 2018

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

Reeve

CAO or Designate

Date Bylaw Signed

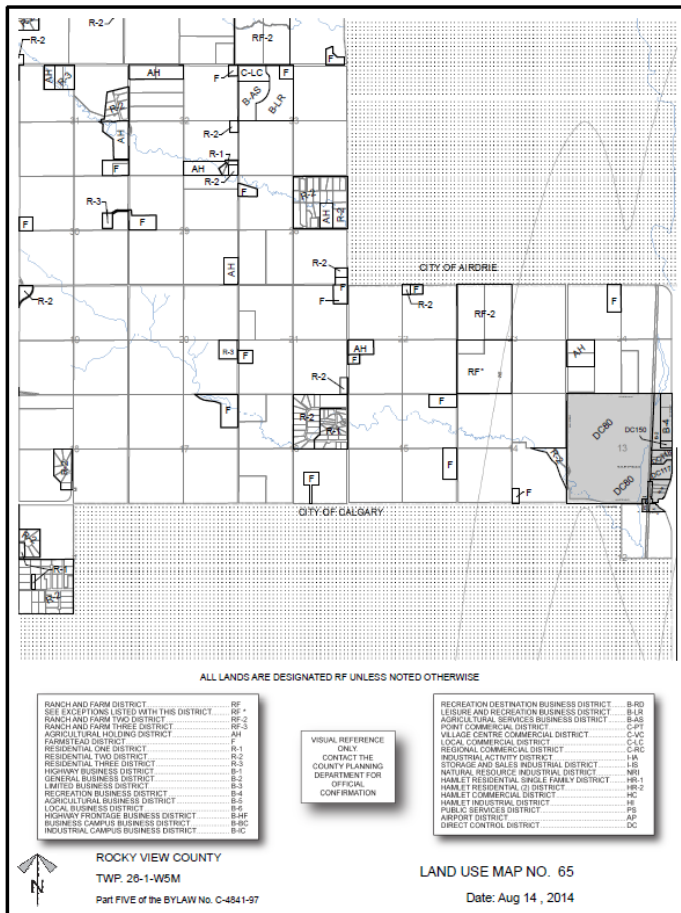


SCHEDULE 'A'
FORMING PART OF BYLAW C-7727-2017

Schedule of Amendments to Bylaw C-5208-2000:

Amendment #1:

Delete Figure 2 – Surrounding Land Use Map, which shows:



And replace with LAND USE MAP NO.65 as shown on Schedule 'B'.

Amendment #2

Delete text in Section 5.1, Proposed Subdivision Concept, which reads:

A 1.60 hectare (3.95 acre) minimum parcel size is anticipated for lots located within Phases 1 and 3, which is consistent with the Residential Two District Land Use Designation. A 0.80 hectare (1.98 acre) minimum parcel size is anticipated within portion of Phases 2, 4, and 5, as shown on Figure 5.1 and 5.2 which is consistent with the Residential One District Land Use Designation. A potential future maximum yield of 51 lots is expected for the entire Plan Area.

And replace with the following:



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A 1.60 hectare (3.95 acre) minimum parcel size is anticipated for lots located within Phases 1 and 3. A 0.80 hectare (1.98 acre) minimum parcel size may be considered within portions of Phases 1, 2, 4, and 5, as shown on Figures 5.1, 5.2, and 5.3, and the existing land use designation. A potential future maximum yield of 52 lots is expected for the entire Plan Area.

Amendment #3:

Revise Policy 5.1.1, which reads:

Policy 5.1.1: Subdivision, if approved, by the Subdivision Authority, should reflect the Subdivision Concept Plan in Figure 5, 5.1, and 5.2.

To this:

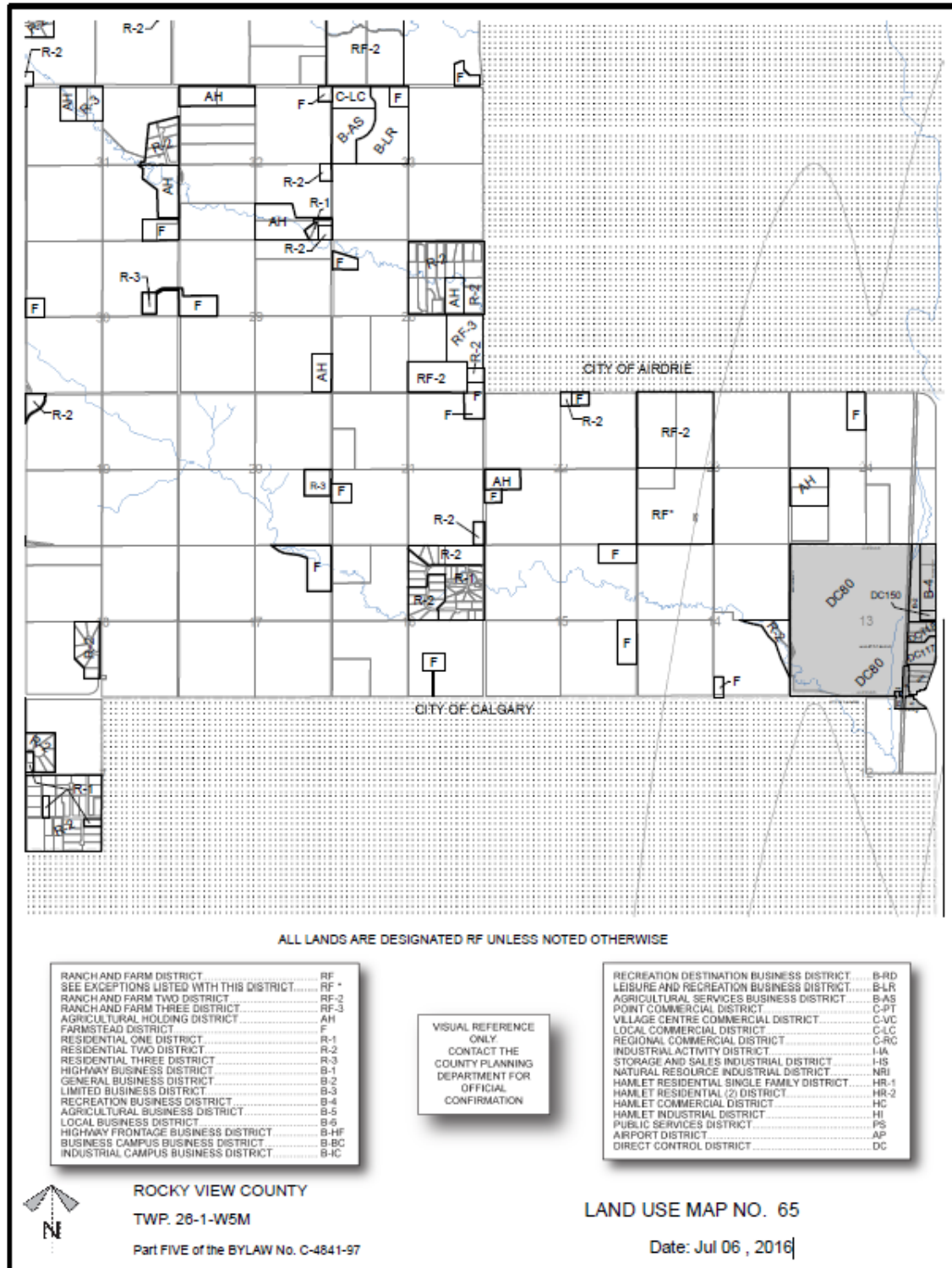
Policy 5.1.1: Subdivision, if approved, by the Subdivision Authority, should reflect the Subdivision Concept Plan in Figures 5, 5.1, 5.2, and 5.3.

Amendment #4:

Add Figure 5.3, as shown in Schedule 'C' attached to and forming part of this bylaw, and label it as "SUBDIVISION CONCEPT – 2 acre Lots within Phase 1"



SCHEDULE 'B'
FORMING PART OF BYLAW C-7727-2017





SCHEDULE 'C'
FORMING PART OF BYLAW C-7727-2017



Calterra Estates Conceptual Scheme

Bylaw C-5208-2000

Adopted June 6, 2000



ROCKY VIEW COUNTY
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ROCKY VIEW COUNTY BYLAW C-5208-2000

OFFICE CONSOLIDATION

Bylaw	Amendment Type	Date of Approval
C-5208-2000	Original Bylaw	June 6, 2000
C-7158-2012	<p>Amendment to allow for a minimum parcel size of \geq 0.80 hectares (\geq 1.98 acres) within a portion of the plan area.</p> <p>Update the document where necessary, including numbering and formatting and replacing references to "Secondary Highway 782" with "Range Road 13".</p> <p>Replacing Figure 2 and adding Figure 5.1</p>	July 3, 2012
C-7486-2015	Amendment to allow for a minimum parcel size of \geq 0.80 hectares (\geq 1.98 acres) within a portion of the plan area within Phase 2 and Phase 4.	July 14, 2015
C-7727-2017	Amendment to allow for a minimum parcel size of \geq 0.80 hectares (\geq 1.98 acres) within a portion of the plan area within Phase 1.	PROPOSED

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VII.	TRAFFIC IMPACT ANALYSIS
7.1	FUTURE TRAFFIC VOLUMES
VIII.	PUBLIC INPUT
IX.	CONCEPT PLAN CONFORMITY
9.1	MUNICIPAL STATUTORY PLANS AND POLICY
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10.1	GEOTECHNICAL EVALUATION REPORT
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FIGURES

1. SITE LOCATION PLAN
2. SURROUNDING LAND USE
3. SITE ACCESS
4. TOPOGRAPHIC BASE
5. SUBDIVISION CONCEPT PLAN
 - 5.1 SUBDIVISION CONCEPT WITHIN A PORTION OF PHASE 5
 - 5.2 SUBDIVISION CONCEPT WITHIN A PORTION OF PHASE 2 AND 4
 - 5.3 SUBDIVISION CONCEPT WITHIN A PORTION OF PHASE 1**
6. PHASING PLAN
7. BUILDING SITE LOCATION PLAN
8. PROPOSED SERVICING
9. STORMWATER SURFACE DRAINAGE

INTRODUCTION

1.1 BACKGROUND

The Plan Area is comprised of the NE1/4-16-26-1-W5M and is located 2.5 miles north of Calgary and approximately 2.5 miles southwest of Airdrie, within Rocky View County as shown on Figure 1. The lands are currently designated R-2 Residential Two District under the Land Use By-Law No. C-4841-97.

The owners of a portion of the Plan Area submitted two applications for subdivision in 1998. One was to create three new 4-acre parcels from an existing 10-acre parcel including a boundary adjustment from the adjacent 80-acre parcel. This subdivision is currently being completed as a two lot, four-acre subdivision.

The second application was originally for two four acre parcels from the 80-acre parcel and on June 30, 1998, Council passed a motion requiring the preparation of a Concept Plan for the entire NE –16-26-1-W5M to support the proposed subdivision applications.

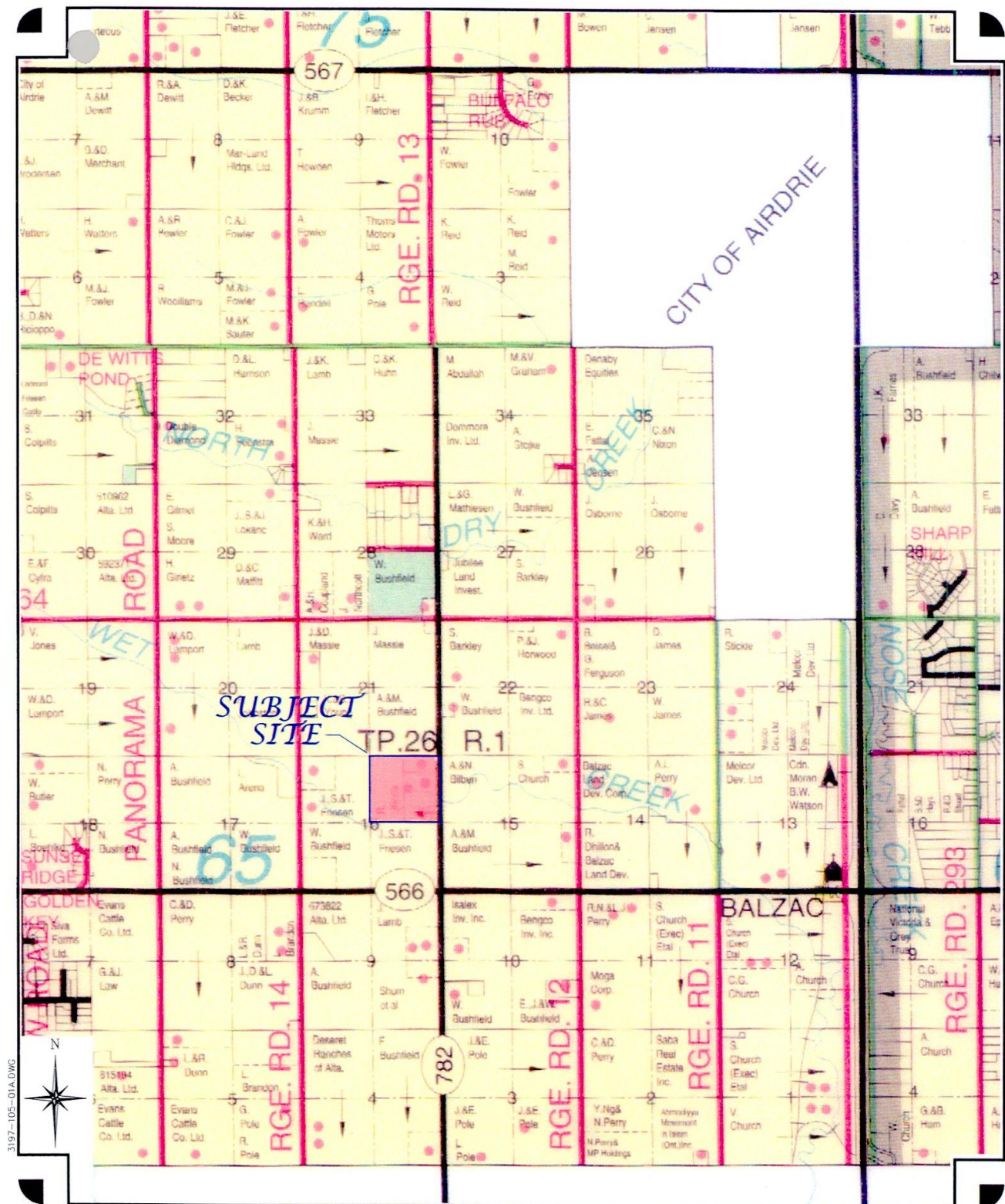
The purpose of this Concept Plan is to comply with Council's request and proceed forward with the first phase of subdivision.

1.2 PLAN FORMAT

This proposal will provide Council with an analysis of all subdivision and development related issues pertaining to the site and its context within the surrounding community.

The Plan begins by identifying objectives in Section 2.0, proceeding to discuss the Plan Context in section 3.0, while section 4.0 will discuss the existing natural site features. Section 5.0 and 6.0 present the conceptual development scheme proposal as well as existing and future servicing proposals. Furthermore, section 7.0 will discuss traffic impact while the final two sections 8&9 of this report will discuss Public Input and Concept Plan conformity.

Policy statements within the Plan are numbered and written in *Italics*.



II. PLAN OBJECTIVES

- 2.1 To establish policies to guide future subdivision and development within the Plan Area.
- 2.2 To identify development issues within the Plan Area and establish appropriate and comprehensive solutions for addressing these issues.
- 2.3 To facilitate the development of a comprehensively planned residential project that incorporates the highest design, aesthetic and environmental standards.
- 2.4 To establish a servicing scheme that is appropriate to the Development Proposal.
- 2.5 To gather input from residents and create a development which is compatible with the adjacent land uses and is an asset to the surrounding community.

III. PLAN CONTEXT

The subject lands are identified in Figure 1 and are legally described as the NE ¼ of Section 16, Township 26, Range 1, west of the 5th meridian composed of 160 acres.

3.1 EXISTING AREA LAND USE

The context of the Plan Area with respect to the surrounding community is depicted in Figure 2.

The site is located north of Calgary and approximately 3.0 miles west of Balzac. The Plan Area is located in a portion of Rocky View County where primary land uses are agricultural with sporadic clusters of country residential subdivisions.

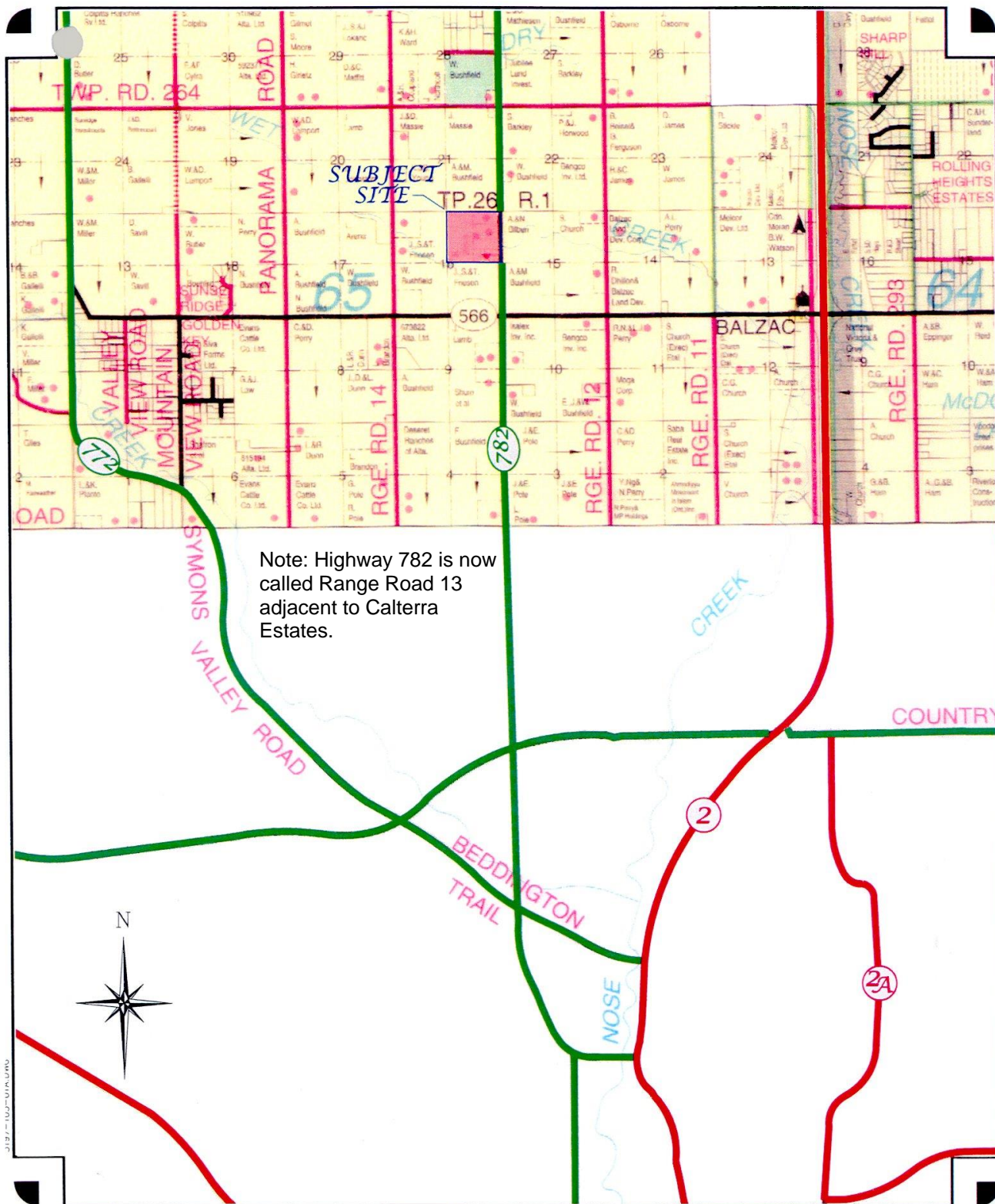
The subject lands are designated Residential One District (R-1) and Residential Two District (R-2) for the purpose of allowing for residential uses on parcels that range from 0.80 hectares (1.98 acres) to 1.60 hectares (3.95 acres) in size

3.2 ACCESS

Figure 3 provides an overview of main regional access routes to the subject lands.

Secondary Highway 566 will provide superior access to the City of Calgary and Balzac due to the close proximity to the subject lands. Consequently, any additional traffic generated as a result of this subdivision proposal can be easily accommodated via major access routes. A detailed traffic impact analysis will be discussed in section 7.





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OCTOBER 1999

SITE ACCESS
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE
3

IV. SITE FEATURES

4.1 EXISTING LAND USE

Lands within the Plan Area are used for residential purposes. As previously stated, all lands within the Plan Area are designated for country residential land uses on 0.80 hectare (1.98 acre) to 1.60 hectare (3.95 acre) parcel sizes.

4.2 TOPOGRAPHY

Figure 4 provides an overview of natural features found on the site including topography. The land generally slopes from the southwest to the centre of the site set in a bowl like formation and continuing with a slight slope to the west. Wet Creek forms a small drainage channel starting from the southwest corner to the center and continues its flow to the east of the $\frac{1}{4}$ section.

A detailed storm water management plan has been prepared by Westhoff Engineering Ltd. to address all runoff issues associated with the creek. A copy of this report is included in the appendix.



The gentle rolling topography presents no problems for subdivision and development, and combined with a southwesterly aspect, provides interesting and superior buildings sites.

4.3 GEOTECHNICAL INVESTIGATION

Jacques Whitford Engineering undertook a comprehensive Geotechnical Evaluation of the subject lands. Testing included percolation rates, near surface bedrock delineation and water table conditions. The Geotechnical evaluation results are detailed in the report prepared by Jacques Whitford included in the appendix.

The Geotechnical investigations concluded that the area proposed for subdivision on the west ½ of the Plan Area is suitable for residential development. Further testing will be undertaken on individual lots through subdivision conditions to confirm suitability on a building site-specific basis. The policies related to further testing are discussed in detail in section 6.1.

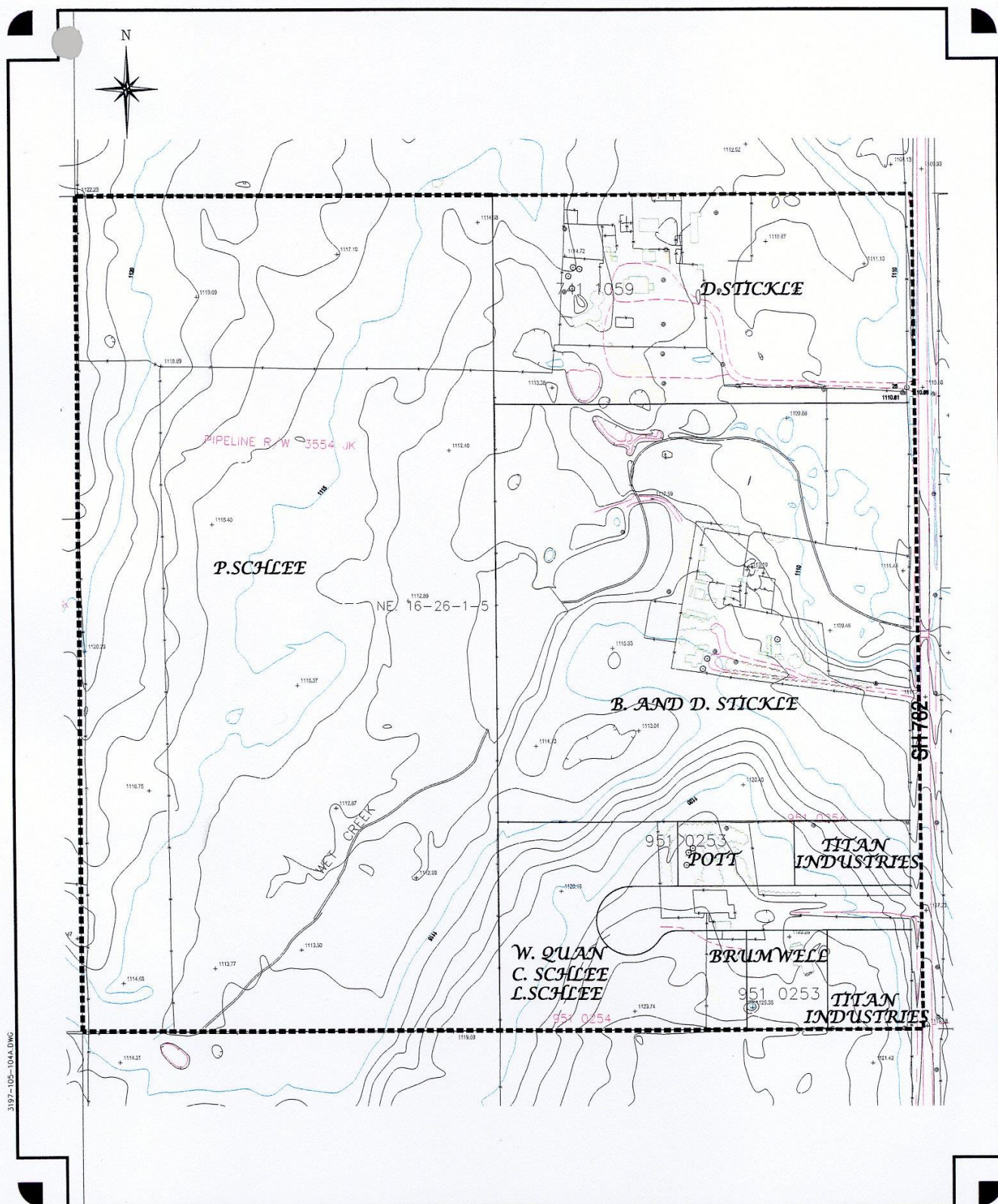
4.4 VEGETATION

Vegetation over the Plan Area is typical of disturbed pasturelands in the Calgary region. There is a consistent mix of prairie grasses as well as patches of small undergrowth found in close proximity to Wet Creek.

4.5 DRAINAGE

The Plan Area generally drains from west to east with runoff intercepted by the existing creek. The creek has been appropriately reengineered and realigned with Alberta Environment permits and approvals to comply with the Ultimate Post-Development Drainage Concept Plan design of the Westhoff Engineering Resources Inc. Stormwater Management Concepts study.

A detailed hydraulic analysis of the creek and its associated runoff regime has been determined in the study conducted by Westhoff and Associates and is included in the appendix. Policies related to further Stormwater Management are discussed in section 6.3.



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TOPOGRAPHIC BASE
AND OWNERSHIP MAP
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE
4

V. CONCEPTUAL DEVELOPMENT SCHEME

5.1 PROPOSED SUBDIVISION CONCEPT

Any proposal for future subdivision of the Plan Area must take into account the existing physical attributes of the land and the existing pattern of development to create subdivision that is compatible with both. Figure 5 provides a concept for the future subdivision of lands within the Plan Area that accomplishes this objective.

Access into the Plan Area originates at the existing public municipal road in the southeast portion of the site and continues west and then turns north in a long curve to provide access to the west ½ of the Plan Area. A turn back to the east with a termination on Range Road 13 provides future access for the northeast portions of the Plan Area.

This access arrangement allows each of the unsubdivided portions of the Plan Area to develop lots in a configuration that maximizes potential yield for each of the separately titled areas with an equitable distribution of road and development costs.

A 1.60 hectare (3.95 acre) minimum parcel size is anticipated for lots located within Phases 1 and 3, ~~which is consistent with the Residential Two District Land Use Designation.~~ A 0.80 hectare (1.98 acre) minimum parcel size ~~is anticipated may be considered~~ within portions of Phases 1, 2, 4, and 5, as shown on Figures 5.1, and 5.2, and 5.3 ~~and the existing land use designation, which is consistent with the Residential One District Land Use Designation.~~ A potential future maximum yield of ~~51-52~~ lots is expected for the entire Plan Area.

The realigned creek has been protected from disturbance through the registration of drainage easements against each of the affected lots.

Building sites on each of the future parcels will be designated in accordance with Geotechnical recommendations and aesthetics.

Policy 5.1.1: Subdivision, if approved by the Subdivision Authority, should reflect the Subdivision Concept Plan in Figures 5, 5.1, and 5.2, and 5.3.

5.2 SUBDIVISION PHASING

Phasing within the Plan Area will proceed generally as depicted on the Subdivision Phasing Plan (figure 6). The owners of those lands contained within phases 1 through 4 as shown on Figure 6 would like to proceed with the first phase of subdivision upon approval of this plan by Rocky View County.

The existing owners of lands shown as Phase 5 have longer-term development aspirations and it is anticipated that these portions of the Plan Area will be phased in last. Road construction and the extension of utilities into the Plan Area will be accomplished on a phase by phase basis through development agreements and conditions of subdivision approval.

Policy 5.2.1: Phasing within the Plan Area should proceed in accordance with the Subdivision Phasing Plan (Figure 6) as attached to and forming part of this Plan, unless otherwise approved by the County and Subdivision Authority.

5.3 MUNICIPAL RESERVES

Pursuant to the Municipal Government Act, Council as Subdivision Approving Authority, may require 10% of the gross area of the subject lands as Municipal or School Reserve, or require the payment of cash in lieu of the land that would have been dedicated as Reserve.

Policy 5.3.1: Municipal Reserves for that portion of the subject lands proposed for subdivision shall be provided by the payment of cash-in-lieu of land or by dedication of land pursuant to the Municipal Government Act.

Policy 5.3.2: A homeowner's association may be legally established to provide for the ongoing maintenance and management of the reserve parcel with the obligations of owners established by caveat against the proposed lots.

5.4 TRAIL SYSTEM

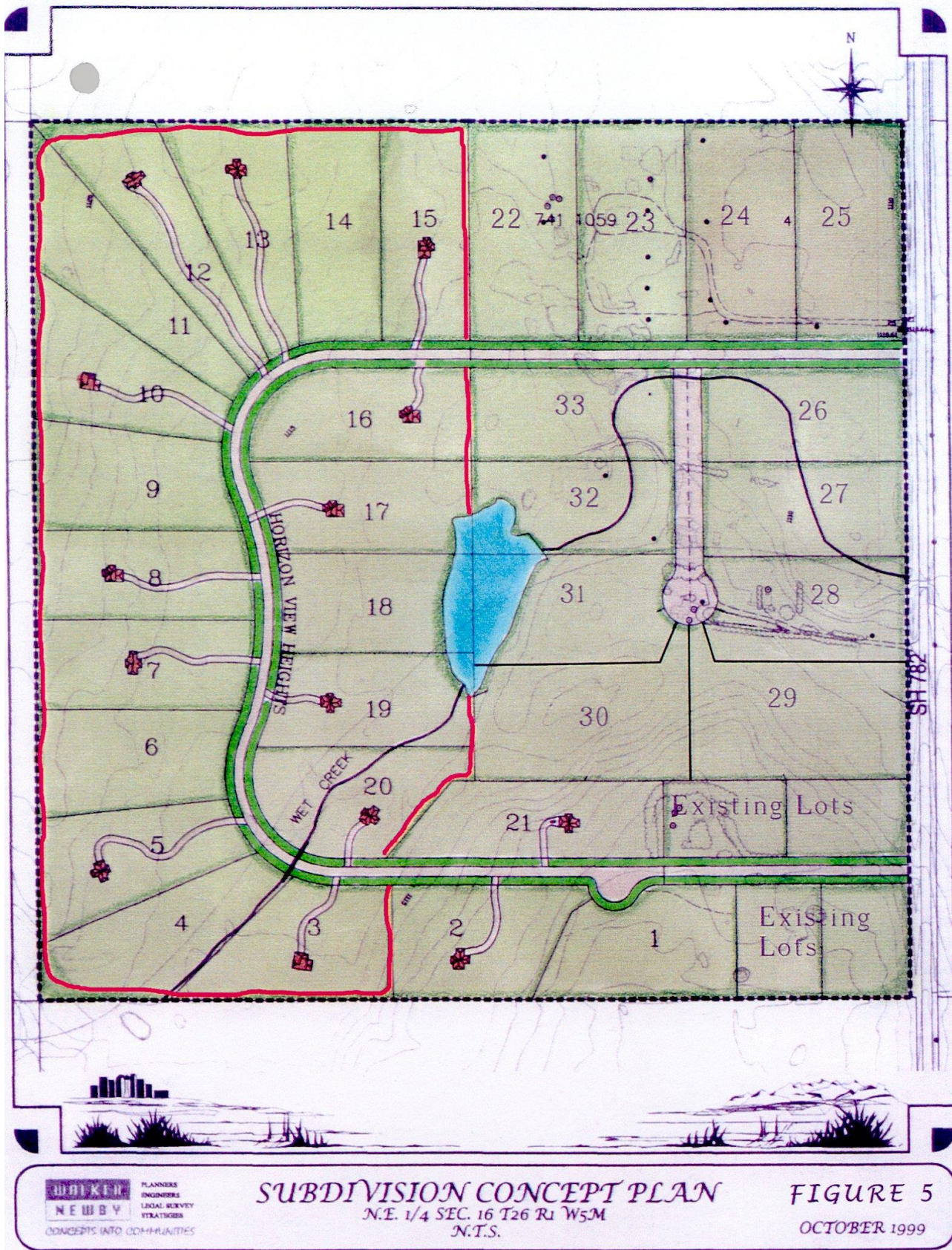
A pathway adjacent to the perimeter of the west half of the Concept Plan will provide an opportunity for walking and passive recreational activities for future residents.

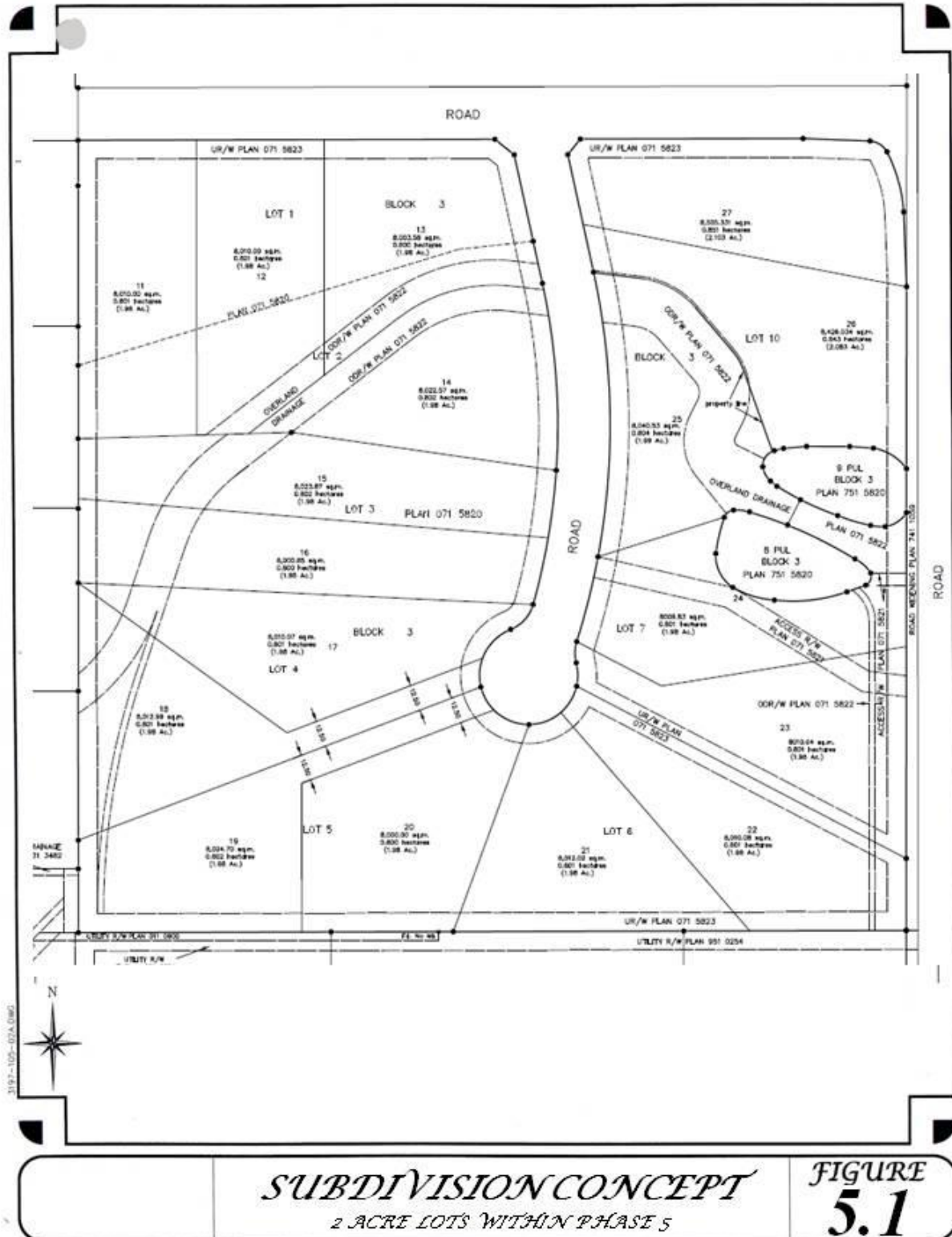
The trail alignment will be protected by easement against each of the affected lots and construction of the trail will occur at each phase of subdivision. A homeowner's association will be legally established to provide ongoing management and maintenance of the trail.

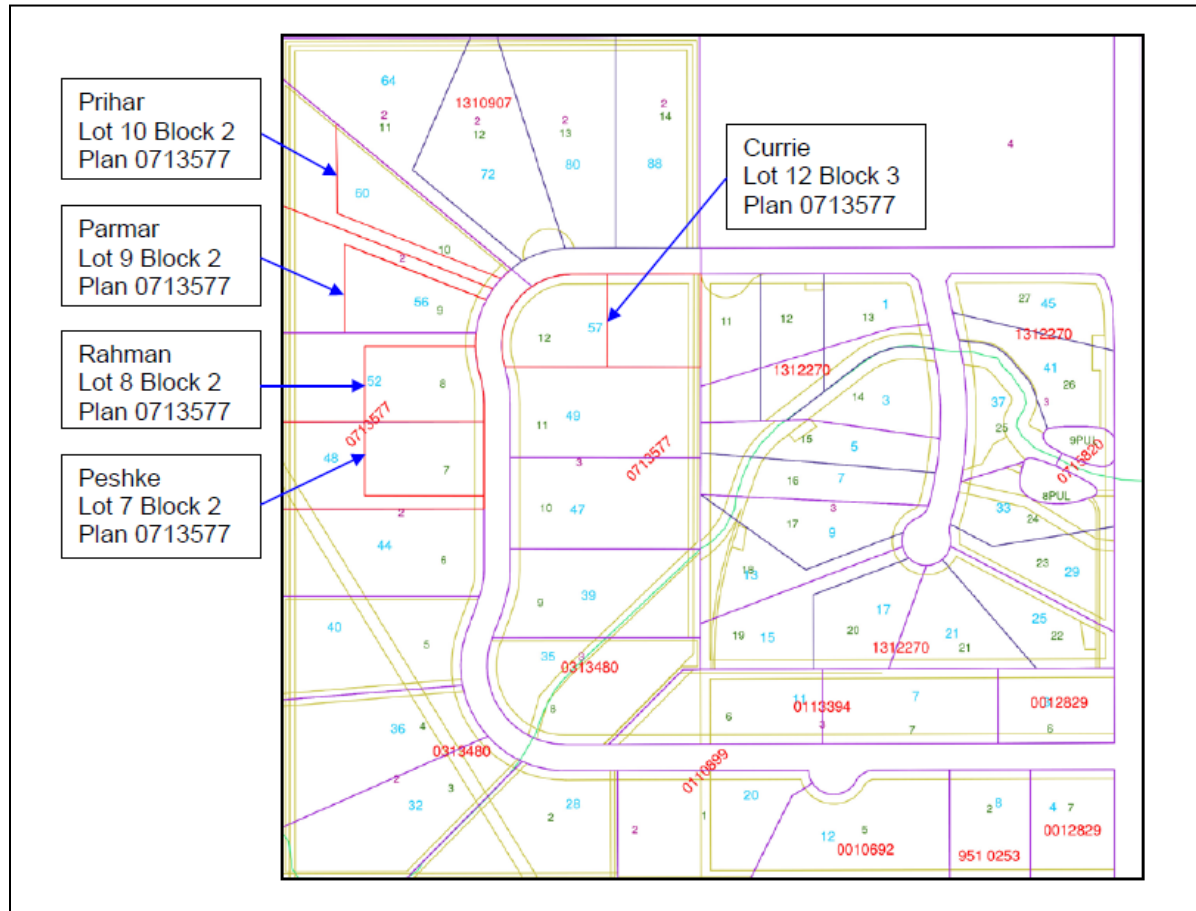
Policy 5.4.1: A trail will be constructed adjacent to the perimeter of the west portion of the Plan Area as shown on Figure 5, the Conceptual Subdivision Scheme.

Policy 5.4.2: The trail will be protected by easement across the future lots and maintained by a homeowner's association with maintenance obligations detailed in a caveat.

Policy 5.4.3: The trail will be constructed at each phase of development, as a condition of subdivision.

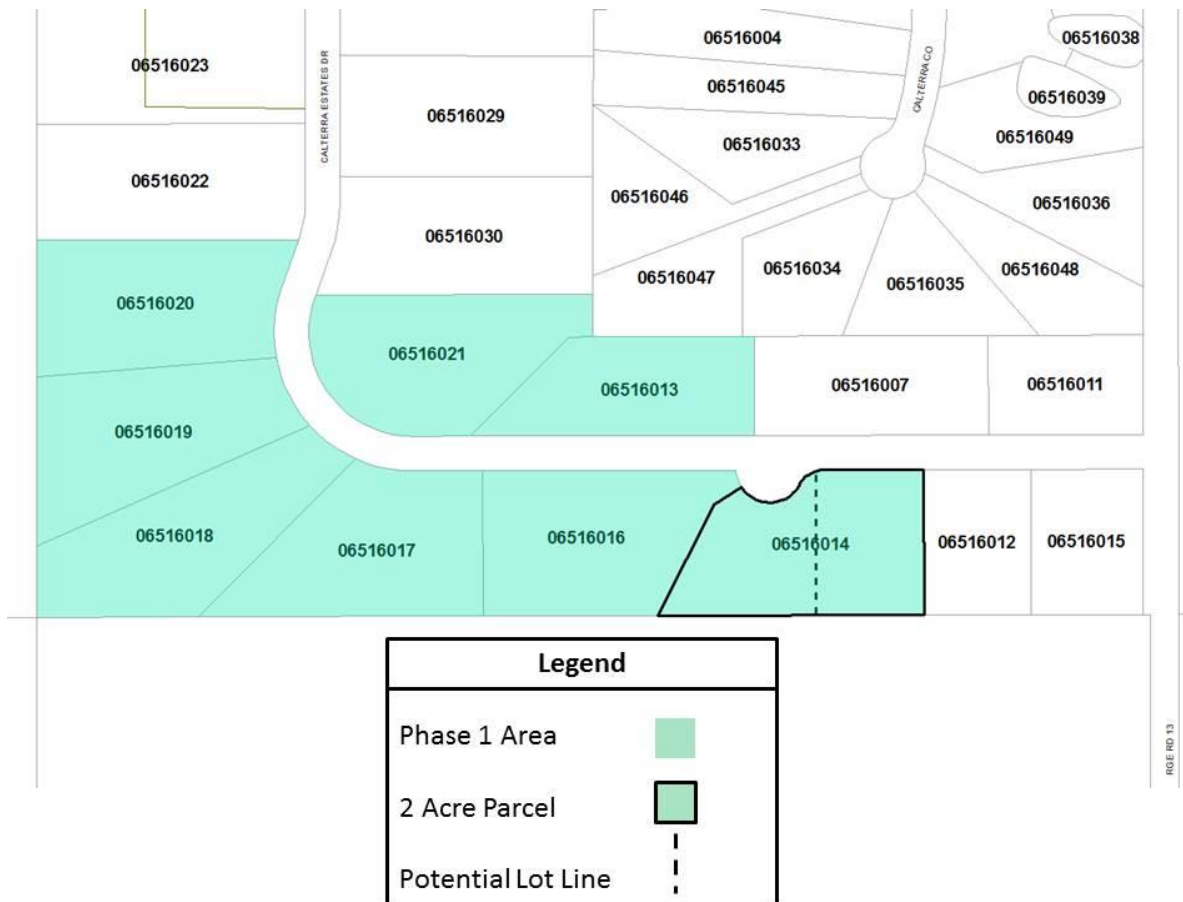




*SUBDIVISION CONCEPT**2 ACRE LOTS WITHIN PHASE 2 AND 4*

FIGURE

5.2



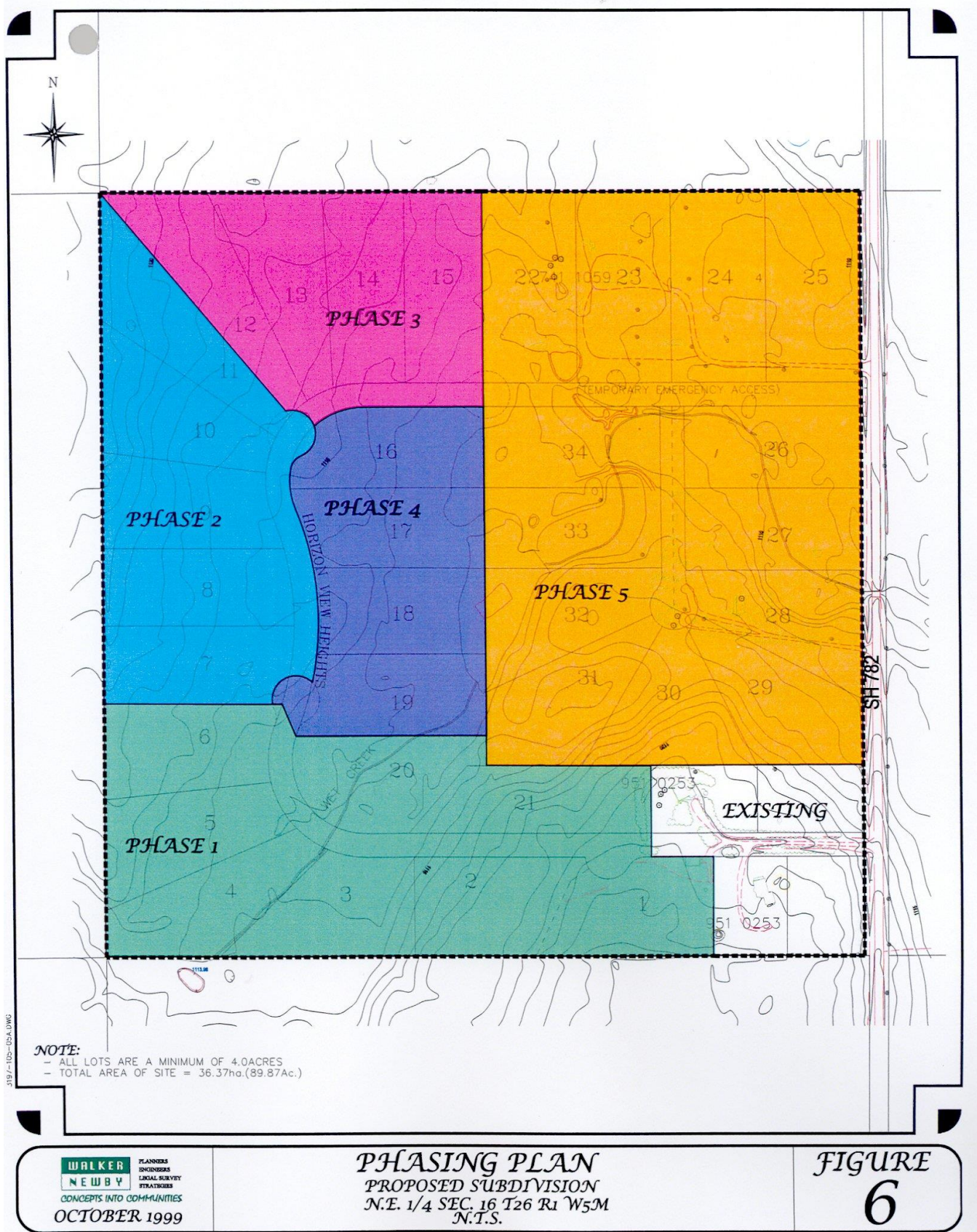
SUBDIVISION CONCEPT

FIGURE

2 ACRE LOTS WITHIN PHASE 1

5.3

**FIGURE
INSERTED**



VI. SERVICING PROPOSAL

6.1 WASTEWATER TREATMENT

Sewage treatment and disposal will be managed on site with individual septic tank and tile field installations. Alberta Environment and Alberta Municipal Affairs prefers a minimum of 1 acre (0.4 ha) of developable land on each lot proposed through subdivision to facilitate the proper siting of tile fields. The proposed conceptual subdivision scheme has been designed to accomplish this (see figure 7).

Percolation Testing was conducted throughout the entire subject lands by Jacques Whitford. The results are included in Appendix 1 and indicate that the subject lands are suitable for septic fields.

Policy 6.1.1: Sewage treatment shall be by individual septic tank and tile field for each lot proposed for residential development to the satisfaction of Alberta Municipal Affairs.

Policy 6.1.2: Additional Geotechnical Evaluations including percolation and near surface water table testing confirming suitability for on-site septic field sewage treatment systems shall be required through conditions of subdivision approval on a phase by phase basis.

Policy 6.1.3: The Geotechnical Evaluation will also consider suitable setbacks from Wet Creek for septic tanks and field locations.

Policy 6.1.4: Lots less than 4 acres in size must be serviced by Packaged Sewage Treatment Plants, in accordance with County Policy and Procedure 449.

6.2 WATER SUPPLY AND DISTRIBUTION

Water will be supplied via the extension of the existing Rocky View Water Co-Op line located in the southeast portion of the Plan Area as shown on Figure 8. Rocky View Water Co-Op has confirmed that there is sufficient capacity to service all future lots shown in the Concept Plan.

Policy 6.2.1: Water is to be supplied from a piped water supply in accordance with the requirements of Alberta Environment and Rocky View County.

6.3 STORMWATER MANAGEMENT

Westhoff Engineering Resources has conducted a comprehensive analysis of existing and future post development Stormwater conditions. This report is included in the appendix.

The report examines pre-development runoff conditions and accounts for the role of "Wet Creek" as drainage for both on-site and off-site Stormwater. Post-development Stormwater runoff is also calculated and added to the expected worst case runoff conditions during a 1:100 year storm event.

Culvert sizing and the required capacity of the re-aligned creek are then determined to account for the 1:100 year storm event in post-development conditions.

A two-stage approach to managing Stormwater and the creek drainage is proposed. The first stage would involve a creek re-alignment on the west ½ of the Plan Area and control of the central Stormwater impoundment area as an interim solution. The ultimate management plan for creek drainage would include further re-alignment through the east portion of the Plan Area and a diversion around the existing pond and dams to control and maintain water levels in the existing ponds.

The technical details of this drainage management plan are fully presented in the report prepared by Westhoff Engineering.

Policy 6.3.1: Stormwater management within the Plan Area shall be in accordance with the report prepared by Westhoff Engineering and the requirements of Rocky View County and Alberta Environment.

Policy 6.3.2: The re-alignment of Wet Creek through the Plan Area shall be subject to approvals from Alberta Environment.

Policy 6.3.3: Wet Creek shall be protected by the establishment of drainage easements on those lots affected by the creek alignment.

Policy 6.3.4: Perimeter drainage swales and all other proposed and existing drainage features shall be protected by easements on those lots affected.

Policy 6.3.5: A detailed Stormwater Management Report shall be required through conditions of subdivision for Phase 1 as shown on Figure 6, the

Subdivision Phasing Plan and all stormwater management within the Plan Area shall conform to the provisions of this report.

Policy 6.3.6: Stormwater management shall be in accordance with Best Management Practices and that post development stormwater flows will equal predevelopment flows.

6.4 UTILITY SERVICES

Power, phone and natural gas shallow utility services are all available in the area with sufficient capacities to service the proposed development and will be extended into the Plan Area on a phase by phase basis.

6.5 INTERNAL SUBDIVISION ROADS

All internal subdivision roads will be constructed to municipal standards. Roads have been located to minimize the need for extensive earthworks and all finished road grades will be in accordance with municipal standards.

The internal subdivision road will be extended through the Plan Area from south to north on a phase by phase basis with temporary gravel cul-de-sacs constructed and protected by easement at the termination of each phase.

An emergency access road will be constructed on the proposed road alignment at the second phase of subdivision to provide a secondary means of access pending the subdivision of lots identified as phase 5 on Figure 6, the Phasing Plan. The internal subdivision road will be extended to Range Road 13 to complete the road loop upon subdivision of Phase 5. This emergency access will be gravel and will be built according Rocky View County's design guidelines.

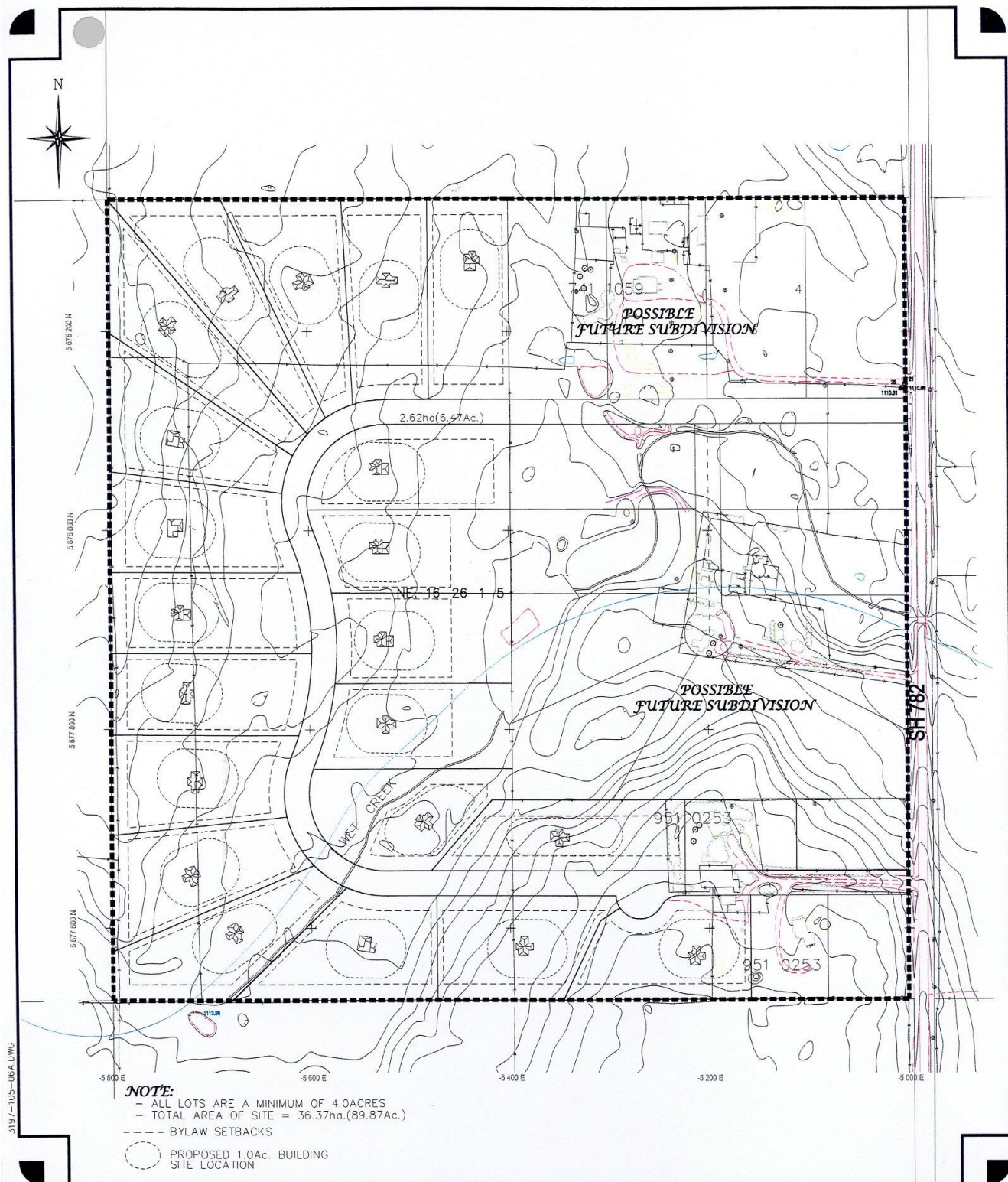
The emergency access road will join the existing road located on an existing access easement which crosses adjacent lands in the northeast portion of the Plan Area to provide direct access to Range Road 13.

Policy 6.5.1: Internal Subdivision roads shall be constructed to Municipal Road Standards in accordance with Rocky View County's "servicing standards for Subdivisions and road construction".

Policy 6.5.2: A temporary emergency access road shall be constructed to an all weather gravel standard on the proposed subdivision road alignment upon the subdivision of Phase 2 as shown on Figure 6, the Phasing Plan to provide a secondary means of access until the subdivision of Phase 5 as shown on Figure 6, the Phasing Plan. The emergency access road will be extended through the westerly 80 acre parcel to join with a road established on an existing access easement across adjacent lands to Range Road 13.

Policy 6.5.3: Temporary cul-de-sac turnarounds will be constructed at the termination of the proposed internal subdivision road on a phase by phase basis and will be protected by temporary easements over the affected lots.

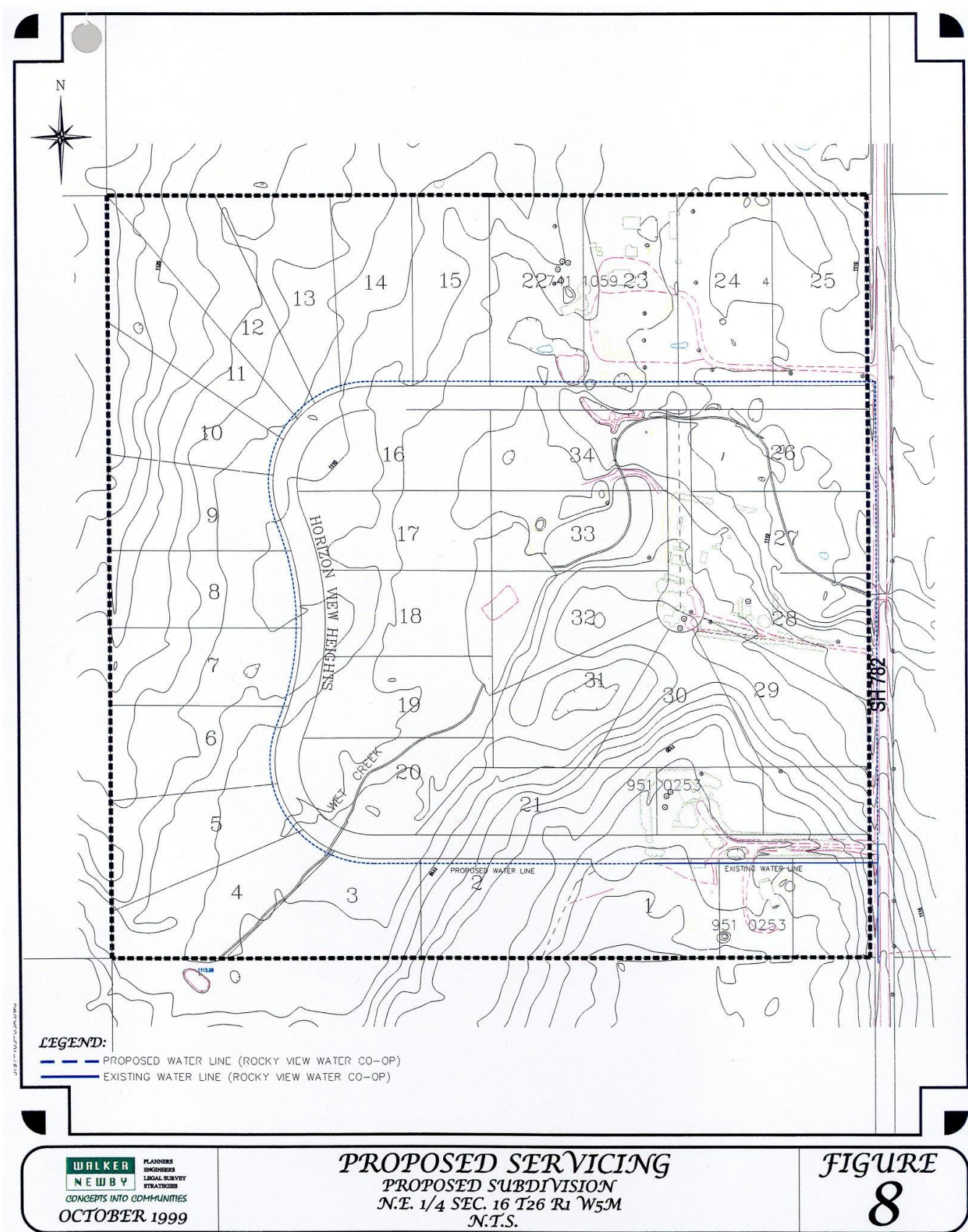
Policy 6.5.4: All lots shall only access Range Road 13 via the proposed internal Subdivision road.

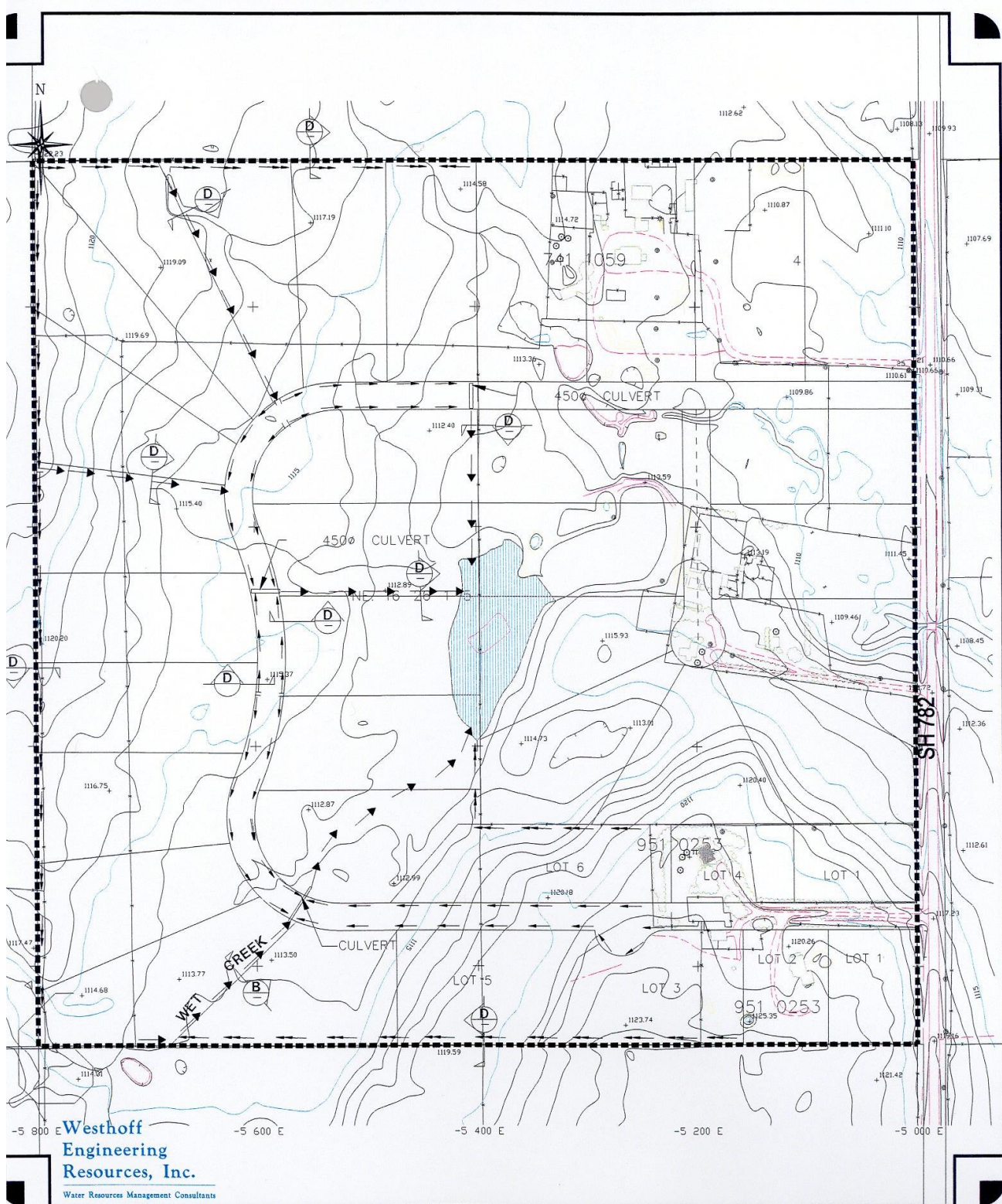


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OCTOBER 1999

BUILDING SITE LOCATION PLAN
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE
7





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OCTOBER 1999

STORM WATER DRAINAGE
PROPOSED SUBDIVISION
N.E. 1/4 SEC. 16 T26 R1 W5M
N.T.S.

FIGURE
9

VII. TRAFFIC IMPACT ANALYSIS

7.1 FUTURE TRAFFIC VOLUMES

Additional traffic generated by the proposed subdivision can be estimated by observing the rate of trip generation from existing country residential developments and applying this rate to the proposed subdivision on a per dwelling unit basis.

Eagle Engineering has completed an operational assessment of the intersections onto Range Road 13 and a copy of this report is included in the appendix.

The operational assessment confirms that the future intersections will operate at a high standard of service once the Plan Area is fully developed.

Policy 7.1.1: A type 2 intersection is needed at the intersection of Range Road 13 and south access to the proposed subdivision at Phase 3.

VIII. PUBLIC INPUT

In order to provide more detailed information to the community regarding the proposal, and to acquire input from surrounding residents, landowners within a ½ mile radius of the subject ¼ section were contacted individually by mail and invited to an Open House on October 26, 1999 at the Balzac Hall.

Six adjacent landowners attended the open house to view plans and provide comments. One adjacent landowner currently residing on a 2 acre parcel indicated concerns with regard to the generation of additional traffic resulting from the extension of the existing municipal road. No other concerns were raised by area landowners.

An Open House was held at the Balzac Hall on February 14, 2012, to present the Conceptual Scheme Amendment that allows for Residential One District Density within a portion of Phase 5.

An Open House was held at the Balzac Hall on January 15, 2015, to present the Conceptual Scheme Amendments that allowed for Residential One District and associated future subdivision within portion of Phase 2 and 4.

IX. CONCEPT PLAN CONFORMITY

9.1 MUNICIPAL STATUTORY PLANS AND POLICY

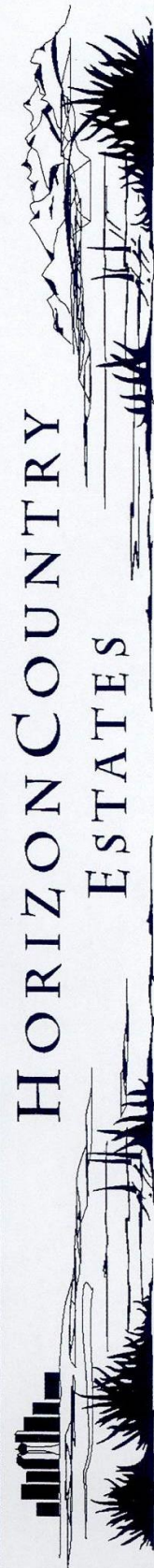
In addition to the planning principles established by this Plan, implementation of the development will be guided by the planning policies adopted by Rocky View County in its statutory Plans, and the Municipal Government Act.

Policy 9.1.1: All subdivision and development within the Plan Area shall conform to:

- Bylaw C-4840-97 being the Rocky View County Municipal Development Plan; and
- Bylaw C-4841-97 being the Rocky View County Land use Bylaw;

Appendix

Open House Attendees – Sign Up Sheet
Stormwater Management Report
Geotechnical Report
Traffic Impact Analysis

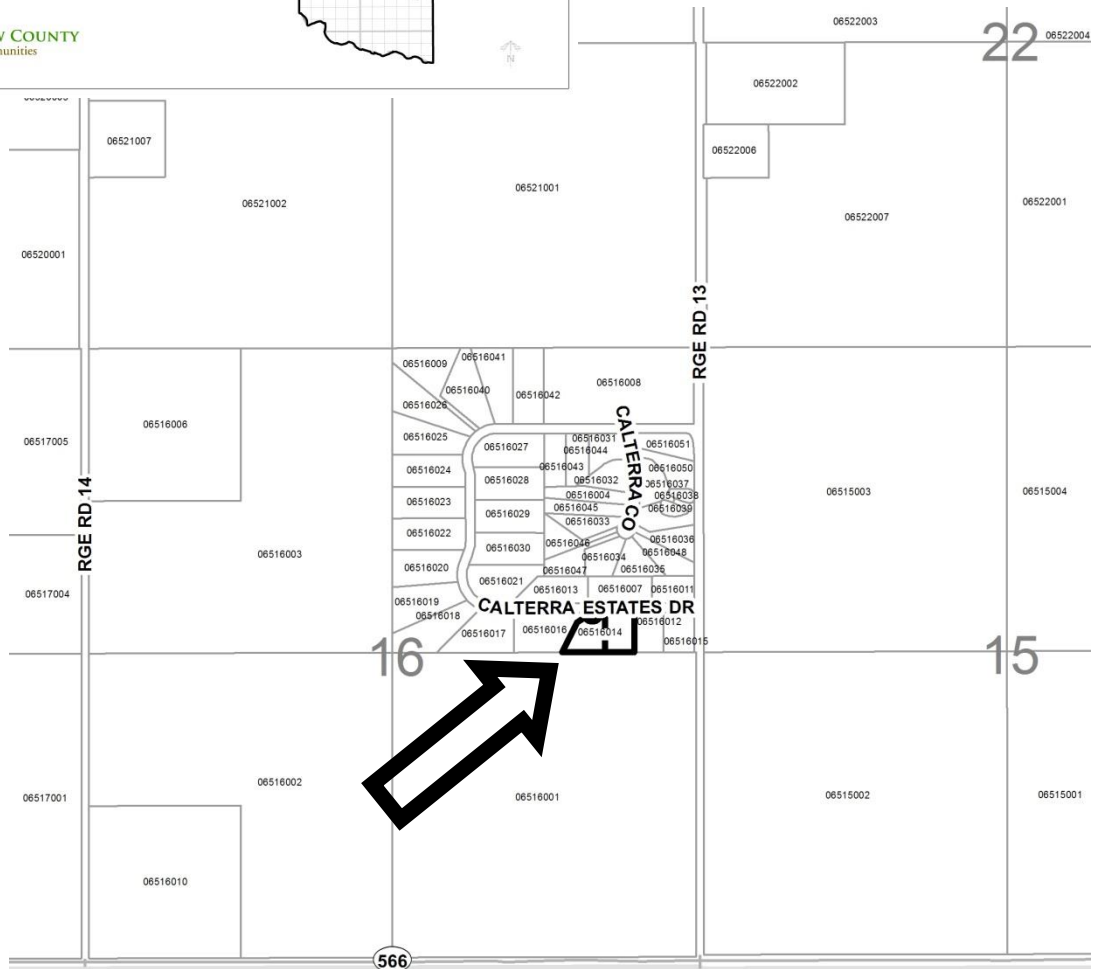
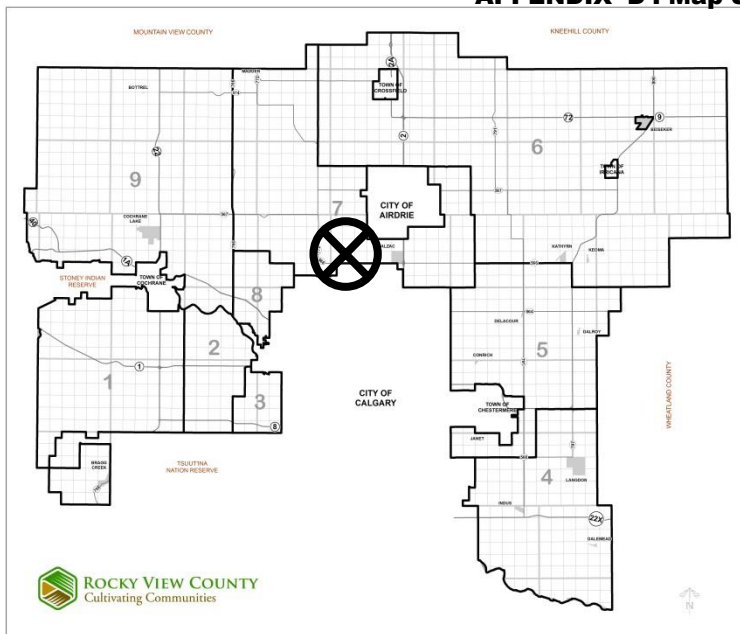


Open House Sign-in Sheet

October 26, 1999

Please sign in your Name and Address:

Name	Address
Don Pott	Box 117 Balzac
Marin Pott	" "
RUTH BRUNWELL	
TROY FRISLEN	Box 268 BALZAC
BA Sticks	Calgary
D. Stickle	



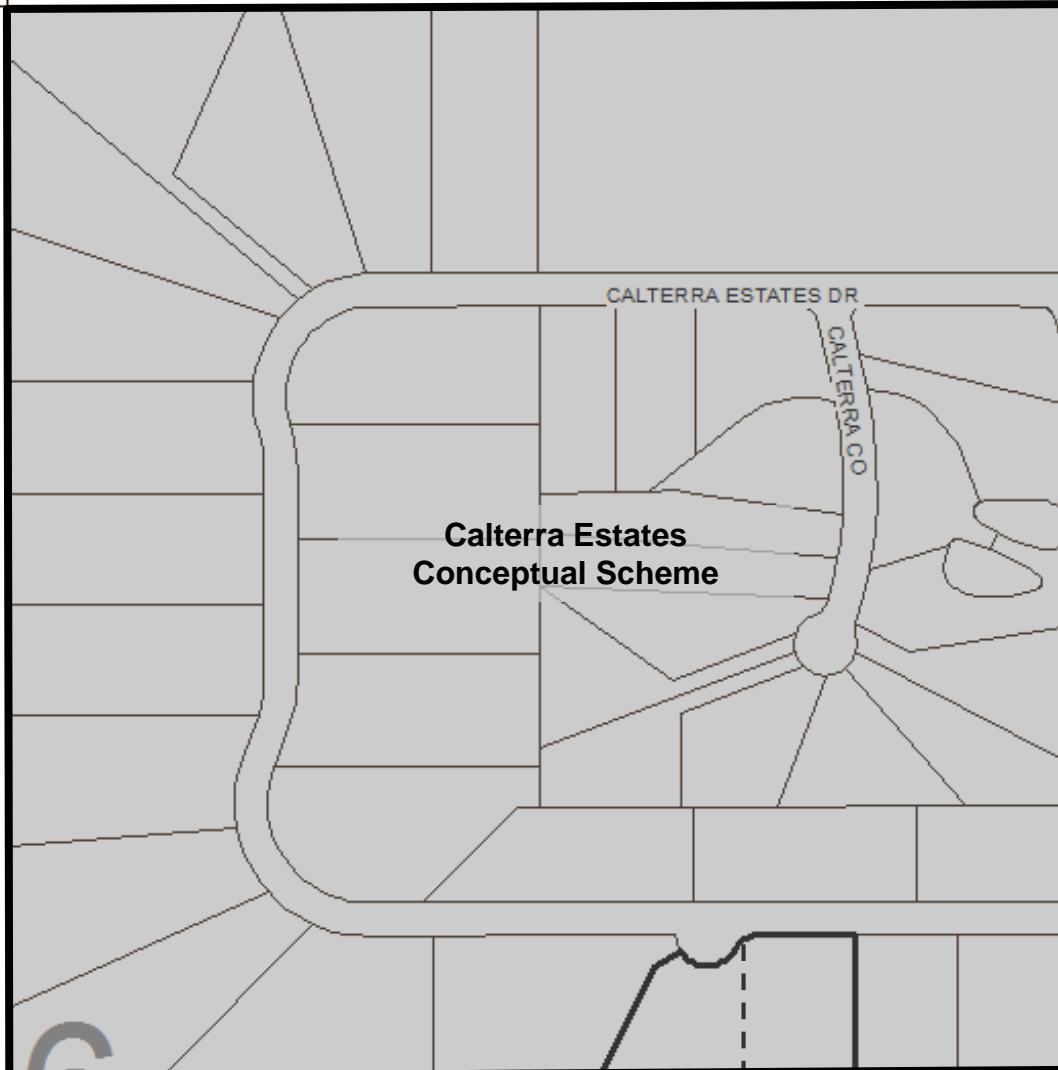
LOCATION PLAN

NE-16-26-01-W05M

Lot:5 Plan:0010692

Conceptual Scheme Amendment Proposal: To amend the Calterra Estate Conceptual Scheme to facilitate the subdivision of a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.

Page 50 of 65



CONCEPTUAL SCHEME AMENDMENT

NE-16-26-01-W05M

Lot:5 Plan:0010692

Date: Sep 01, 2017

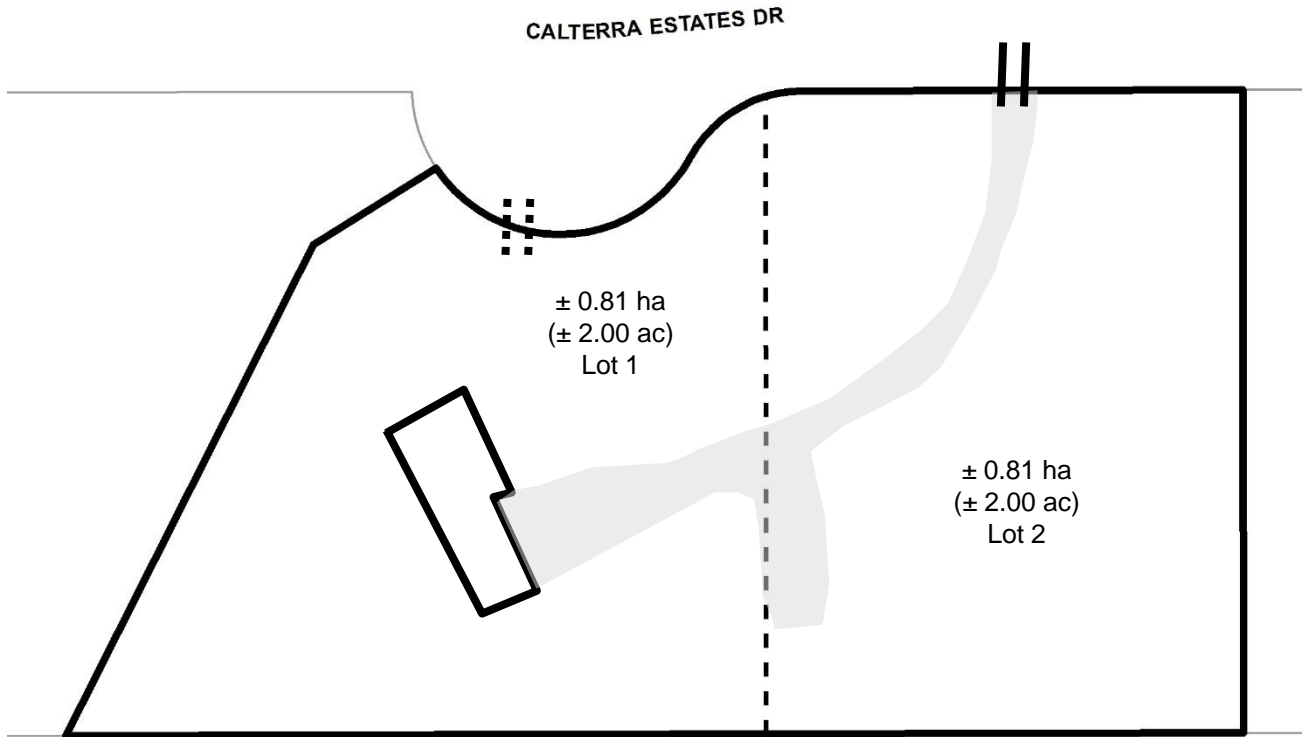
Division # 7

File: 06516014

AGENDA

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Subdivision Proposal: To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder. **Page 51 of 65**



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	
Dwelling	
Driveway	
Existing Approach	
Required Approach (Location TBD)	

TENTATIVE PLAN

NE-16-26-01-W05M

Lot:5 Plan:0010692

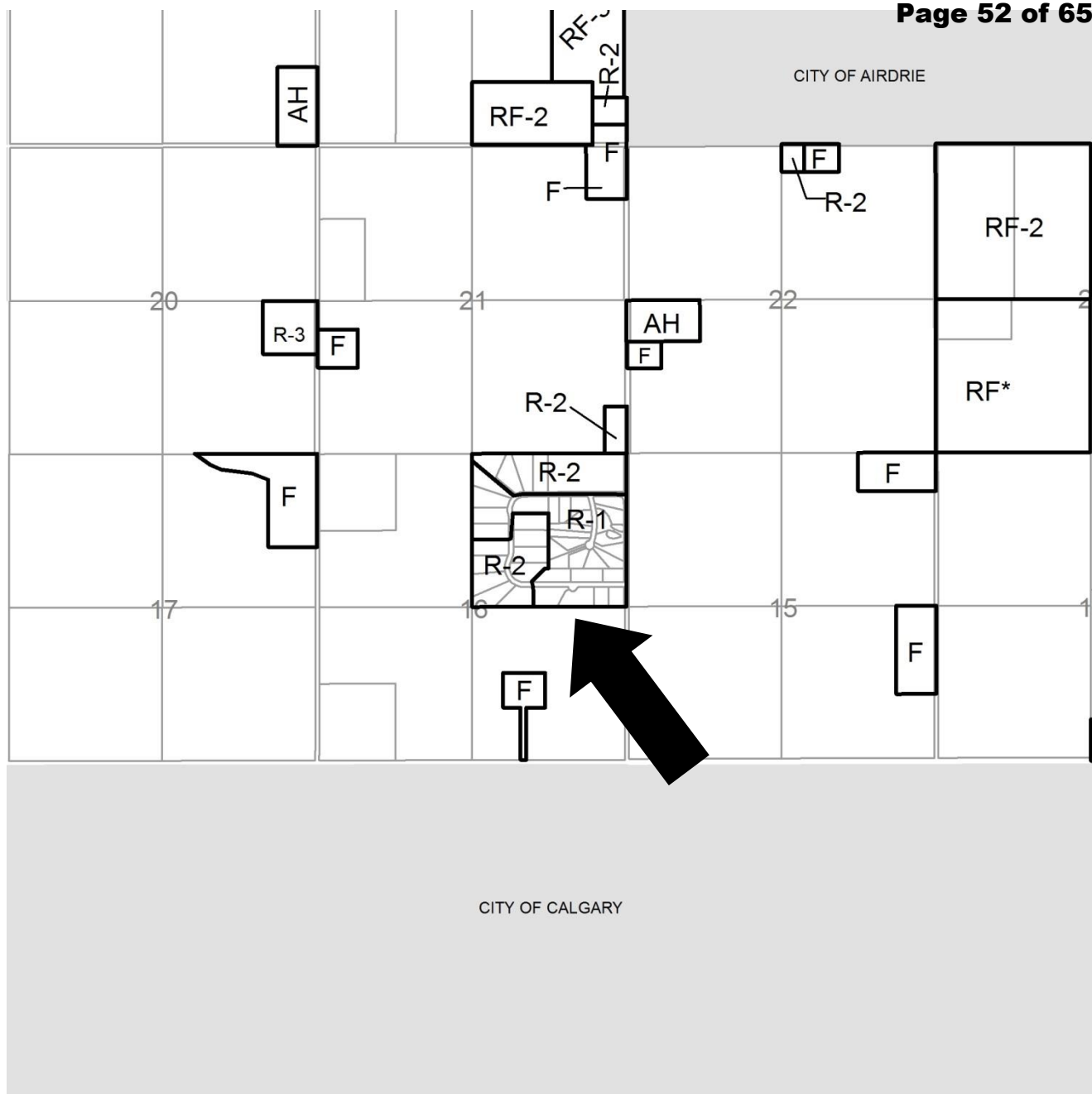
Date: Sep 01, 2017

Division # 7

File: 06516014

AGENDA

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

LAND USE MAP

NE-16-26-01-W05M

Lot:5 Plan:0010692

Date: Sep 01, 2017

Division # 7

File: 06516014

AGENDA

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

TOPOGRAPHY

Contour Interval 2 M

NE-16-26-01-W05M

Lot:5 Plan:0010692

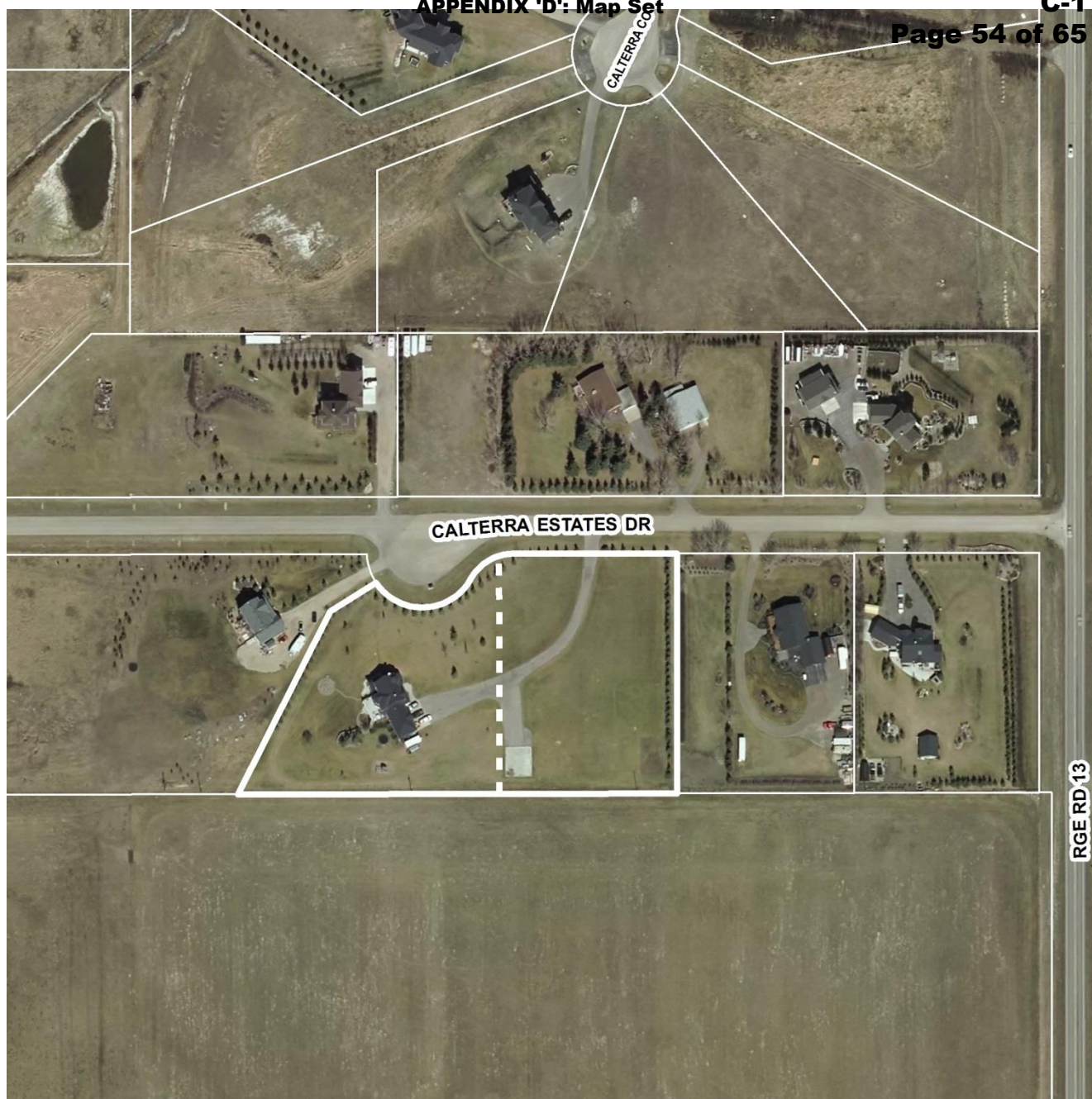
Date: Sep 01, 2017

Division # 7

File: 06516014

AGENDA

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

AIR PHOTO

Spring 2016

NE-16-26-01-W05M

Lot:5 Plan:0010692

Date: Sep 01, 2017

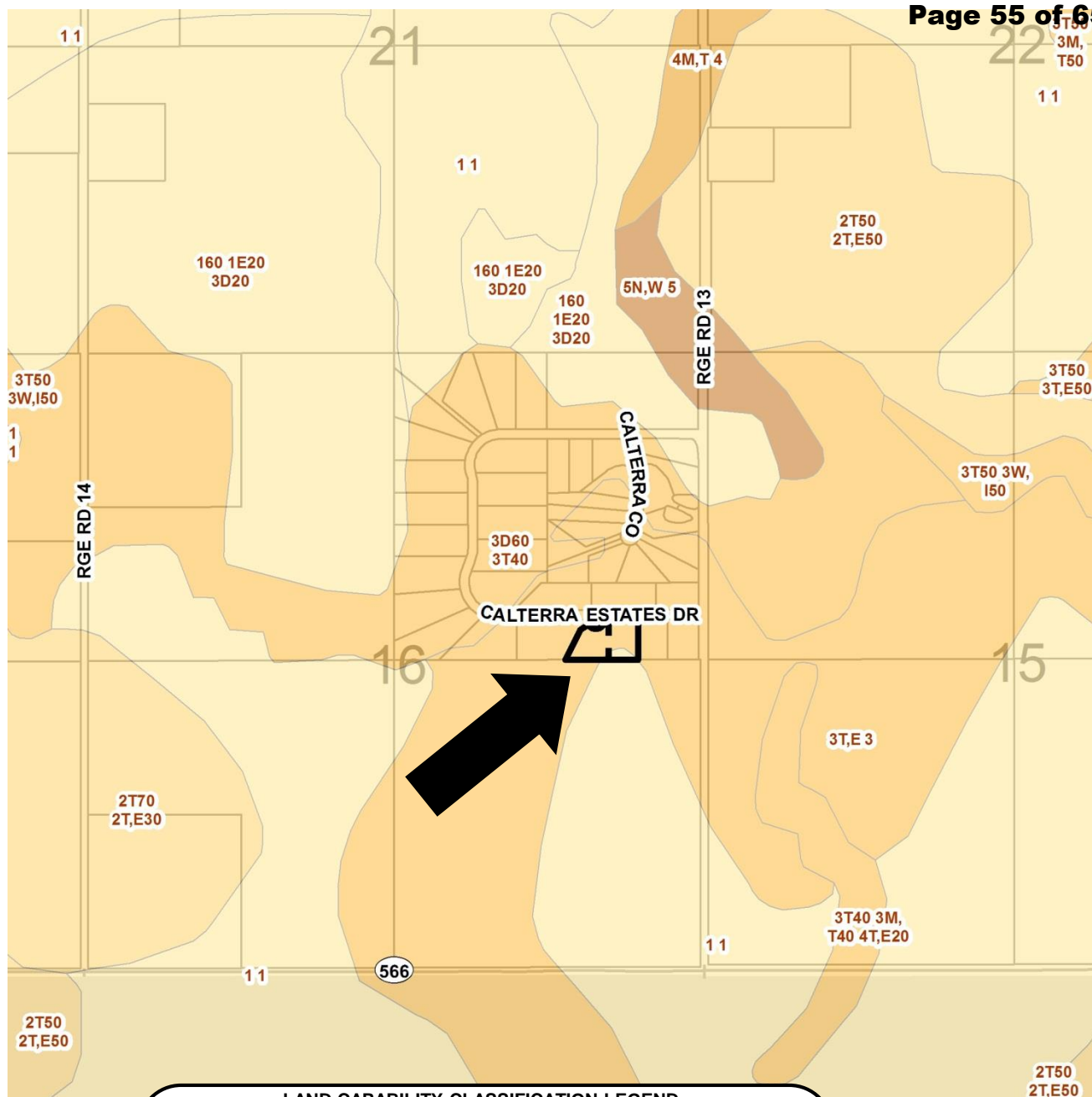
Division # 7

File: 06516014

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

NE-16-26-01-W05M

Lot:5 Plan:0010692

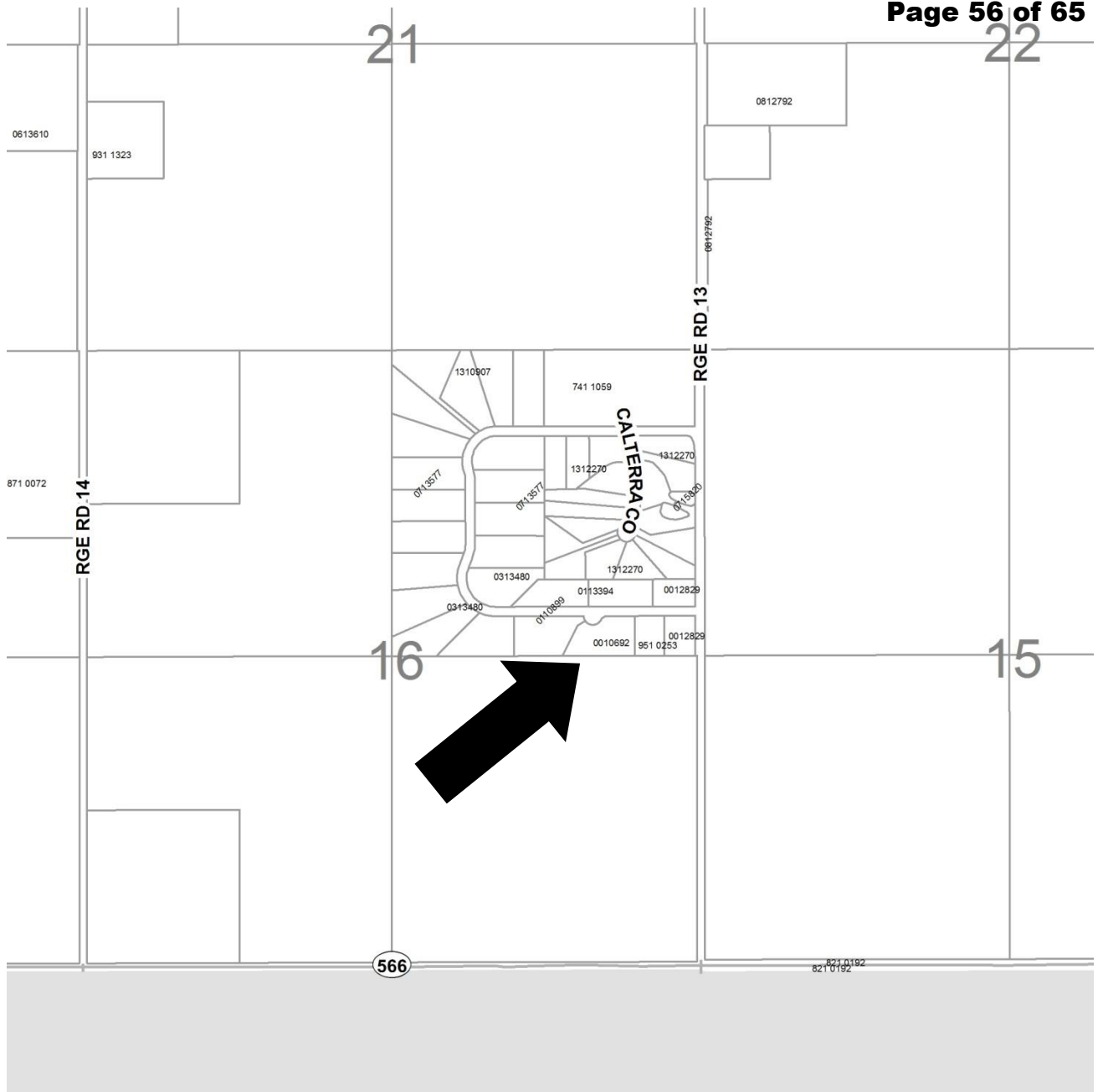
Date: Sep 01, 2017

Division # 7

File: 06516014

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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

NE-16-26-01-W05M

Lot:5 Plan:0010692

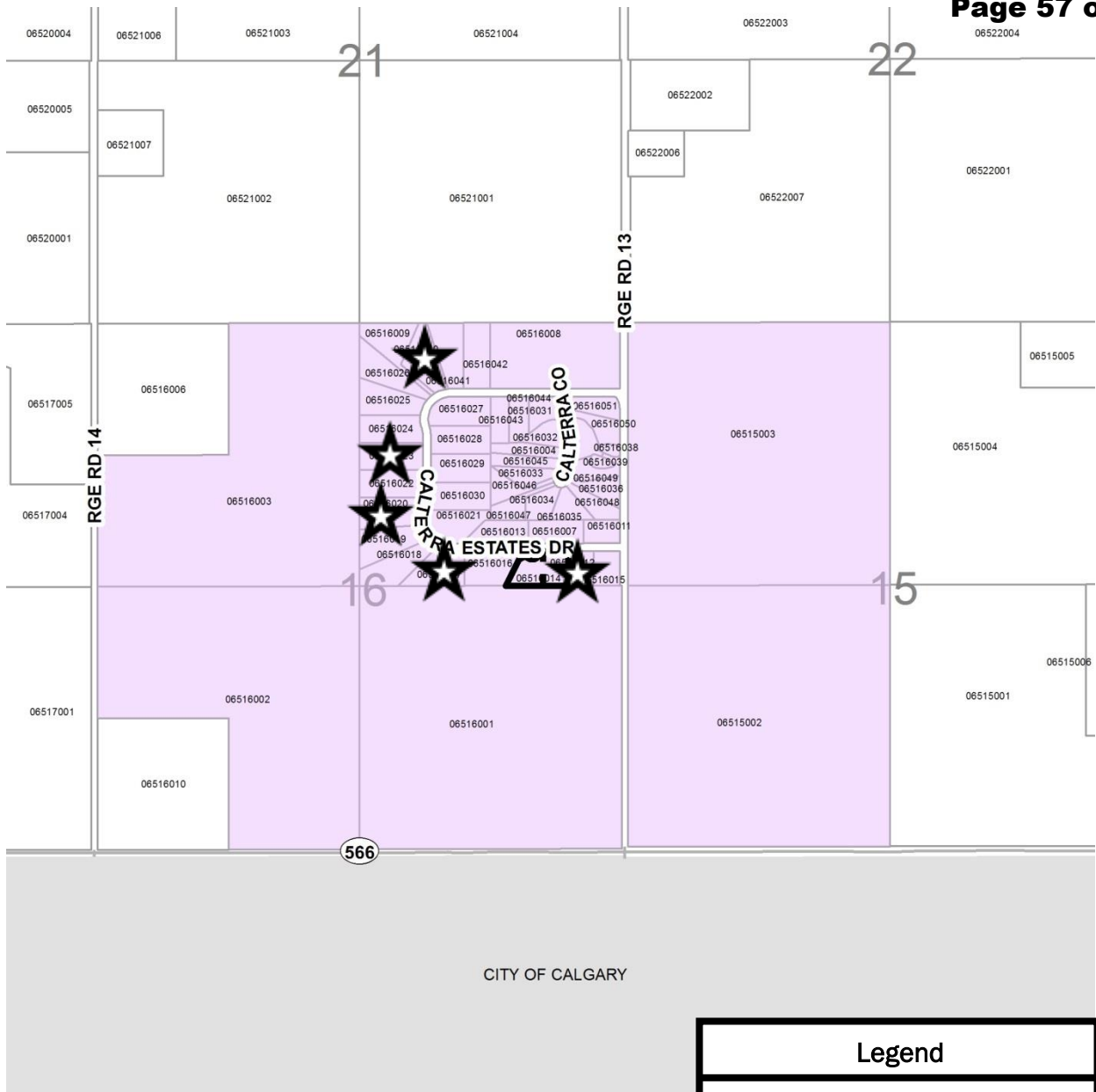
Date: Sep 01, 2017

Division # 7

File: 06516014

AGENDA

Page 63 of 275

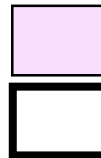


Letters in Opposition



Letters in Support

Legend



Circulation Area

Subject Lands

LANDOWNER CIRCULATION AREA

NE-16-26-01-W05M

Lot:5 Plan:0010692

Date: Sep 01, 2017

Division # 7

File: 06516014

AGENDA

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Deputy Municipal Clerk
Legislative and Legal Services
Rocky View County Office
911 - 32 Avenue NE
Calgary, Alberta T2E 6X6

Reference: Bylaw C-7727-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

Application Number: PL20170150 (06516014)

Location: Lot 5 (Plan 0010692; NE-16-26-1-W5M)

June 26, 2018

Dear Sir or Madam:

I am writing to provide our support to the subdivision of Lot 5 (Plan 0010692; NE-16-26-1-W5M) as it has been presented. It is our belief that the proposed subdivision meets all of the relevant requirements, is well designed and represents a great opportunity for Calterra Estates community to grow and expand.

Our support for the subdivision is based on a number of factors. Firstly, as the proposed owners of the subdivision are immediate family members, allowing the proposed subdivision would be beneficial for our family now and in the foreseeable future. In this regard, it is our belief that the subdivision will allow our children to live next to and spend more time with their grandparents. The subdivision will also create opportunities for my family to provide assistance to and support my parents as they enter into their retirement years and continue to age.

Secondly, the proposed subdivision is consistent with the broader community's goals/objectives and represents a positive opportunity for Calterra Estates. The potential impact of the proposed subdivision has been minimized through smart design (e.g. setting the dwelling back from the main road and locating the dwelling where it will not impact the daylight available for adjacent residents). In addition, the design of the proposed dwelling is consistent with the current development in the community (e.g. similar in design, scale and dimensions to neighbouring properties) and would complement the current development in the community. As such, it is our view that the proposed subdivision represents an opportunity to grow the community in a sustainable manner and embodies the foreseeable evolution of Calterra Estates.

Thirdly, the addition of a new property and residents will have tangential benefits to the community and its current residents. It is foreseeable that the new dwelling will create the perception of growth in the community and encourage an associated increase in property values for the current residents. It is also our belief that the addition of my parents to the current Calterra Estates community will positively contribute to community fabric and safety, as they have a strong sense of community, work ethic and desire to positively contribute in their retirement years.

Finally, we would also like to take this opportunity to identify our concerns that if this proposed subdivision is not approved, it will have a chilling effect on further development/re-development in the

Calterra Estates community. This would have the potential to detrimentally impact existing property values for current residents, while also setting the bar unattainably high for future development or subdivision opportunities.

Thank you for your time and consideration of this support letter and we look forward to your determination that the proposed addition represents a positive addition to our community.

Sincerely,

Kirsten and Jonathon Friesen

From: Andrea Joy
Sent: Tuesday, June 26, 2018 8:11 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7727-2017

To Whom it may concern,

My family and I are writing on behalf of the Friesen Family in Calterra Estates. We live in this community as well.

We would like to say that we support the proposed project the Friesen family wants to do. It fits in with the way we see the neighbourhood evolving and we can see how it will increase the value on all of our properties in this great community. It will be very nice to see the lot being used and are very happy that a family will be moving in.

We hope you will allow this project to go through!

Thanks,

Andrea & Jason Johnson

Reference: Bylaw C-7727-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

June 26, 2018

To Whom it may Concern:

I am writing to express our support for the subdivision application of Jonathon and Kirsten Friesen on behalf of Terry and Helen Ohlhauser.

We support this proposed subdivision as we believe it fits well with the growth the community of Calterra Estates is currently experiencing. The proposed development is consistent functionally and aesthetically with the existing homes. In addition, the fact that the motivation for the new home is driven namely by the desire of the grandparents looking to live closer to their children and grandchildren. This is also in line with the neighbourhood culture as there is another multi-generation family already living near each other here.

Thank you for your time and we hope this is approved so we are able to see growth and added value to our community.

Doug and Wendy Knutson

Reference: Bylaw C-7727-2017 -- A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

June 26, 2018

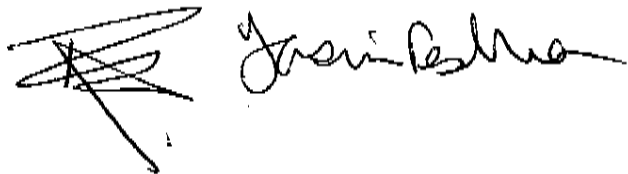
To Whom it may Concern:

I am writing to express our support for the subdivision application of Jonathon and Kirsten Friesen on behalf of Terry and Helen Ohlhauser.

We support this proposed subdivision as we believe it fits well with the growth the community of Calterra Estates is currently experiencing. The proposed development is consistent functionally and aesthetically with the existing homes. In addition, the fact that the motivation for the new home is driven namely by the desire of the grandparents looking to live closer to their children and grandchildren. This is also in line with the neighbourhood culture as there is another multi-generation family already living near each other here.

Thank you for your time and we hope this is approved so we are able to see growth and added value to our community.

Billy and Yasin Peshke

The image shows two handwritten signatures in black ink. The signature on the left is stylized and appears to be 'Billy Peshke'. The signature on the right is more legible and appears to be 'Yasin Peshke'.

From: Calterra
Sent: Wednesday, September 27, 2017 5:44 PM
To: Stefan Kunz
Cc: Calterra Country Estates
Subject: Rockyview file PL20170030 (subdivision) and PL20170150 (Conceptual Scheme Amendment)

September 27, 2017

To: Mr. Stefan Kunz
 Rocky View County, Planning Services

From: Calterra Land Developments Inc., developer of Calterra Estates®
 Mr. Peter Schlee (owner,)

RE: Rockyview file PL20170030 (subdivision) and PL20170150 (Conceptual Scheme Amendment)
 Lot 5, Plan 0010692 (Roll # 06516014)
 12 Calterra Estates Drive

We are submitting our comments and attached request in response to your circulation notice dated September 7, 2017 regarding the Conceptual Scheme Amendment application and subsequent Subdivision application for the above noted 4-acre lot.

We trust you are aware that this specific lot was approved for subdivision into its current 4-acre lot size in 1998 and subsequently endorsed for subdivision by Rocky View County in February 2000. The formal title was issued by Land Titles in March 2000 as Plan 0010692. As this subdivision and lot creation preceded both the formal Conceptual Scheme creation and formal approval (in June 2000), the lot was not included in any of the associated engineering planning and site testing that were part of the original Conceptual Scheme, including any formal Stormwater Management Plan considerations (SWMP & SWMF), Traffic Impact Assessment (TIA), or any of the prior required geotechnical and percolation testing associated with the other 4-acre lots in the Calterra development.

This lot may still require appropriate formal redesignation from R2 to R1 zoning, as the prior redesignation of the adjacent lot in September 2001 (Bylaw C-5417-2001) was only for the 2 lots on the north side of the Calterra Estates Drive road (Roll 06516007/013), excluding the 4-acre lots on the south side of the road (Roll 06516014). Bylaw C-5437-2001 in November 2001 also did not apply to this lot, as it specifically applied to the 4-acre lot on the north side of Calterra Estates Drive that was the subject of the boundary adjustment application and registration. Subsequent assumptions of the inclusion of the 4-acre lots on the south side of Calterra Estates Drive created in 2000 (Plan 0010692) and early 2001 (Plan 0110899) were in error, and incorrectly subsequently identified these lots with R1 zoning by Rocky View County. These lots were previously confirmed by the County as having R2 zoning in 1998 and 2000. *We trust that Rocky View will correct this error or omission with a proper formal R2 to R1 redesignation application.*

Notwithstanding the missing or omitted requirement for the proper formal redesignation of the lot from R2 to R1 zoning, we would appreciate your confirmation of whether there have been any of the required engineering testing and design reports submitted to Rocky View in support of these applications, and the specific identification of these for our reference. The engineering reports normally requested by Rocky View included the lot-specific SWMP (including detailed SWMF requirements), TIA, site geotechnical and percolation testing, and any other requirements requested by the County. If such reports are currently available in electronic format, we would appreciate if you can forward such electronic copies to us for our review of any impacts on our existing amenities, or to determine the current requirement levels for similar 4-acre lot resubdivisions planned by other 4-acre lot owners within our development area.

If the new and current lot resubdivision process no longer requires creation or provision of such engineering reports or designs, and does not require any further stormwater facilities or amenities other than what we current have available within our development area (excluding this specific lot, which is not included in any of our existing SWMF amenities), we would appreciate such confirmation at your earliest opportunity so other similar lots in our development area can also proceed with similar resubdivision plans on similar terms.

Finally, as the original providers of the existing conceptual scheme in June 2000 (provided solely at our cost and expense), we would like to request that the remaining 4-acre lots be allowed the opportunity to participate in a single joint final conceptual scheme amendment jointly with the current amendment application, where the amendment costs can be shared equally among the participating lot owners, but also to avoid 8 or 10 individual amendment applications (individually for each lot) to the one common conceptual scheme to avoid further plan fragmentation and loss of relevance. If given the opportunity, the 8 or 10 individual lot owners could be easily accommodated with a single simple Conceptual Scheme Amendment indicating the similar plans of the remaining lot owners and the final future design of the completed development.

Please let us know if any of the required engineering reports and designs can be sent to us by email, and if the existing Amendment to the Conceptual Scheme can be properly corrected to reflect the joint participation and future plans of the other remaining lot owners. Thank you.

Regards,

Mr. Peter Schlee
Calterra Land Developments Inc.
e-mail:
website: www.CalterraEstates.com

September 27, 2017

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

Attention: Stefan Kunz

RE: File Number: 06516014
Application Number: PL20170030

We are writing to submit our comments and concerns on technical matters in regards to the Subdivision Application submitted for the property next to ours (see file and application number noted above).

- **Power**
We would like clarification on where the new power supply will come from and if there may be possible trenching needed if applicant goes underground.
- **Water**
Rocky View Water Coop had confirmed years ago that there wasn't capacity for expansion. Will the applicant be drilling a well or applying for Rocky View Water Coop membership? Will this affect our current water pressure? We will need clarification on that.
The water shutoffs for Lot 1 are already located on our property. Since our place is fully landscaped with underground sprinklers installed, will the County require shutoffs to be moved to Lot 1 at this time and how without disrupting our property? Proposed action on this will need to be addressed either by Rocky View Water Coop, County, and/or applicant.
- **Sewage**
The previous owner of Lot 1 had difficulty with septic system, had to replace it twice. We would like a percolation test done and what the proposed area of the new lots system will be and where it would be located in relation to our property lines.
- **Access**
Would need proposal for new approaches and how they would affect the bus pickup area and the existing postal boxes. Would the cul-de-sac be affected with more approaches and would Rocky View be putting in a new turn off lane for the south exit into Calterra Estates Drive with the added traffic?

If you need any further details or clarification in regards to our comments, we may be reached at
or by email at

Regards,

Chuck & Marilyn Titterington

RECREATION AND COMMUNITY SERVICES

TO:	Council	DIVISION: All
DATE:	July 10, 2018	
FILE:	06809018	
SUBJECT:	Response to Notice of Motion – Removal of Lands Leased by the Cochrane and District Agricultural Society from Disposal List	

¹ADMINISTRATION RECOMMENDATION:

THAT the report regarding the removal of lands leased by the Cochrane and District Agricultural Society be received as information.

EXECUTIVE SUMMARY:

On June 12, 2018, Councillors Kissel and Hanson presented a Notice of Motion (Attachment A) to be debated at the July 10, 2018, Council meeting.

The purpose of this report is to advise that the lands leased by the Cochrane and District Agricultural Society do not exist on the disposal list and will not be disposed of unless a Council resolution is passed. Furthermore Administration recommends a need for further intermunicipal discussion regarding regional recreation provision and long-term planning involving the Cochrane District Agricultural Society.

Administration recommends **Option #2**.

BACKGROUND:

In 1999, Rocky View County acquired the 146 acre parcel of lands in an exchange with the provincial government wherein the Province assigned an assessed value of \$308,500 to the lands. In 2000, the County signed a 25-year lease agreement with the Cochrane District Agricultural Society (CDAS). In 2015, the CDAS sought a 50-year lease extension to better secure funding for future expansion and repairs (Attachment B). The current lease will expire in February, 2025.

Rocky View County (RVC) Council passed a motion on January 27, 2016, to allow interested buyers to submit proposals to purchase the land currently occupied by CDAS. This motion precluded Administration from accepting the Society's request for lease extension.

On March 20, 2016 the CDAS stated publicly at a Society information meeting that it would support the sale of the lands if three conditions were met:

- 1) There was a replacement property of 120 acres or more secured;
- 2) The new location of the land would be in relative proximity to the current site and be able to continue serving users and user groups; and
- 3) Sufficient funds were in place to replace all existing Agricultural Society facilities.

No proposals met the County's needs hence the matter was closed in December 2016.

As the Society plans for the future all of its expectations remain. The CDAS presented its business plan to Policy and Priorities Committee on May 1, 2018. The report advocates for relocation to the northeast corner of Horse Creek Road and Township Road 262 (128 acres owned by the Town of Cochrane) once the current lease expires in 2025 with all facility replacement to be funded entirely with County land sale proceeds.

¹ **Administration Resources**

Corwin McCullagh, Recreation & Community Services

DISCUSSION:

It must be clarified that the Cochrane Agricultural Lands can only be disposed of by a resolution of Council. As part of the ongoing review process, Council has full discretion to remove proposed assets from the recommended disposal list when it is circulated annually. The lands leased by the CDAS are not on the disposal list.

Because these lands were annexed in 2005 and are within Cochrane's corporate boundaries, the Town has ultimate authority over land use and may wish to conserve this area as an environmental park in order to maintain the existing level of recreation services (Open Space Master Plan - 2012).

At the May 16, 2018 Inter-Municipal Committee, elected officials agreed in principle that further discussion and collaboration is required in order to review options for best public value. These discussions will likely include a review of community recreation needs and relationship with open space planning for the provision of clearer direction to the CDAS and the public.

Administration recommends **Option #2**.

BUDGET IMPLICATION(S):

There are no budget implications.

OPTIONS:

- Option #1: THAT the Lands under the current lease by the Cochrane and District Agricultural Society be removed from the land disposal list until a time that Council has a clear understanding as to the best and most appropriate use of the land and provides direction on whether the land asset disposal is in the County's residents' best interest.
- Option #2: THAT the report regarding the removal of lands leased by the Cochrane and District Agricultural Society be received as information.
- Option #3: THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Chris O'Hara"

"Rick McDonald"

General Manager

Interim County Manager

CM/rp

ATTACHMENTS:

ATTACHMENT 'A': Notice of Motion

ATTACHMENT 'B': CDAS Correspondence Request to Extend Lease

- Notice of Motion:** To be read in at the June 12, 2018 Council Meeting
To be debated at the July 10, 2018 Council Meeting
- Title:** 146 acre parcel of Rocky View County Lands leased by the Cochrane and District Agricultural Society
- Presented By:** Councillor Crystal Kissel, Division 9 and Councillor Kevin Hanson, Division 3
- Whereas** Being almost an entirely new Council, it is important that Council has a clear understanding of the best use of the land for the future; and
- Whereas** This land was gifted to the residents of Rocky View County in 1999 by Her Majesty the Queen in Right of Alberta as represented by the Minister of the Environment for the total cost of \$1.00; and
- Whereas** There has been no Council decision as a whole made through a resolution to dispose of the 146 acre parcel of land; and
- Whereas** There have been numerous studies completed, including the 2010 County Community Needs Assessment Survey, the 2010 Ranch Lands Community Survey, the 2013 Tri-Party Concept Plan, and the 2014 Town of Cochrane Community Survey; and
- Whereas** The Cochrane and District Agricultural Society presented at the May 1, 2018 Policy and Priorities Committee meeting and raised some concerns regarding its business plan that did not include how the existing land could best be utilized should the Cochrane and District Agricultural Society plan to stay; and
- Whereas** The modernized *Municipal Government Act* and mandated membership in the Calgary Growth Management Board requires each municipality to specifically outline the provision of municipal services and facilities for collaborative and beneficial outcomes; and
- Whereas** The responsibility for parks planning rests with local government and that recreation planning is a key part of the process of improving leisure opportunities available to residents and improving the health and well-being of the community; and

Whereas Open space and recreational facilities that are of particular social value to the local community should be recognized and given protection by local planning authorities through appropriate planning policy. Open space of particular quality may include:

1. Areas of open space in urban areas that provide an important local amenity and variety of recreational opportunities;
2. Areas of open space that provide a community resource and use for agricultural shows and cultural festivals; and
3. Areas of open space that benefit wildlife and biodiversity; and

Whereas Once all information is received, whether through studies, Administration, or public engagement, this Council will be able to decide the best direction for this land asset disposal serving the Rocky View County residents' best interests;

THEREFORE, BE IT RESOLVED that the Lands under the current lease by the Cochrane and District Agricultural Society be removed from the land disposal list until a time that Council has a clear understanding as to the best and most appropriate use of the land and provides direction on whether the land asset disposal is in the County's residents' best interest.

From: Kathy Pack <k.pack@shaw.ca>
Date: November 22, 2015 at 11:32:38 AM MST
To: "Division 3, Reeve Margaret Bahcheli" <MBahcheli@rockyview.ca>, "Division 9, Bruce Kendall" <BKendall@rockyview.ca>
Subject: Lease extension

Dear Reeve and Council,

As you are aware, The Cochrane and District Agricultural Society (CDAS), is currently leasing the land owned by Rocky View County (RVC) and located on the North West corner of the intersection of Highways 22 and 1A (the "Lands").

During the past two years, the CDAS has engaged in an in-depth planning process to lay out our goals and the facilities required to achieve these goals. We have met with potential partners and believe that we would also have support from them to achieve these goals.

The next step for the CDAS would be start the detailed capital and funding plans associated with these goals. However, as the current term of our lease will expire in 2025, we find it necessary to secure a long term lease extension prior to commencing any other plans.

As such, the CDAS would like to request a lease extension on the Lands for a period of not less than 50 years.

Thank you for your consideration of this request. As always, we would be pleased to meet with you to answer any questions you may have and provide further details of our future plans.

Sincerely,

Kathleen Pack

President, Board of Directors
Cochrane and District Agricultural Society

403 710 8627



UTILITY SERVICES

TO:	Council	
DATE:	July 10, 2018	DIVISION: All
FILE:	4060-200	APPLICATION: N/A
SUBJECT:	City of Calgary Master Servicing Agreement - Wastewater	

¹ ADMINISTRATION RECOMMENDATION:

THAT Council authorizes Administration to enter into a Master Servicing Agreement with the City of Calgary for wastewater services.

EXECUTIVE SUMMARY:

On May 28, 2018, the City of Calgary approved the extension of wastewater services to the Elbow Valley West development in Rocky View County conditional to Elbow Valley West being included in a Master Servicing Agreement between the City of Calgary and Rocky View County along with other County areas currently serviced by the City of Calgary. In order to provide reliable and affordable wastewater servicing to residents of Rocky View County and to solve a long standing wastewater servicing issue in Elbow Valley West, Administration recommends that the County enter into a Master Servicing Agreement for wastewater services with the City of Calgary.

Administration recommends **Option #1**.

BACKGROUND:

The County currently holds wastewater servicing agreements directly with the City of Calgary for the Elbow Valley/Pinebrook area, the Bearspaw School, and the Bearspaw/Glendale Community Centre. Other areas of the County that have wastewater servicing provided by the City of Calgary not under a direct agreement with the County are:

- The Balzac Community Hall through a connection and agreement between the City of Calgary and the City of Airdrie.
- The Balzac Gas Plant through a connection and agreement between the City of Calgary and the Balzac Gas Plant.
- The Cochrane Lakes area and the Springbank Schools (including the Springbank Park for All Seasons) through a connection and agreement between the City of Calgary and the Town of Cochrane. (The County has a subsequent agreement with the Town of Cochrane for the servicing the County receives through the connection and agreement between the Town and the City of Calgary).

Since 2005, the County has made several requests to the City of Calgary for an extension of the Elbow Valley service area to include the approximate 118 residential lots of the adjacent Elbow Valley West development. Currently the Elbow Valley West development is serviced through a wastewater collection system that discharges to holding tanks within the community. Wastewater from the holding tanks is hauled by truck and disposed of at an approved wastewater treatment facility. The County owns and operates the wastewater collection system in Elbow Valley West, however, the holding

¹ **Administration Resources**
Stuart Jewison, Utility Services



tanks and wastewater disposal are the responsibility of the Elbow Valley West Condominium Corporation. The County charges a fee to the Condominium Corporation to recover its operating expenses related to the wastewater collection system, and the Condominium Corporation charges the users of the system a fee to recover the cost for the operation of the overall system. The result is a cost to homeowners in Elbow Valley West of approximately \$500 to \$600 per home per month for wastewater services.

For a variety of reasons, including disagreements on the Calgary Regional Partnership structure and the County's current flow rate limit exceedances under the current agreement, the County's requests for servicing Elbow Valley West had been denied by the City of Calgary. Eventually, however, on May 28, 2018 after the County demonstrated its ability to reduce flow rates through system improvements and with the continued lobbying by both the County and the Elbow Valley West community, the City of Calgary approved the extension of servicing to Elbow Valley West on the condition that Elbow Valley West be included in a Master Servicing Agreement between The City of Calgary and Rocky View County. Should servicing of Elbow Valley West by the City of Calgary become a reality, the County would connect the Elbow Valley West wastewater collection system to its existing collection system in the adjacent Elbow Valley development. The pump out tanks and hauling operations would be abandoned and the County would institute direct billing to Elbow Valley West homeowners to recover operating costs. Elbow Valley West homeowners would then be subject to user fees established under the Master Rates Bylaw for the Elbow Valley/Pinebrook Sewer System. This rate is currently \$83.26 per home per month.

Prior to the City of Calgary decision on Elbow Valley West, the County and City of Calgary administrations had been working on a Master Servicing Agreement for wastewater servicing given that the current agreements between the County and the City of Calgary are outdated, do not provide the required clarity on a number of conditions, and are not representative of actual operating conditions and environments. Negotiations on the agreement are nearing completion and it is anticipated that the agreement will be finalized in 4 to 6 weeks' time. The final Master Servicing agreement will include all the current approved service areas (Including Elbow Valley West) under one agreement that can be easily amended to include future additional servicing as agreed to between the parties. Under the Master Servicing Agreement, all service areas would be serviced under a common set of terms and conditions.

Administration feels that completing the Master Servicing Agreement with the City of Calgary would benefit the County in terms of providing cost effective and reliable wastewater servicing for the residents of the County, in particular Elbow Valley West, and in providing enhanced opportunities for additional servicing from the City of Calgary.

BUDGET IMPLICATION(S):

Assuming that the agreement is effective August 01, 2018, the 2018 budgeted expenses for the Elbow Valley/ Pinebrook Sewer System (\$975,800) would be exceeded by approximately \$30,000, with the 2018 budgeted revenues (\$975,800) exceeded by approximately \$39,000 for a net 2018 budget surplus (transfer to reserve) of approximately \$9,000. No other budget areas would be impacted by entering into this agreement.

OPTIONS:

- | | |
|-----------|---|
| Option #1 | THAT Council authorizes Administration to enter into a Master Servicing Agreement with the City of Calgary for wastewater services. |
| Option #2 | THAT alternative direction be provided. |



Respectfully submitted,

“Byron Riemann”

General Manager

Concurrence,

“Rick McDonald”

Interim County Manager

ENGINEERING SERVICES

TO: Council
DATE: July 10, 2018 **DIVISION:** All
FILE: N/A
SUBJECT: Public Consultation for Proposed Off-Site Levy Bylaws

¹ADMINISTRATION RECOMMENDATION:

THAT Administration be directed to begin public consultation on the following proposed Off-Site Levy Bylaws:

- Regional Stormwater Off-Site Levy Bylaw C-7801-2018;
- Regional Water and Wastewater Off-Site Levy Bylaw C-7802-2018; and
- Regional Transportation Off-Site Levy Bylaw C-7805-2018.

EXECUTIVE SUMMARY:

Administration has prepared a new Stormwater Off-Site Levy Bylaw, Water and Wastewater Off-Site Levy Bylaw, and Transportation Off-Site Levy Bylaw. Off-Site Levy bylaws help fund improvements to Rocky View County's regional transportation, water and wastewater, and stormwater infrastructure.

Prior to consideration of the new Off-Site Levy Bylaws by Council, Administration is seeking direction from Council to undertake further public consultation on the proposed changes to the Off-Site Levies. The public consultation process will include the general public, development community, and other stakeholders. The proposed Off-Site Levy Bylaws and the feedback from the public consultation process will be consolidated and brought back to Council for consideration in the fall of 2018.

A draft of each proposed Off-Site Levy Bylaw along with a corresponding summary of changes is available in Attachments 'A' to 'C'.

Administration recommends **Option #1**.

BACKGROUND:

Section 8 of the *Off-Site Levies Regulation* requires municipalities to consult with stakeholders on the following prior to imposing new or amending existing Off-Site Levies:

- Determining existing and future infrastructure requirements that will be funded through the Off-Site Levies;
- The methodology that the Off-Site Levies will be based on; and
- How the Off-Site Levies will be applied in the benefitting areas.

BUDGET IMPLICATION(S):

There are no budget implications at this time.

¹ **Administration Resources**
Byron Riemann, General Manager



OPTIONS:

- Option #1 THAT Administration be directed to begin public consultation on the following proposed Off-Site Levy Bylaws:
- Regional Stormwater Off-Site Levy Bylaw C-7801-2018;
 - Regional Water and Wastewater Off-Site Levy Bylaw C-7802-2018; and
 - Regional Transportation Off-Site Levy Bylaw C-7805-2018.
- Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

“Byron Riemann”

“Rick McDonald”

General Manager

Interim County Manager

TA/CS

ATTACHMENTS:

- ATTACHMENT ‘A’ – Regional Transportation Off-Site Levy Bylaw C-7805-2018
ATTACHMENT ‘B’ – Regional Stormwater Off-Site Levy Bylaw C-7801-2018
ATTACHMENT ‘C’ – Regional Water and Wastewater Off-Site Levy Bylaw C-7802-2018



SUMMARY OF PROPOSED AMENDMENTS

REGIONAL TRANSPORTATION OFF-SITE LEVY

BYLAW C-7805-2018

Similar to previous amendments, Administration has reviewed the current Transportation Off-Site Levy Bylaw (C-7356-2014) to ensure construction and land acquisition pricing are accurate in comparison to industry and market values as well as the accuracy of the levy calculations

Base Levy

- The base levy would no longer includes local roads, as these should be funded by tax dollars as they are part of the County's existing infrastructure and required by existing development
- The base levy would be calculated based on a much smaller developable area than previous years (**127,360 acres** compared to the current bylaw which is based on **596,897 acres**)

Urban / Rural Split Levy

- New split levy approach would be used based on Area Structure Plans (ASPs) that are lower density (Rural Development) and ASPs that permit more intense land uses (Urban Development)
- Rural ASPs would see a levy rate freeze and be levied at the current amount of **\$4,595 / acre** and Urban ASPs would be levied at a new rate of **\$14,701 / acre**

Special Area Levies

- No proposed changes to the special area levies other than adding the McKnight/Stoney Trail East Interchange into Special Area 2 (Conrich), which means this special area levy would increase to **\$7,838 / acre** from **\$5,833 / acre** in the current bylaw

Residential Parcel Sizes

- Minimum residential parcel size subject to the levy would be reduced to residential subdivisions with parcel sizes less than **3.0 hectares (7.41 acres)** compared to the current bylaw which requires payment at **4.0 hectares (9.88 acres) or less**

Exemptions

- **Residential One zoned parcels** and **Residential Two zoned parcels** containing an original home following subdivision would be exempt from the base levy and special levies



BYLAW C-7805-2018

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing Off-Site Levies for Regional Transportation Infrastructure

WHEREAS in accordance with section 648 of the *Municipal Government Act*, a Council may by bylaw:

- (a) provide for the imposition and payment of a levy, to be known as an "Off-Site" Levy, in respect of land that is to be developed or subdivided, and
- (b) authorize agreements to be entered into in respect of the levy.

AND WHEREAS the Rocky View County Council deems it desirable to establish Off-Site Levies for the purposes described in section 648 of the *Municipal Government Act*;

AND WHEREAS Rocky View County Council engaged the engineering firm of Watt Consulting Group to prepare the "Rocky View County Future Network Analysis in Support of the Off-Site Levy" dated June, 2018 and the engineering firm of Sedulous Engineering Inc. to prepare the "Transportation Off-Site Levy Support Summary Report" dated June, 2018 with respect to the fair and equitable calculation and allocation of Off-Site Levies related to the County's Regional Transportation Infrastructure which is required to be constructed or upgraded as a result of Subdivision and Development or which is impacted by subdivision and development in accordance with the purposes of the *Municipal Government Act* (collectively the "Reports");

AND WHEREAS Rocky View County applied the principles and criteria specified in the *Off-Site Levies Regulation* in the development of the Off-Site Levies established in this Bylaw;

AND WHEREAS based upon the principles set out in the Reports, Rocky View County Council wishes to enact a bylaw to impose and provide for the payment of Off-Site Levies, to authorize agreements to be entered into in respect of payment of the Off-Site Levies, to set out the object of each levy, and to indicate how the amount of each levy was determined; and

NOW THEREFORE pursuant to the authority conferred upon it by the laws of the Province of Alberta, the Rocky View County Council, duly assembled, enacts as follows:

TITLE

- 1 This Bylaw may be cited as the "Regional Transportation Off-Site Levy Bylaw".

PURPOSE AND INTENT

- 2 The purpose and intent of this Bylaw is to:
 - (a) impose and provide for the payment of levies to be known as Off-Site Levies in respect of lands that are to be Subdivided or Developed and which will require



new or upgraded County Regional Transportation Infrastructure or which will impact County Regional Transportation Infrastructure;

- (b) authorize agreements to be entered into in respect of payment of the Off-Site Levies;
- (c) set out the objects of each Off-Site Levy; and
- (d) indicate how the amount of each Off-Site Levy was determined.

DEFINITIONS

- 3 The definitions contained in Schedule "K" of this Bylaw apply unless the context otherwise requires.

ADMINISTRATION AND ENFORCEMENT

- 4 Council hereby delegates to the County Manager the duty and authority to enforce and administer this Bylaw.

ENACTMENT

- 5 Subject to sections 9 through 12 of this Bylaw, an Off-Site Levy as provided for in the Act is hereby imposed in respect of the Development Area of all Lands which are to be Developed or Subdivided within the County and which will require the construction or upgrade of Regional Transportation Infrastructure or which will impact the Regional Transportation Infrastructure at the rates and on the terms as specified in this Bylaw, with the exception of any land where Off-Site Levies have been previously imposed and collected in full with respect to the same purpose as provided for in this Bylaw.
- 6 Notwithstanding any other provision in this Bylaw, the County may impose further or different Off-Site Levies, duly enacted by bylaw, on any portion of Lands which are the subject of Development permit or Subdivision approval and in respect of which the County has not collected Off-Site Levies imposed under this Bylaw or any previous Off-Site Levy bylaw authorized by the Act or a predecessor Act with respect to the same purpose as provided for in this Bylaw.
- 7 The County is hereby authorized to enter into agreements with owners of the Lands referred to in section 5 for payment of the Off-Site Levy imposed on those Lands.
- 8 The following Schedules and Maps are hereby incorporated and form part of this Bylaw:

Schedule "A-1"/Map "A":	Urban Base Levy
Schedule "A-2"/Map "A":	Rural Base Levy
Schedule "B"/Map "B":	East Balzac Special Area 1
Schedule "C"/Map "C":	Conrich Special Area 2



Schedule "D"/Map "D":	Southeast Industrial Special Area 3
Schedule "E"/Map "E":	Springbank Special Area 4
Schedule "F"/Map "F":	Highway 22 and Highway 1 Interchange Special Area 5
Schedule "G"/Map "G":	Highway 791 and Highway 1 Interchange Special Area 6
Schedule "H"/Map "H":	Highway 560 and Highway 797 Improvements Special Area 7
Schedule "I"/Map "I":	Highway 22x and Highway 791 Improvements Special Area 8
Schedule "J":	Off-Site Levy Summary
Schedule "K":	Definitions

EXEMPTIONS

- 9 Notwithstanding any other provision within this Bylaw, where it is a condition of a Development permit or Subdivision approval for any Lands that the owner or developer of the subject Lands construct or upgrade any Road to its identified standard within the Regional Transportation Infrastructure, the County shall not impose the portion of the Off-Site Levy relating to that particular Road construction or upgrade on the subject Lands.
- 10 Notwithstanding any other provision within this Bylaw, the Off-Site Levies shall not be imposed on Subdivisions as follows:
 - (a) the Subdivision of a Farmstead;
 - (b) First Parcel Out; and
 - (c) Subdivision for the sole purpose of a Boundary Adjustment.
- 11 Notwithstanding any other provision within this Bylaw, the Off-Site Levies shall not be imposed on Development as follows:
 - (a) Development Permits issued for Lands which are located within either a Residential or Agricultural District and the issuance of the Development Permit is:
 - (i) directly associated with the construction of a Dwelling; or
 - (ii) the Development Permit is temporary and subject to renewal.
- 12 The Off-Site Levies, in whole or in part, shall not be imposed on Lands where Council determines, in its sole and unfettered discretion, that it is appropriate in the



circumstances not to impose the Off-Site Levies, in whole or in part, on the Lands as a condition of Development Permit or Subdivision approval.

OBJECT OF THE OFF-SITE LEVIES

- 13 The object of the Off-Site Levy or Levies imposed and collected pursuant to this Bylaw are to pay for all or any part of the capital cost of any or all of the following:
- (a) new or expanded Roads comprising the Regional Transportation Infrastructure required for or impacted by Subdivision or Development; and
 - (b) land required for or in connection with the Roads described within this Paragraph.

OFF-SITE LEVY PAYMENT

- 14 The Off-Site Levy imposed pursuant to this Bylaw shall be paid upon the earlier of the following dates:
- (a) the issuance of the Development permit in respect of the Lands;
 - (b) execution of a Development Agreement entered into pursuant to the conditions of a Development permit or Subdivision approval granted in respect of the Lands; or
 - (c) prior to the endorsement of the plan of Subdivision for the Lands.
- 15 Where the owner of Lands that is subject to the imposition of an Off-Site Levy or Levies under this Bylaw fails, neglects, or refuses to either pay the Off-Site Levy imposed or provide sufficient security for the payment of the Off-Site Levy, the County may:
- (a) refuse to endorse a Plan of Subdivision or release a Development permit until the land owner has paid the Off-Site Levy or has provided sufficient security for the payment of the Off-Site Levy in a form satisfactory to the County Manager; or
 - (b) commence proceedings in Court for recovery of the Off-Site Levy as an amount due and payable to the County.

IMPOSITION OF THE OFF-SITE LEVY

- 16 The Off-Site Levies shall be imposed as a condition of approval of Subdivision applications or Development Permit applications in accordance with this Bylaw where such approval occurs subsequent to the date that this Bylaw is passed.

Imposition of Urban Base Levy Rate

- 17 All Lands located within the County which are subject to the imposition of an Off-Site Levy in accordance with this Bylaw and which are the subject of either a Subdivision approval or Development Permit for Urban Development shall be subject to the imposition of the Urban Base Levy Rate as follows: \$36,327 per gross hectare (\$14,701 per gross acre) of the Development Area of the Lands, as detailed in Schedule "A-1" in



addition to the applicable Off-Site Levy detailed in sections 19 and 20 and Schedules “B” through “I”.

Imposition of Rural Base Levy Rate

- 18 All Lands located within the County which are subject to the imposition of an Off-Site Levy in accordance with this Bylaw and which are the subject of either a Subdivision approval or Development Permit for non-Urban Development shall be subject to the imposition of the Rural Base Levy Rate as follows: \$11,354 per gross hectare (\$4,595 per gross acre) of the Development Area of the Lands, as detailed in Schedule “A-2” in addition to the applicable Off-Site Levy detailed in sections 19 and 20 and Schedules “B” through “I”.

Imposition of Off-Site Levies

- 19 In addition to the Urban Base Levy Rate or Rural Base Levy Rate, an Off-Site Levy shall be imposed as a condition of approval of Subdivision applications as follows:
- (a) Subdivision approval with respect to all Lands located in the Benefitting Areas shown on Schedules “B” through “I” and corresponding Maps “B” through “I” that will create Residential parcels less than 3.0 hectares (7.41 acres);
 - (b) Subdivision approval with respect to all Lands located in the Benefitting Areas shown on Schedules “B” through “I” and corresponding Maps “B” through “I” that will create Residential parcels equal or greater than 3.0 hectares (7.41 acres) where, in the opinion of the County Manager, further Subdivision or Redevelopment is unlikely to occur due to technical limitations;
 - (c) Subdivision approval with respect to all Lands located in the Benefitting Areas shown on Schedules “B” through “I” and corresponding Maps “B” through “I” that will create Business or Institutional parcels of any size; and
 - (d) Any Lands outside of the Benefitting Areas shown on Schedules “B” through “I” and corresponding Maps “B” through “I”, where the Development or Subdivision will directly benefit from the Regional Transportation Infrastructure.
- 20 In addition to the Urban Base Levy Rate or Rural Base Levy Rate, an Off-Site Levy shall be imposed as a condition of approval of Development Permit applications as follows:
- (a) Development Permits for any Agricultural, Business, Residential, or Institutional uses for all Lands located in the Benefitting Areas shown on Schedules “B” through “I” and corresponding Maps “B” through “I”; and
 - (b) Development Permits for any Agricultural, Business, Residential, or Institutional uses for all Lands outside of the Benefitting Areas shown on Schedules “B” through “I” corresponding Maps “B” through “I” where the Development will directly benefit from the Regional Transportation Infrastructure.



OFF-SITE LEVY FUND

- 21 The County Manager shall establish and maintain an Off-Site Levy Fund which shall be administered in accordance with the Act.

DETERMINATION OF THE OFF-SITE LEVIES

- 22 The Off-Site Levies included in this Bylaw were determined in accordance with the calculations from the Reports. The Reports are hereby incorporated into this Bylaw by reference and shall be disclosed upon request in accordance with section 25 of this Bylaw.
- 23 The determination of the amount of each Off-Site Levy amount in respect of each of the separate Regional Transportation Infrastructure components for which an Off-Site Levy has been imposed is as shown in Schedules "A-1" through "I". The total amount of the Off-Site Levies imposed with respect to Lands which will require the construction or upgrade of Regional Transportation Infrastructure or which will impact Regional Transportation Infrastructure is shown in Schedule "J".
- 24 The Off-Site Levies reflected in this Bylaw will apply to all new Subdivision and Development with respect to Lands which will require the construction or upgrade of Regional Transportation Infrastructure or which will impact Regional Transportation Infrastructure and which is approved subsequent to the date that this Bylaw is in force and effect.

INFORMATION ON REQUEST

- 25 Upon receiving a request from a ratepayer or landowner, the County shall disclose full information regarding Off-Site Levy calculations, allocations, impositions, collections, costs, and payments.

ANNUAL REPORT TO COUNCIL

- 26 Not less than once per calendar year, the County Manager shall provide a report to Council detailing all Off-Site Levies imposed under this Bylaw, collections and expenditures during the previous calendar year, unpaid Off-Site Levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures during the current calendar year and updated estimates of the costs expected to be incurred in order to complete construction of the facilities in respect of which an Off-Site Levy has been imposed under this Bylaw.

SEVERABILITY

- 27 In the event that any provision of this Bylaw is declared invalid or void by any Court having competent jurisdiction, then such invalid or void provisions shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.



ROCKY VIEW COUNTY
Cultivating Communities

REPEAL AND EFFECTIVE DATE

28 Bylaw C-7356-2014 is repealed upon this Bylaw coming into full force and effect.

29 This Bylaw comes into full force and effect on the date of third and final reading.

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

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

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2018

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

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE "A-1"

LONG RANGE REGIONAL TRANSPORTATION INFRASTRUCTURE NETWORK – URBAN BASE LEVY

Description: The County's existing regional road network requires expansion to accommodate forecasted traffic volumes. With the increase of road users within the County boundaries due to newly created Residential, Agricultural, Business and Institutional development the County requires the development of a Long Range Transportation Network to efficiently transport traffic to the Provincial Highway Systems.

The Long Range Regional Transportation Infrastructure Network is based on the build out traffic volumes resulting from development in growth areas of the County. All roads within the Long Range Regional Transportation Infrastructure Network will be constructed to meet the required cross sections as detailed in the project costs and consist of:

- Network A Road – 11.4m Paved Surface within a 36m Right of Way
- Network B Road – 9.0m Paved Surface within a 30m Right of Way
- 4 Lane Arterial Road – 23.8m Paved Surface within a 40m Right of Way
- 6 Lane Arterial Road – 32.2m Paved Surface within a 50m Right of Way

Project Costs:

Upgrade Capital Cost Estimates:

- | | |
|------------------------------------|----------------------|
| • 154.4km of Network A Road: | \$ 231,926,718 |
| • 535.6km of Network B Road: | \$ 663,918,892 |
| • 190.2km of 4 Lane Arterial Road: | \$ 584,363,276 |
| • 19.5km of 6 Lane Arterial Road: | <u>\$ 80,744,152</u> |
| • Total Cost | \$1,560,953,038 |

Non-Levy Cost (Background/Regional Traffic): \$ 370,455,172

Rural Levy Cost (\$4,595 / gross acre): \$ 310,017,454

Total Estimated Cost to Levy: \$ 880,480,412

Levy Cost Calculation: \$880,480,412 / 24,237 hectares = \$36,327/hectare or \$14,701/acre

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from the expanded Long Range Regional Transportation Infrastructure Network include all lands having new development that will increase traffic. Background and regional traffic has been removed from the costs. There are no other measurable benefits to existing development as the upgrade will only increase capacity.



SCHEDULE "A-2"

LONG RANGE REGIONAL TRANSPORTATION INFRASTRUCTURE NETWORK – RURAL BASE LEVY

Description: The County's existing regional road network requires expansion to accommodate forecasted traffic volumes. With the increase of road users within the County Boundaries due to newly created Residential, Agricultural, Business and Institutional development the County requires the development of a Long Range Regional Transportation Infrastructure Network to efficiently transport traffic to the Provincial Highway Systems.

The Long Range Regional Transportation Infrastructure Network is based on the build out traffic volumes resulting from development in all growth areas of the County. All roads within the Long Range Regional Transportation Network will be constructed to meet the required cross sections as detailed in the project costs and consist of:

- Network A Road – 11.4m Paved Surface within a 36m Right of Way
- Network B Road – 9.0m Paved Surface within a 30m Right of Way
- 4 Lane Arterial Road – 23.8m Paved Surface within a 40m Right of Way
- 6 Lane Arterial Road – 32.2m Paved Surface within a 50m Right of Way

Project Costs:

Upgrade Capital Cost Estimates:

• 154.4km of Network A Road:	\$ 231,926,718
• 535.6km of Network B Road:	\$ 663,918,892
• 190.2km of 4 Lane Arterial Road:	\$ 584,363,276
• 19.5km of 6 Lane Arterial Road:	<u>\$ 80,744,152</u>
• Total Cost	\$1,560,953,038

Non-Levy Cost (Background/Regional Traffic): \$ 370,455,172

Urban Levy Cost (\$14,701/acre): \$ 880,480,412

Total Estimated Cost to Levy: \$ 310,017,454

Levy Cost Calculation: \$310,017,454 / 27,303 hectares = \$11,354/hectare or \$4,595/acre

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from the expanded Long Range Regional Transportation Infrastructure Network include all lands having new development that will increase traffic. Background and regional traffic has been removed from the costs. There are no other measurable benefits to existing development as the upgrade will only increase capacity.

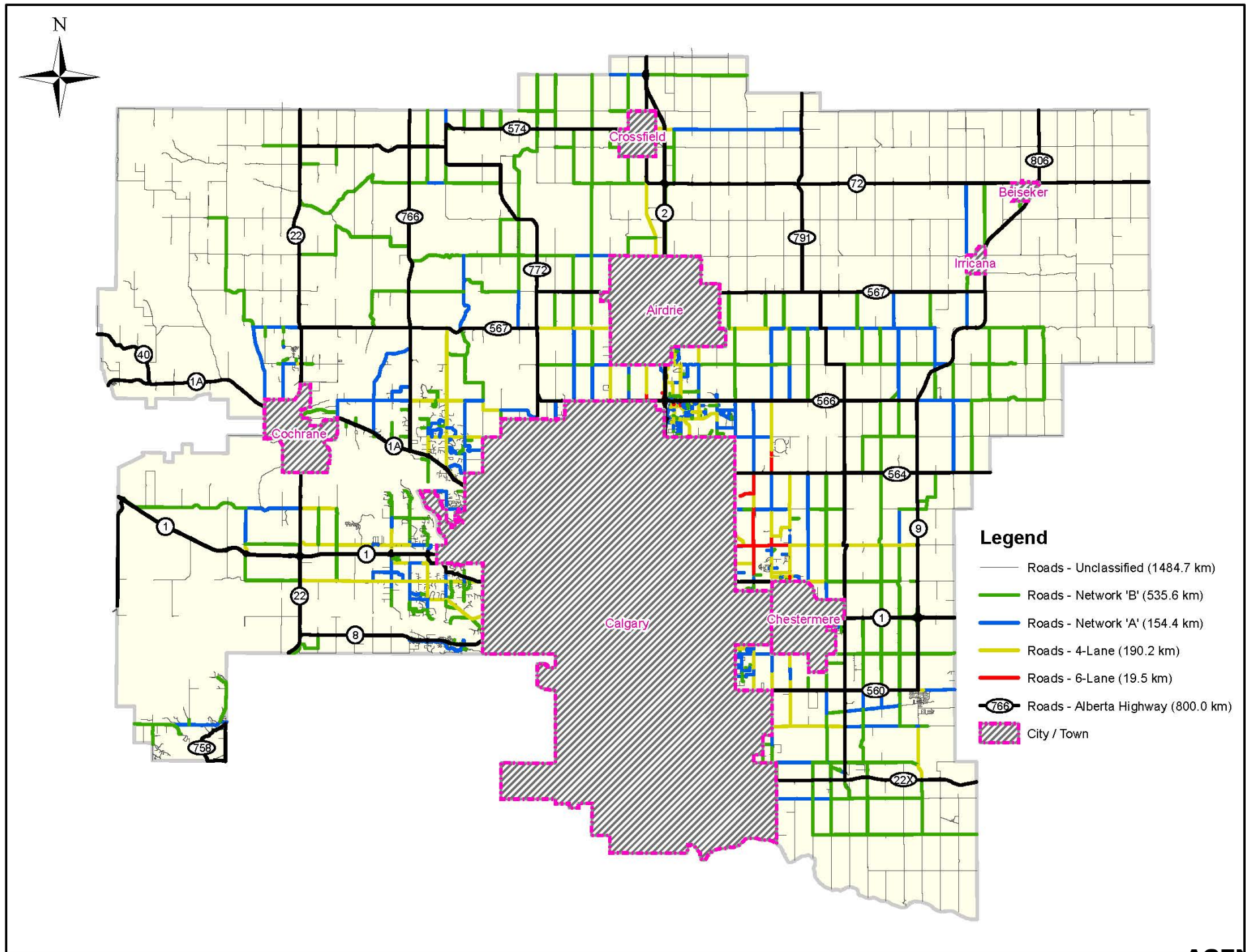


MAP "A"

BENEFITTING AREA MAP

**LONG RANGE REGIONAL TRANSPORTATION INFRASTRUCTURE NETWORK
(URBAN LEVY & RURAL LEVY)**

DRAFT



SCHEDULE "B"**EAST BALZAC SPECIAL AREA 1**

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the East Balzac Special Area 1 Levy will fund the construction of Balzac specific infrastructure as identified below.

Project Costs:

Special Area 1 Required Road Infrastructure Project Totals (Land & Construction):

- | | |
|--|---------------------|
| • Range Road 293 – Bridge Structure for overpass to Métis Trail
(as supported by AMEC pre-design report 2008) | \$16,500,000 |
| • Township Road 261/Highway 2 Interchange
(as supported by MMM cost estimates) | \$40,900,000 |
| • Proportionate Non Recovery amount from Developer | (\$10,000,000) |
| • Highway 566 expansion and intersection improvements
(From RR 294 to RR 290 as supported by Urban Sys. & HDR-ITrans) | \$39,000,000 |
| • Range Road 292 – Connection to 60 th Street Interchange
(East Balzac Transportation Functional Study) | \$16,000,000 |
| • Cost Share Funding from County of 60 th Street
Interchange (25%) | <u>\$18,750,000</u> |
| | \$121,150,000 |

Levy Cost Calculation: \$121,150,000 / 2,630 hectares = \$46,057/hectare or \$18,638/acre

Cost and Benefit Allocation Rationale (New and Existing Development):

The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



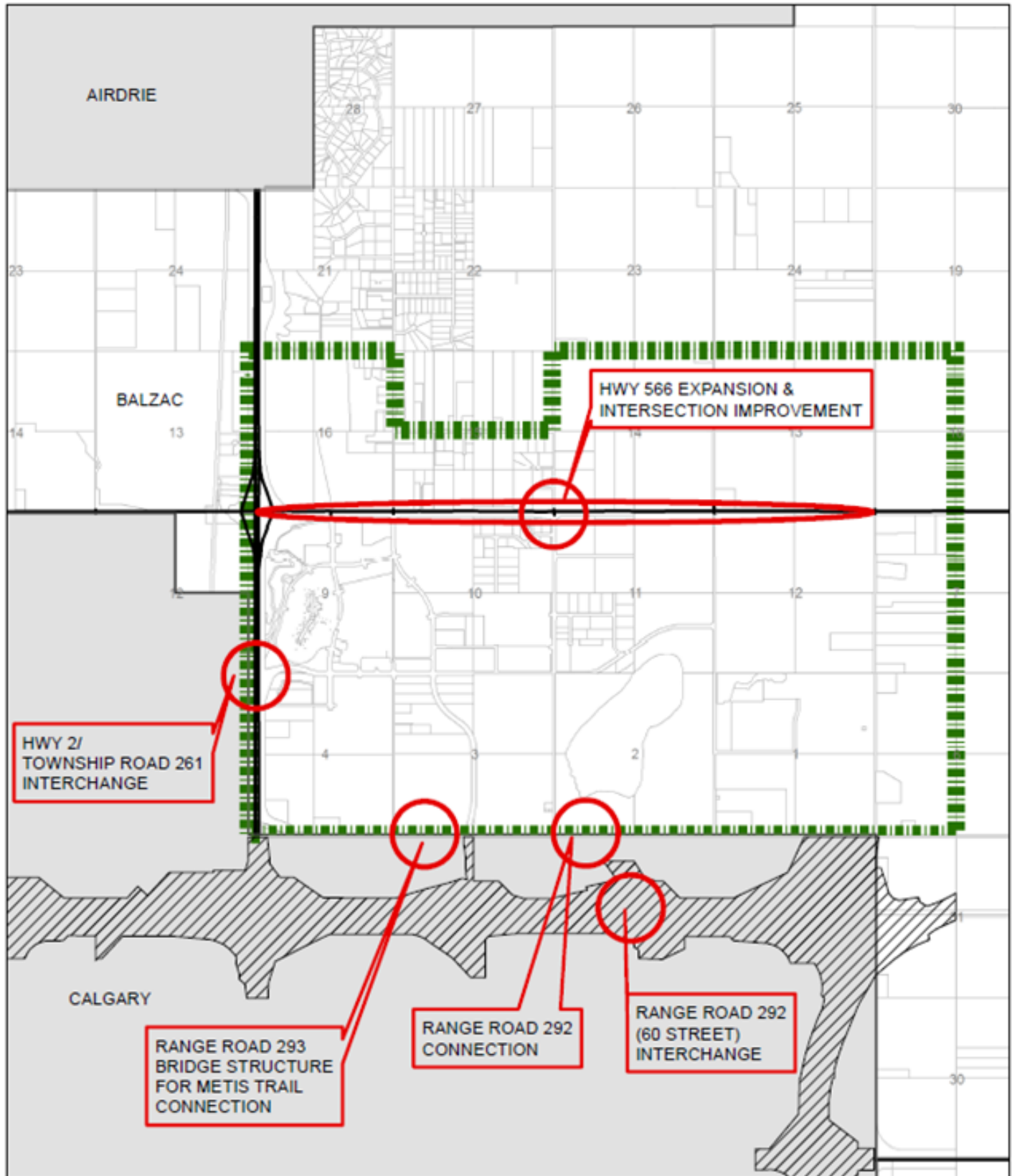
MAP "B"

EAST BALZAC SPECIAL AREA 1

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Printed: Apr 1, 2014



SCHEDULE "C"

CONRICH SPECIAL AREA 2

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the Conrich Special Area 2 Levy will fund the construction of Conrich specific infrastructure as identified below.

Project Costs:

Special Area 2 Required Road Infrastructure Project Totals (Land & Construction):

- | | |
|--|---------------------|
| • Township Road 250 (McKnight Blvd) Expansion
(East Freeway Functional Design Study – Earth Tech) | \$ 5,500,000 |
| • Cost Share Funding from County of Highway 1 & Range
Road 285/284 (25%)
(Conrich Road Functional Study – McElhaney) | \$26,750,000 |
| • Cost Share Funding from County of Highway 1 & Rainbow
Road (25%) (Rainbow Road Functional Study – Earth Tech) | \$23,750,000 |
| • Cost Share Funding from County of Township Road 250
(McKnight Blvd) Stoney Interchange
(East Freeway Functional Design Study – Earth Tech) | <u>\$19,245,000</u> |
| | \$75,245,000 |

Levy Cost Calculation: \$75,245,000 / 3,885 hectares = \$19,368/hectare or \$7,838/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



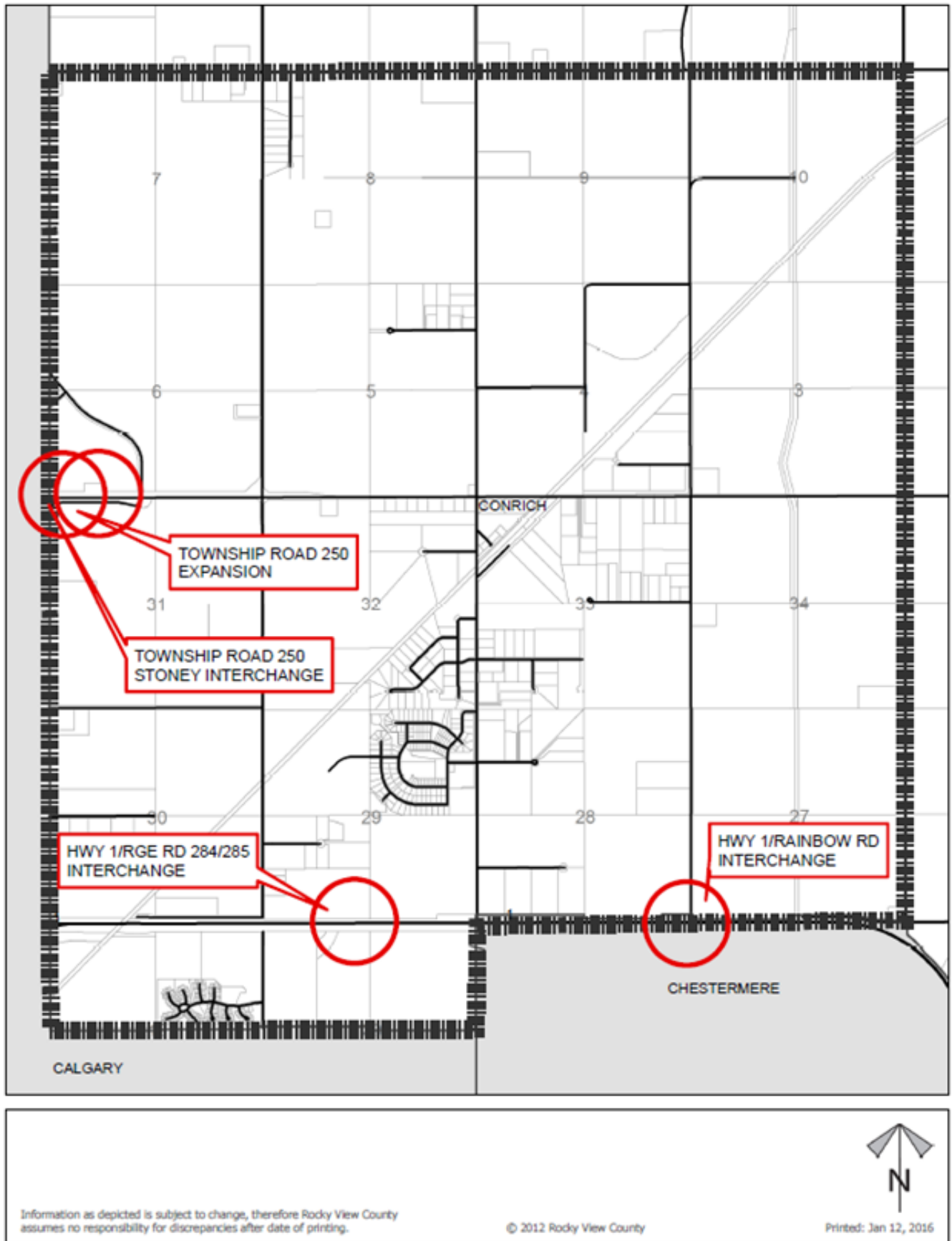
MAP C

CONRICH SPECIAL AREA 2

DRAFT



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SCHEDULE "D"

SOUTHEAST INDUSTRIAL SPECIAL AREA 3

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the Southeast Industrial Special Area 3 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 3 Required Road Infrastructure Project Totals (Land & Construction):

- Construction and Land Purchases of Peigan Trail connection
(East Freeway Access Management Study – CHM2-Hill) \$17,500,000
- Cost Share Funding from County of 61st flyover (50%)
(Glenmore Trail Functional Study – UMA) \$15,000,000
- \$32,500,000

Levy Cost Calculation: \$32,500,000/1,457 hectares = \$22,308/hectare or \$9,028/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



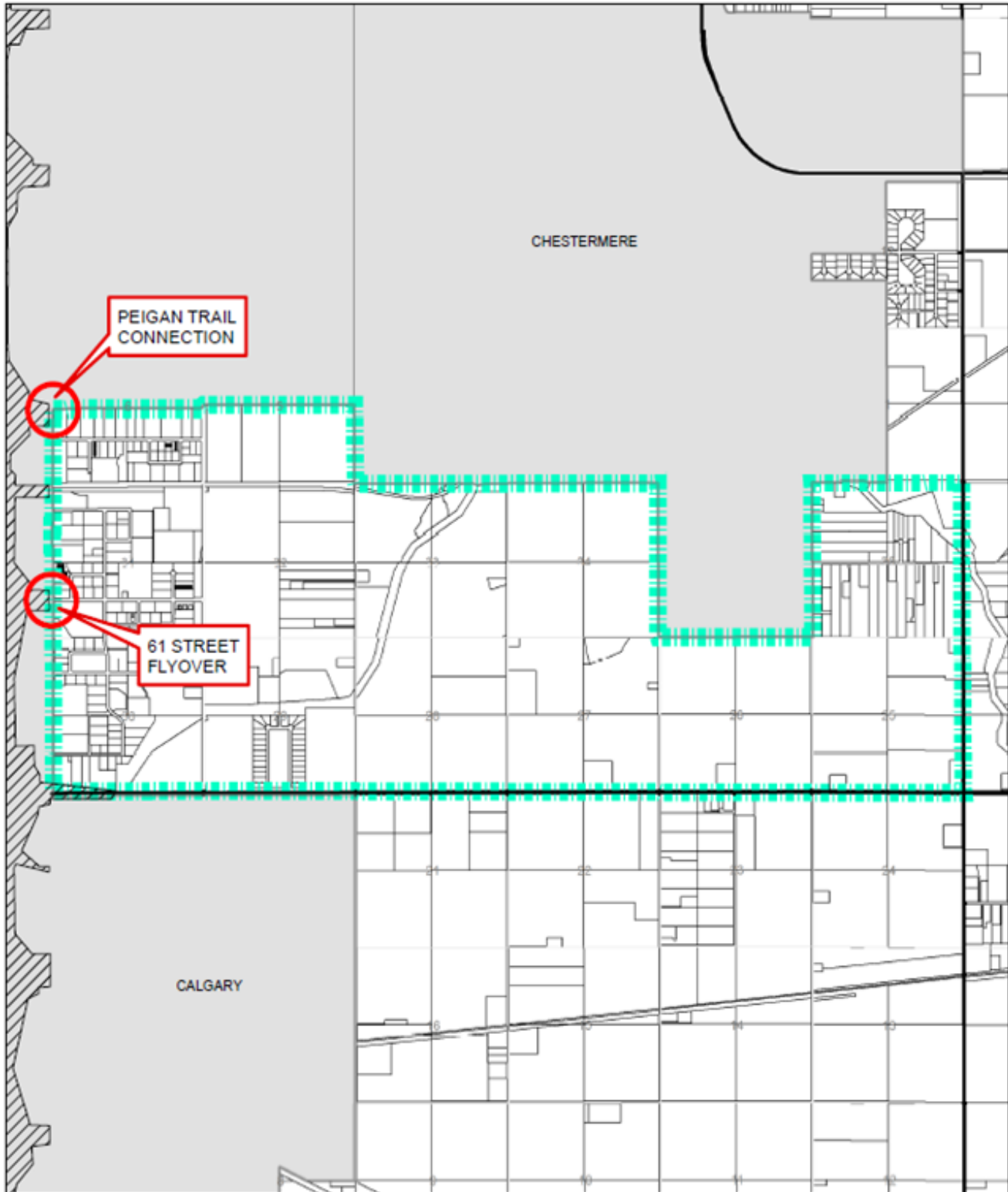
MAP D

SOUTHEAST INDUSTRIAL SPECIAL AREA 3

DRAFT



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SCHEDULE "E"

SPRINGBANK SPECIAL AREA 4

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the Springbank Special Area 4 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 4 Required Road Infrastructure Project Totals (Land & Construction):

- | | |
|---|----------------------|
| • Construction and Land Purchases of Bow Trail connection
(West Ring Road Functional Study – Trans Tech) | \$ 21,500,000 |
| • Construction and Land Purchases of RR 34 flyover (100%)
(Greater Springbank Functional Study-Itrans/Urban Systems) | \$ 66,000,000 |
| • Cost Share Funding from County of Highway 1 & RR 33
Interchange (25%) (Hwy 1/RR 33 Functional Study-Castleglen) | \$ 26,250,000 |
| • Cost Share Funding from County of Highway 1 & RR 31
Interchange (25%)
(Highway 1 Freeway Corridor Management – ARA) | <u>\$ 26,250,000</u> |
| | \$140,000,000 |

Levy Cost Calculation: \$140,000,000/4,978 hectares = \$28,126/hectare or \$11,380/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



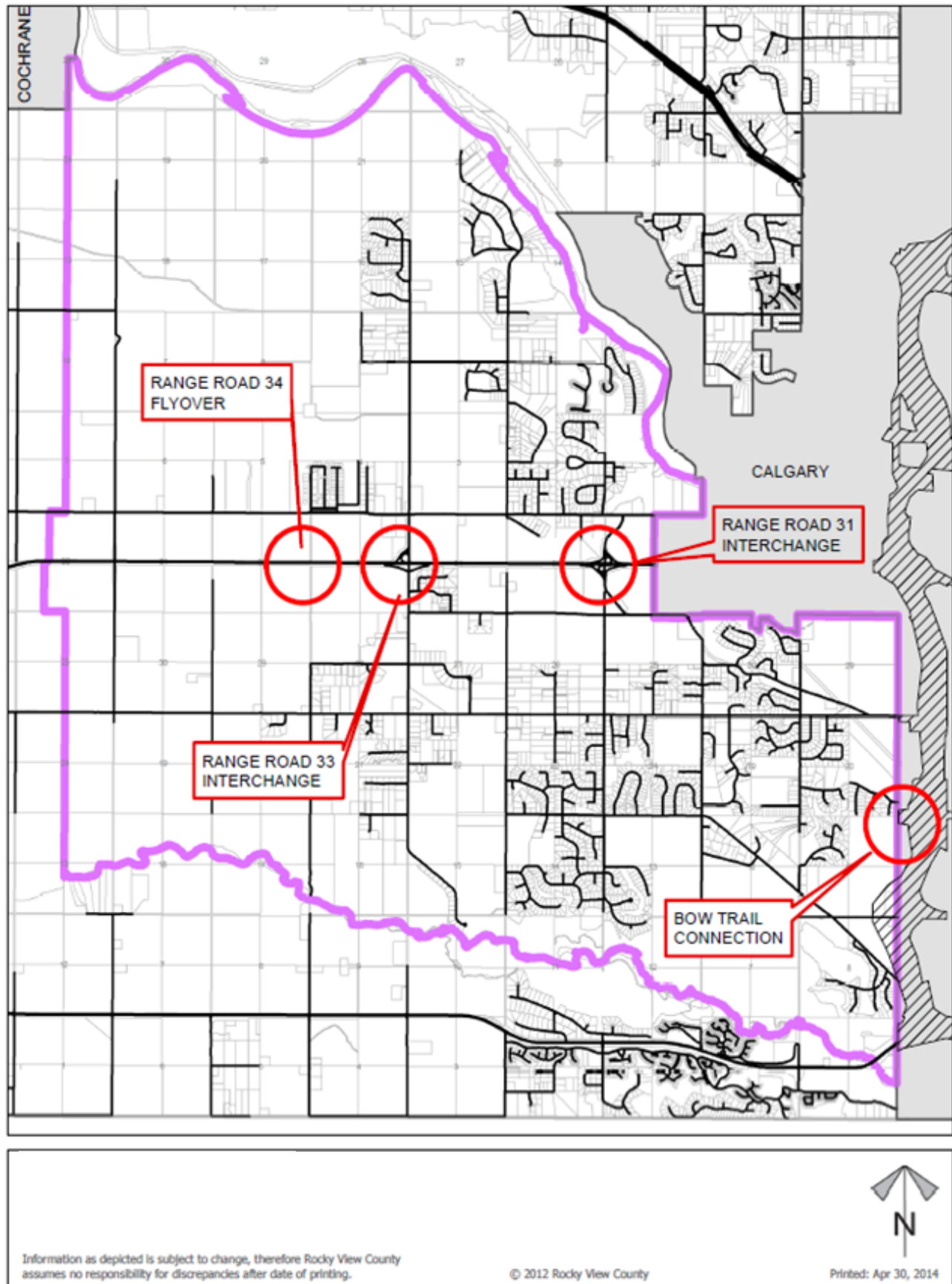
MAP E

SPRINGBANK SPECIAL AREA 4

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SCHEDULE "F"

HIGHWAY 22 AND HIGHWAY 1 INTERCHANGE SPECIAL AREA 5

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the HWY 22 and HWY 1 Interchange Special Area 5 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 5 Required Road Infrastructure Project Totals (Land & Construction):

- Cost Share Funding from County of Highway 22 & Highway 1 Interchange (25%) (Highway 22 & Highway 1 Functional Planning Study - ISL Consulting) \$56,750,000

Levy Cost Calculation: \$56,750,000 / 6,477 hectares = \$8,762/hectare or \$3,546/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



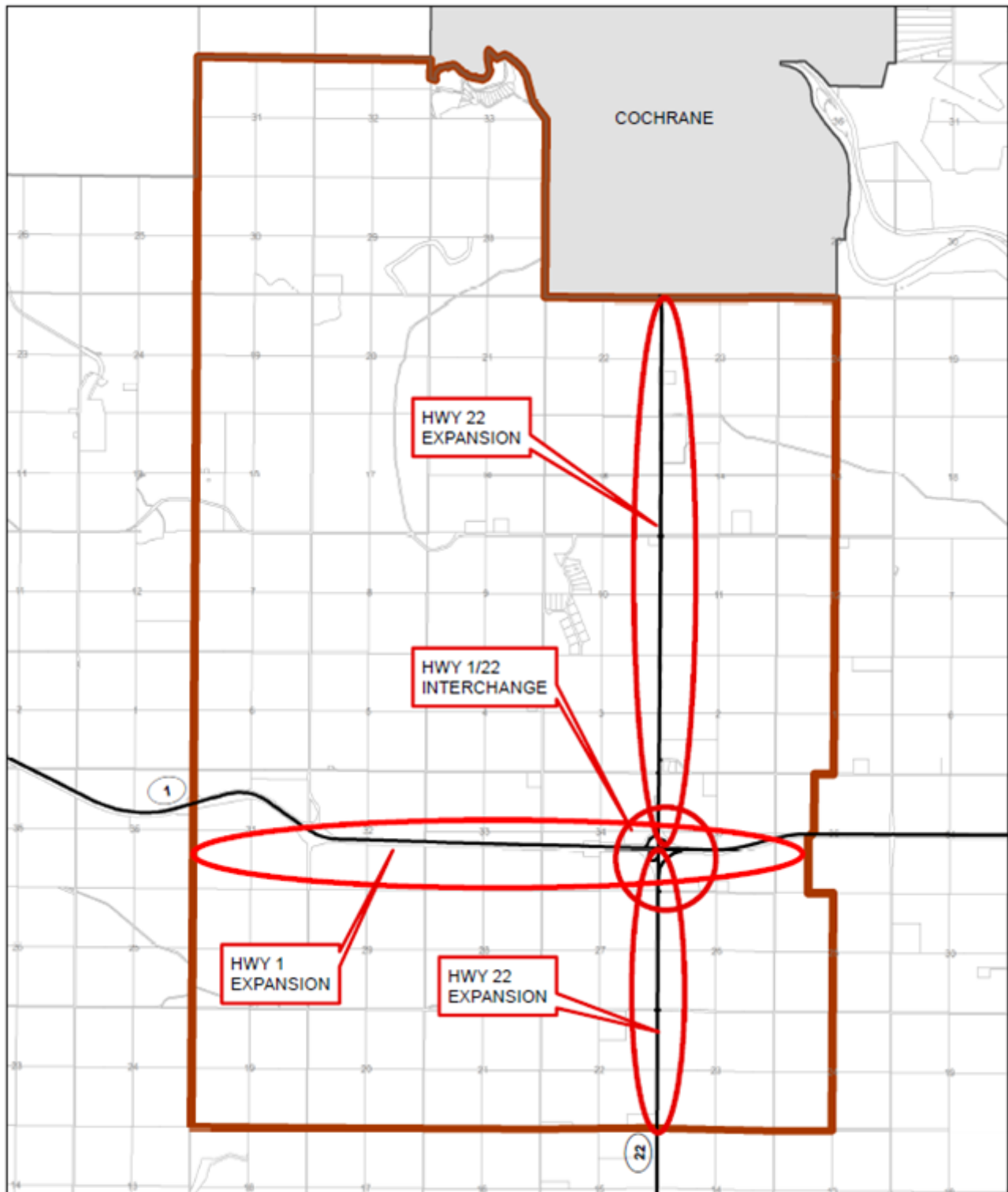
MAP F

HIGHWAY 22 AND HIGHWAY 1 INTERCHANGE SPECIAL AREA 5

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SCHEDULE "G"

HIGHWAY 791 AND HIGHWAY 1 INTERCHANGE SPECIAL AREA 6

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the HWY 791 and HWY 1 Interchange Special Area 6 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 6 Required Road Infrastructure Project Totals (Land & Construction):

- Cost Share Funding from County of Highway 791 & Highway 1 Interchange (25%)
(Highway 791 Functional Planning Study – UMA/AECOM) \$30,297,291

Levy Cost Calculation: \$30,297,291 / 2,609 hectares = \$11,614/hectare or \$4,700/acre

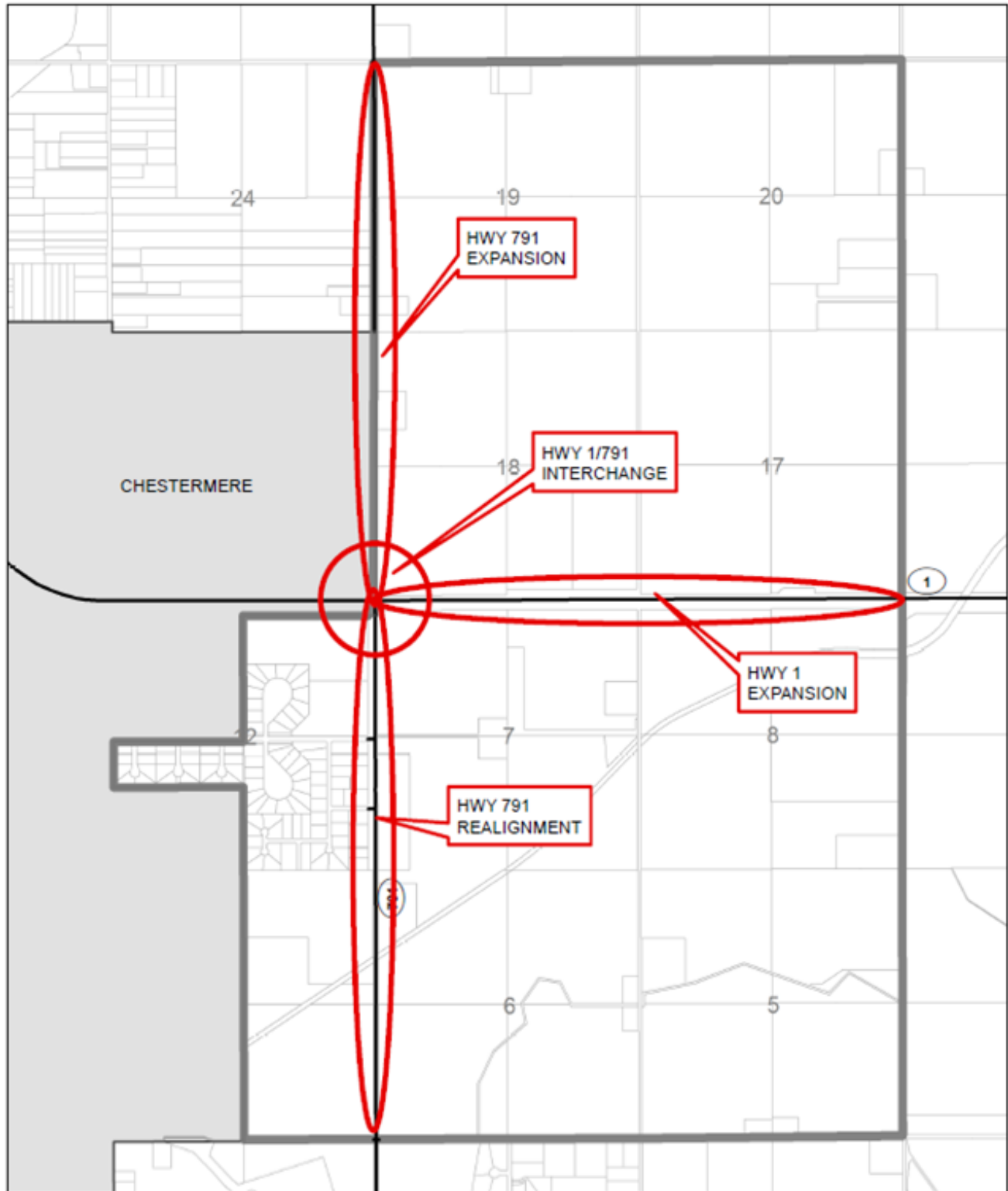
Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



MAP G

HIGHWAY 791 AND HIGHWAY 1 INTERCHANGE SPECIAL AREA 6

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SCHEDULE "H"

HIGHWAY 560 AND HIGHWAY 797 IMPROVEMENTS SPECIAL AREA 7

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the HWY 560 and HWY 797 Improvements Special Area 7 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 7 Required Road Infrastructure Project Totals (Land & Construction):

- Cost Share Funding from County of Highway 791 & Highway 1 Interchange (25%)
(Highway 560:02 Calgary to Highway 797 Functional Planning Study – UMA/AECOM) \$21,900,000

Levy Cost Calculation: \$21,900,000 / 11,453 hectares = \$1,912/hectare or \$774/acre

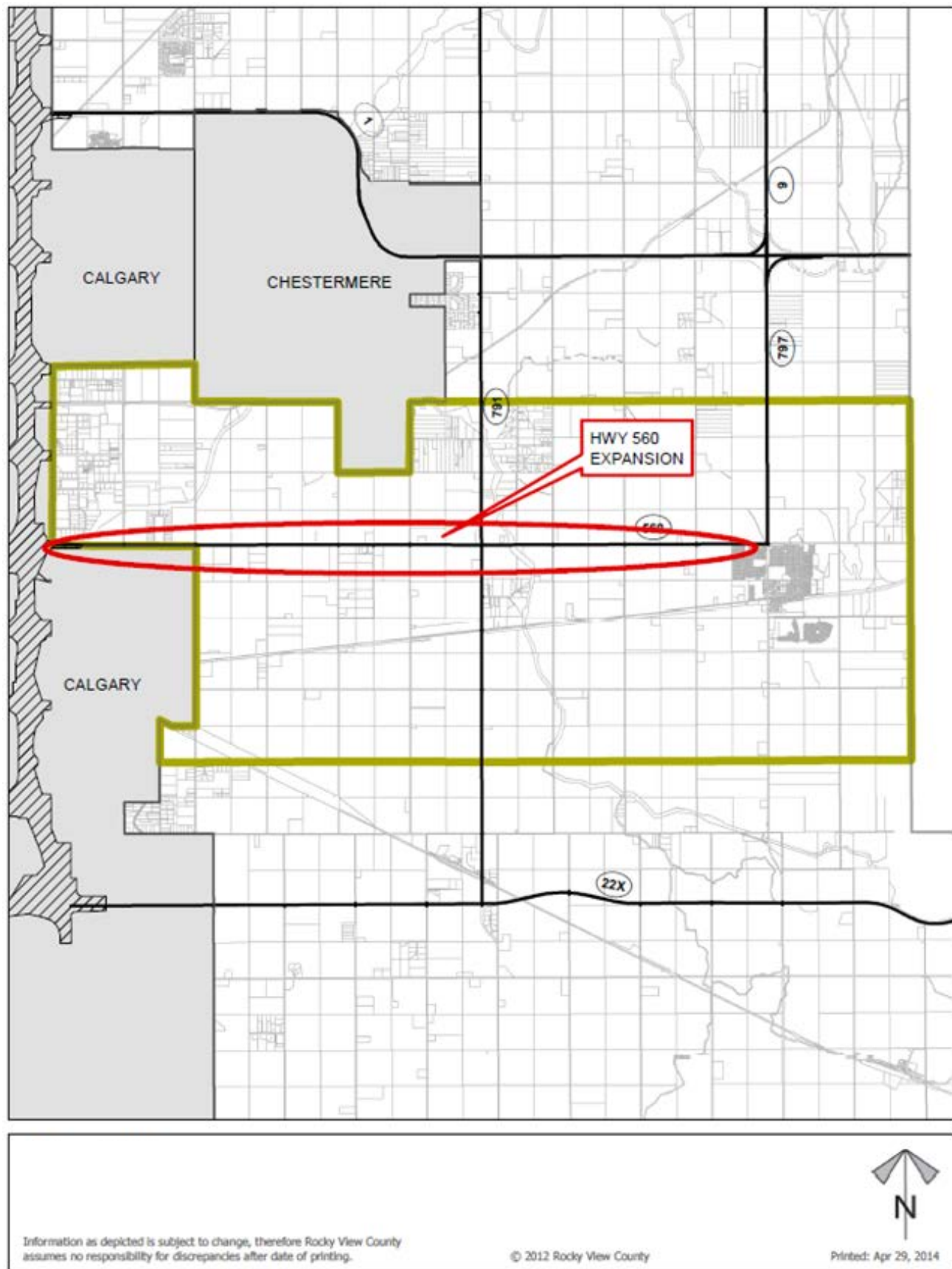
Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



MAP H

HIGHWAY 560 AND HIGHWAY 797 IMPROVEMENTS SPECIAL AREA 7

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SCHEDULE "I"

HIGHWAY 22x AND HIGHWAY 791 IMPROVEMENTS SPECIAL AREA 8

Description: The County requires project specific upgrades to Regional Transportation Infrastructure to create road infrastructure connections to the Provincial Highway System to accommodate future development. The collection of the HWY 22x and HWY 791 Improvements Special Area 8 Levy will fund the construction of area specific infrastructure as identified below.

Project Costs:

Special Area 6 Required Road Infrastructure Project Totals (Land & Construction):

- Cost Share Funding from County of Highway 22x Corridor Improvements, including Highway Expansion, Interchanges at RR 285 and SH 791 and service roads (25%)
(Hwy 22x & Hwy 791 Functional Planning Study
Castleglen Consultants Inc.) \$60,950,000

Levy Cost Calculation: \$60,950,000 / 16,479 hectares = \$3,699/hectare or \$1,497/acre

Cost and Benefit Allocation Rationale (New and Existing Development): The lands benefitting from the expanded infrastructure include all lands having new development that will increase traffic. There are no other measurable benefits to existing development as the upgrades will only increase capacity.



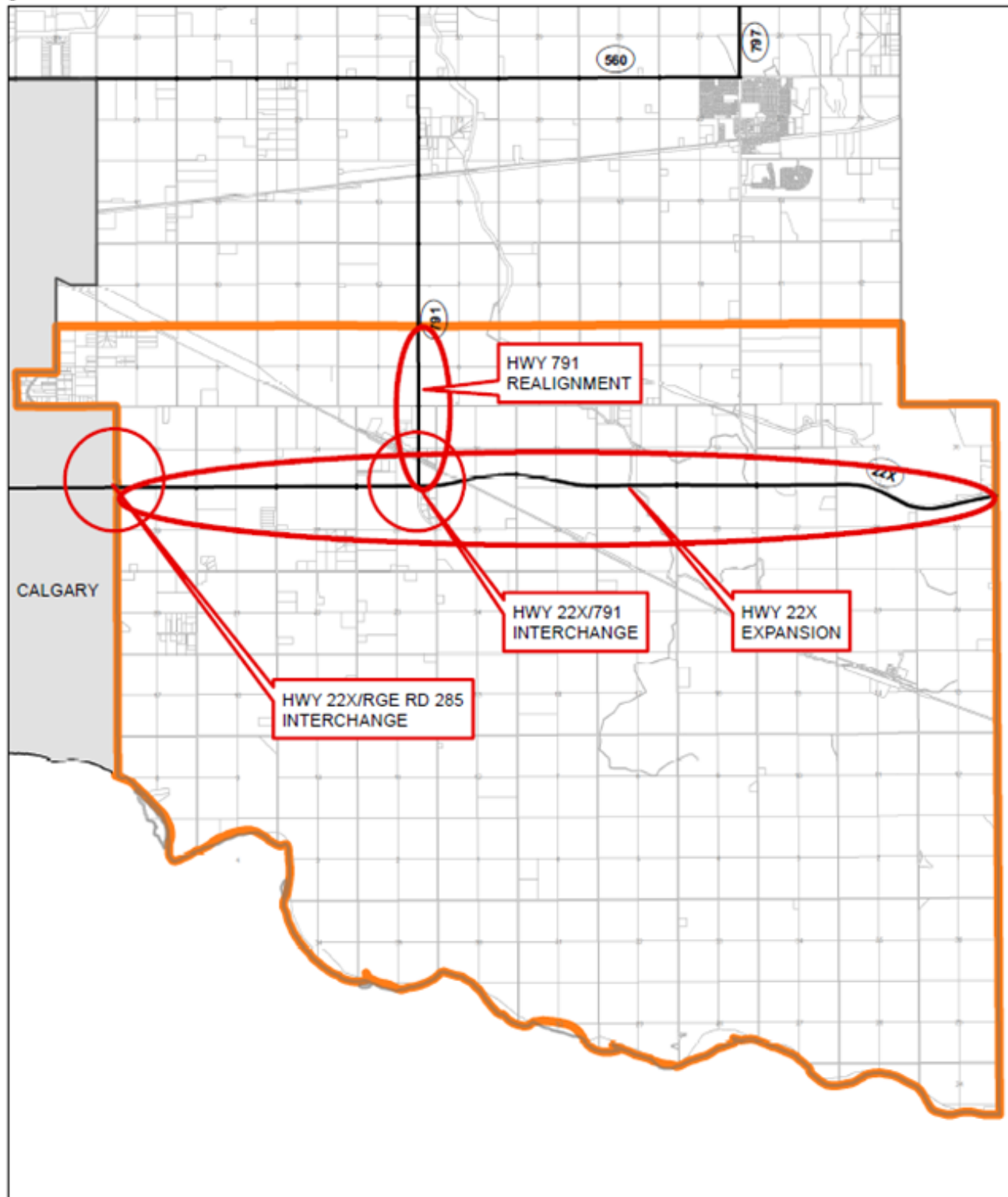
MAP I

HIGHWAY 22x AND HIGHWAY 791 IMPROVEMENTS SPECIAL AREA 8

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**SCHEDULE "J"****OFF-SITE LEVY SUMMARY**

Offsite Levy Schedule	Cost	Service Area Map
Schedule A-1: Urban Base Levy	\$36,327/ha (\$14,701/acre)	Map A
Schedule A-2: Rural Base Levy	\$11,354/ha (\$4,595/acre)	Map A
Schedule B: East Balzac Special Area 1 Levy	\$46,057/ha (\$18,638/acre)	Map B
Schedule C: Conrich Special Area 2 Levy	\$19,368/ha (\$7,838/acre)	Map C
Schedule D: Southeast Industrial Special Area 3 Levy	\$22,308/ha (\$9,028/acre)	Map D
Schedule E: Springbank Special Area 4 Levy	\$28,126/ha (\$11,380/acre)	Map E
Schedule F: HWY 22 and HWY 1 Interchange Special Area 5 Levy	\$8,762/ha (\$3,546/acre)	Map F
Schedule G: HWY 791 and HWY 1 Interchange Special Area 6 Levy	\$11,614/ha (\$4,700/acre)	Map G
Schedule H: HWY 560 and HWY 797 Improvements Special Area 7 Levy	\$1,912/ha (\$774/acre)	Map H
Schedule I: HWY 22x and HWY 791 Improvements Special Area 8 Levy	\$3,699/ha (\$1,497/ac)	Map I



SCHEDULE "K"

DEFINITIONS

- (a) **"Act"** means the *Municipal Government Act*, RSA 2000, c M-26 and all amendments thereto together with the *Off-Site Levies Regulation*, AR 187/2017 passed thereunder;
- (b) **"Agriculture"** or **"Agricultural"** means any Development or Subdivision for an "agricultural" or "agriculture" use as the term is defined and contemplated under the Land Use Bylaw;
- (c) **"Benefitting Areas"** means those Lands which are within the respective benefitting areas of the Regional Transportation Infrastructure components, as described in Schedules "A-1" through "I";
- (d) **"Boundary Adjustment"** means the adjustment of lot boundaries of parcels of Lands without the creation of additional lots;
- (e) **"Building"** has the same meaning as in the Land Use Bylaw;
- (f) **"Business"** means any Development or Subdivision for a "business" use as the term is defined and contemplated under the Land Use Bylaw including both Commercial and Industrial uses
- (g) **"Bylaw"** means this Bylaw together with all schedules;
- (h) **"Commercial"** means any Development or Subdivision for commercial use as contemplated under the Land Use Bylaw;
- (g) **"County"** means the individual appointed by Council as the Chief Administrative Officer in accordance with the Act or his/her authorized designate;
- (h) **"County Manager"** means the County Manager appointed by Council for the County or his/her authorized designate;
- (i) **"Council"** means the Rocky View County Council;
- (j) **"Development"** has the same meaning as provided in the Act;
- (j) **"Development Agreement"** means an agreement pursuant to sections 648, 650, 651, or 655 of the Act;
- (k) **"Development Area"** means the gross acreage of Lands which are the subject of the proposed Development or Subdivision including:
 - (i) all Buildings and other structures;
 - (ii) all driveway access areas;



- (iii) all areas required to be landscaped as a condition of the Development Permit or Subdivision approval;
- (iv) all storage and display areas directly associated with the Development or Subdivision;
- (v) all parking areas required for the Development or Subdivision;
- (vi) all areas utilized for the growing of crops which are the subject of the Development Permit;
- (vii) all areas to be designated as Reserve Lands or subject to an Environmental Reserve Easement as a condition of the Subdivision approval; and
- (viii) any areas that will be dedicated for roads or utilities as a condition of Subdivision approval.

Notwithstanding the above, "Development Area" does not include the following:

- (i) with respect to Development Permits issued for a golf course within the use "Outdoor Participant Recreation Services", any portion of the Lands which is outside the scope of "Development Area" outlined above (ie. the fairways, hazards, rough and greens); or
 - (ii) with respect to Subdivisions involving an existing Dwelling, the subdivided parcel that contains the existing Dwelling.
- (l) **"Development Permit"** has the same meaning as in the Land Use Bylaw;
 - (m) **"Dwelling"** has the same meaning as in the Land Use Bylaw;
 - (n) **"Farmstead"** means a single parcel of Land on which a habitable residence has been situated for a minimum of 10 years, which residence utilized in connection with the ranching or farming operation carried out on the Land, and which is located on a previously un-subdivided quarter section. The Farmstead may include associated Buildings and landscape improvements;
 - (o) **"First Parcel Out"** has the same meaning as within the Land Use Bylaw;
 - (p) **"Industrial"** means any Development or Subdivision for an industrial use as contemplated in the Land Use Bylaw;
 - (q) **"Institutional"** means any Development or Subdivision for an institutional use as contemplated in the Land Use Bylaw;
 - (r) **"Lands"** means private titled parcels of land in accordance with the *Land Titles Act*, R.S.A. 2000 Chapter L-4;
 - (s) **"Land Use Bylaw"** means the County's Land Use Bylaw, as amended or replaced from time to time in accordance with the Act;



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- (t) **"Off-Site Levy"** or **"Off-Site Levies"** means a levy or levies imposed and created by this Bylaw including but not limited to the Rural Base Levy and Urban Base Levy;
- (u) **"Off-Site Levy Fund"** means a fund into which an Off-Site Levy together with any interest earned from the investment of the Off-Site Levy is deposited and kept in accordance with the Act;
- (v) **"Regional Transportation Infrastructure"** means those Roads identified in Schedules "A-1" through "I".
- (w) **"Reports"** means the following reports:
 - (i) "Rocky View County Future Network Analysis in Support of the Off-Site Levy" dated June, 2018 prepared by Watt Consulting Group; and
 - (ii) "Transportation Off-Site Levy Support Summary Report" dated June, 2018 prepared by Sedulous Engineering Inc.;
- (x) **"Reserve Land"** has the same meaning as in the Act;
- (y) **"Residential"** means any Development or Subdivision for residential use as contemplated under the Land Use Bylaw;
- (z) **"Roads"** has the same meaning as in Part 17 of the Act and includes Transportation Infrastructure;
- (aa) **"Rural Base Levy Rate"** means the base Off-Site Levy rate that is applied to all non-Urban Development, as referenced in section 18 and described in Schedule "A-2" and Map "A";
- (bb) **"Subdivision"** has the same meaning as provided for in the Act;
- (cc) **"Transportation Infrastructure"** has the same meaning as provided for in the Act;
- (dd) **"Urban Base Levy Rate"** means the base Off-Site Levy rate applied to Urban Development as referenced in section 17 and described in Schedule "A-1" and Map "A"; and
- (ee) **"Urban Development"** means any Subdivision or Development which:
 - (i) is for the purpose of, in whole or in part, Business or Institutional Development; or
 - (ii) with respect to Subdivision, creates Residential lots less than 1.99 ac in size and with piped water and sewer servicing.



SUMMARY OF PROPOSED AMENDMENTS

REGIONAL STORMWATER OFF-SITE LEVY

BYLAW C-7801-2018

To initiate solutions for post-development stormwater management and facilitate long-term infrastructure investments in key growth areas of the County, Administration has prepared amendments to the current Stormwater Off-Site Levy Bylaw (Bylaw C-7535-2015) with cost estimates updated to 2017, as summarized below:

Co-operative Stormwater Management Initiative (CSMI) of \$5,587 / gross acre

- The CSMI consists of various partners, including the City of Chestermere, City of Calgary, Wheatland County, Town of Strathmore, and the Western Irrigation District (WID)
- The County is responsible for its own portion of the total capital costs, being \$58,663,000 of \$93,880,000
- Due to receipt of an Alberta Community Resilience Program (ACRP) grant in the amount of \$7,600,000, of which 62% is attributed to the County's portion of capital costs, the CSMI rate has been amended to \$5,587 / gross acre. This is an increase of \$99/acre, which now includes constructed wetlands and low impact development measures
- The County has adopted Area Structure Plans (ASP) proposing CSMI connections not previously included in the CSMI service area

Conrich of \$4,768 / gross acre

Langdon of \$3,165 / gross acre

Omni of \$8,271 / gross acre

West Janet of \$3,079 / gross acre

East Janet of \$3,985 / gross acre

Master Drainage Plans or a Sub-Catchment Drainage Plans exist that recommend a number of improvements to support future development while providing drainage routes that will handle the development proposed for each of the noted ASPs

Development will still be required to meet set release rates and volume targets (if applicable) and costs for retaining ponds and connections to the regional system

Each schedule has a map attached that details the levy areas as well as primary stormwater conveyance works

- A number of new schedules are included to address regional recommendations in areas of future development throughout the County
- The new schedules include the CSMI system, Conrich, Langdon, Omni, and Janet

Contributing land area is 3,965 hectares (9,798 acres) over 25 years

BYLAW C-7801-2018

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing Off-Site Levies for Regional Stormwater Infrastructure

WHEREAS in accordance with section 648 of the *Municipal Government Act*, a Council may by bylaw:

- (a) provide for the imposition and payment of a levy, to be known as an "Off-Site" Levy, in respect of land that is to be developed or subdivided; and
- (b) authorize agreements to be entered into in respect of the Levy.

AND WHEREAS the Rocky View County Council deems it desirable to establish Off-Site Levies for the purposes described in section 648 of the *Municipal Government Act*;

AND WHEREAS Rocky View County Council engaged the engineering firm of MPE Engineering Ltd. to prepare the following reports and plans:

- (a) Conrich Master Drainage Plan, December 2014
- (b) CSMI Water Balance and Erosion Report, September 2015
- (c) Langdon Comprehensive Stormwater Review Report, February 2016
- (d) Janet Master Drainage Plan, June 2016
- (e) OMNI Master Drainage Plan, August 2017
- (f) CSMI Stormwater Levy Update, June 2018

(collectively the "Reports")

AND WHEREAS the Reports detail the Regional Stormwater Infrastructure which is required to be constructed or upgraded as a result of Subdivision and Development or which is impacted by Subdivision and Development, together with the fair and equitable calculation and allocation of Off-Site Levies related to the Regional Stormwater Infrastructure, in accordance with the purposes of the *Municipal Government Act*;

AND WHEREAS Rocky View County applied the principles and criteria specified in the *Off-Site Levies Regulation* in the development of the Off-Site Levies established in this Bylaw;

AND WHEREAS, based upon the information and principles set out in the reports, Rocky View County Council wishes to enact a bylaw to impose and provide for the payment of Off-Site Levies, to authorize agreements to be entered into in respect of payment of the Off-Site Levies, to set out the object of each levy, and to indicate how the amount of each levy was determined; and



NOW THEREFORE pursuant to the authority conferred upon it by the laws of the Province of Alberta, the Rocky View County Council, duly assembled, hereby enacts as follows:

SHORT TITLE

- 1 This Bylaw may be cited as the "Regional Stormwater Off-Site Levy Bylaw".

PURPOSE AND INTENT

- 2 The purpose and intent of this Bylaw is to:
- (a) impose and provide for the payment of levies to be known as Off-Site Levies in respect of lands that are to be Subdivided or Developed and which will require new or upgraded Regional Stormwater Infrastructure or which will impact Regional Stormwater Infrastructure;
 - (b) authorize agreements to be entered into in respect of payment of the Off-Site Levies;
 - (c) set out the objects of each Off-Site Levy; and
 - (d) indicate how the amount of each Off-Site Levy was determined.

DEFINITIONS

- 3 The definitions contained in Schedule "C" of this Bylaw apply unless the context otherwise requires.

ADMINISTRATION AND ENFORCEMENT

- 4 Council hereby delegates to the County Manager the duty and authority to enforce and administer this Bylaw.

ENACTMENT

- 5 Subject to sections 9 through 12 of this Bylaw, an Off-Site Levy as provided for in the Act is hereby imposed in respect of the Development Area of all Lands which are to be Developed or Subdivided within the County and which will require the construction or upgrade of Regional Stormwater Infrastructure or which will benefit from the Regional Stormwater Infrastructure at the rates and on the terms as specified in this Bylaw, with the exception of any lands where Off-Site Levies have been previously imposed and collected in full with respect to the same purpose as provided for in this Bylaw.
- 6 Notwithstanding any other provision in this Bylaw, the County may impose further or different Off-Site Levies, duly enacted by bylaw, on any portion of Lands which are the subject of a Development Permit or Subdivision approval and in respect of which the County has not collected Off-Site Levies imposed under this Bylaw or any previous Off-Site Levy bylaw authorized by the Act or a predecessor Act with respect to the same purpose as provided for in this Bylaw.



- 7 The County is hereby authorized to enter into agreements, including Development Agreements, with owners of the Lands referred to in section 5 for payment of the Off-Site Levy imposed on those Lands.
- 8 The following Schedules and Maps are hereby incorporated and form part of this Bylaw:

Schedule "A-1"/Map "A":	CSMI Benefitting Area
Schedule "A-2"/Map "B":	Langdon Regional Drainage Benefitting Area
Schedule "A-3"/Map "C":	Langdon Boulder Creek Ditch Benefitting Area
Schedule "A-4"/Map "D":	Janet West of Canal Benefitting Area
Schedule "A-5"/Map "E":	Janet East of Canal Benefitting Area
Schedule "A-6"/Map "F":	Conrich Regional Drainage Benefitting Area
Schedule "A-7"/Map "G":	OMNI Regional Drainage Benefitting Area

EXEMPTIONS

- 9 Notwithstanding any other provision within this Bylaw, where it is a condition of a Development Permit or Subdivision approval for any Lands that the owner or developer of the subject Lands construct or upgrade any stormwater infrastructure component included within the scope of the Regional Stormwater Infrastructure, the County shall not impose the portion of the Off-Site Levy relating to that particular Stormwater Regional Infrastructure component construction or upgrade as a condition of a Development Permit or Subdivision approval for those Lands.
- 10 Notwithstanding any other provision within this Bylaw, the Off-Site Levies shall not be imposed on Subdivisions as follows:
 - (a) the Subdivision of a Farmstead;
 - (b) First Parcel Out; or
 - (c) Subdivision for the sole purpose of a Boundary Adjustment.
- 11 Notwithstanding any other provision within this Bylaw, the Off-Site Levies shall not be imposed on Development as follows:
 - (a) Development Permits issued for Lands which are located within either a Residential or Agricultural District and the issuance of the Development Permit is:
 - (i) directly associated with the construction of a Dwelling, or
 - (ii) the Development Permit is temporary and subject to renewal.



- 12 The Off-Site Levies, in whole or in part, shall not be imposed on Lands where Council determines, in its sole and unfettered discretion, that it is appropriate in the circumstances not to impose the Off Site Levies, in whole or in part, on the Lands as a condition of Development Permit or Subdivision approval.

OBJECT OF THE OFF-SITE LEVIES

- 13 The object of the Off-Site Levy or Levies imposed and collected pursuant to this Bylaw are to pay for all or any part of the capital cost of any or all of the following:
- (a) new or expanded stormwater infrastructure comprising the Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development; and
 - (b) land required for or in connection with the Regional Stormwater Infrastructure described within this section.

OFF-SITE LEVY PAYMENT

- 14 The Off-Site Levy imposed pursuant to this Bylaw shall be paid upon the earlier of the following dates:
- (a) the issuance of the Development Permit in respect of the Lands;
 - (b) execution of a Development Agreement entered into pursuant to the conditions of a Development Permit or Subdivision approval granted in respect of the Lands; or
 - (c) prior to the endorsement of the plan of Subdivision for the Lands.
- 15 Where the owner of lands that is subject to the imposition of an Off-Site Levy or Levies under this Bylaw fails, neglects, or refuses to either pay the Off-Site Levy imposed or provide sufficient security for the payment of the Off-Site Levy, the County may:
- (a) refuse to endorse a Plan of Subdivision or issue a Development Permit until the land owner has paid the Off-Site Levy or has provided sufficient security for the payment of the Off-Site Levy in a form satisfactory to the County Manager; or
 - (b) commence proceedings in Court for recovery of the Off-Site Levy as an amount due and payable to the County.

IMPOSITION OF THE OFF-SITE LEVIES

- 16 The Off-Site Levies shall be imposed as a condition of approval of Subdivision applications or Development Permit applications in accordance with this Bylaw where such approval occurs subsequent to the date that this Bylaw is passed.

Imposition of CSMI Base Levy Rate

- 17 All Lands located within the CSMI Benefitting Area, as shown on Map A, that are subject to the imposition of an Off-Site Levy in accordance with this Bylaw shall also be subject



to the imposition of the CSMI Base Levy Rate as follows: \$13,805 per gross hectare (\$5,587 per gross acre) of the Development Area of the Lands, as detailed in Schedule "A-1", in addition to the applicable Off-Site Levy detailed in sections 18 and 19 and Schedules "A-2" to "A-7".

Imposition of Off-Site Levies

- 18 In addition to the CSMI Base Levy Rate referenced in section 17, an Off-Site Levy shall be imposed as a condition of approval of Subdivision applications as follows:
- (a) Subdivision approval with respect to all Lands located in the areas outlined in red on Schedules "A-2" to "A-7" and corresponding Maps "B" to "G" that will create Residential parcels less than 3.0 hectares (7.41 acres);
 - (b) Subdivision approval with respect to all Lands located in the areas outlined in red on Schedules "A-2" to "A-7" and corresponding Maps B to G that will create Residential parcels equal or greater than 3.0 hectares (7.41 acres) where, in the opinion of the County Manager, further Subdivision or Redevelopment is unlikely to occur due to technical limitations;
 - (c) Subdivision approval with respect to all Lands located in the areas outlined in red on Schedules "A-2" to "A-7" and corresponding Maps "B" to "G" that will create Business or Institutional parcels of any size; and
 - (d) Any Lands outside of the areas outlined in red on Schedules "A-2" to "A-7" and corresponding Maps "B" to "G", where the Development or Subdivision will directly benefit from the Regional Stormwater Infrastructure.
- 19 In addition to the CSMI Base Levy Rate referenced in section 17, an Off-Site Levy shall be imposed as a condition of approval of Development Permit applications as follows:
- (a) Development Permits for any Agricultural, Business, Residential or Institutional uses for all Lands located in the areas outlined in red on Schedules "A-2" to "A-7" and corresponding Maps "B" to "G"; and
 - (b) Development Permits for any Agricultural, Business, Residential or Institutional uses for all Lands outside of the areas outlined in red on Schedules "A-2" to "A-7" and corresponding Maps "B" to "G", where the Development will directly benefit from the Regional Stormwater Infrastructure.

OFF-SITE LEVY FUND

- 20 The County Manager shall establish and maintain an Off-Site Levy Fund which shall be administered in accordance with the Act.

DETERMINATION OF THE OFF-SITE LEVIES

- 21 The Off-Site Levies included in this Bylaw were determined in accordance with the information and calculations from the Reports. The Reports are hereby incorporated into



this Bylaw by reference and shall be disclosed upon request in accordance with section 24 of this Bylaw.

- 22 The determination of the amount of each Off-Site Levy amount in respect of each of the separate Regional Stormwater Infrastructure components for which an Off-Site Levy has been imposed is as described in Schedules "A-1" to "A-7" and corresponding Maps "A" to "G". The total amount of the Off-Site Levies imposed with respect to Lands which will require the construction or upgrade of Regional Stormwater Infrastructure or which will benefit from the Regional Stormwater Infrastructure is shown in Schedule "B".
- 23 The Off-Site Levies reflected in this Bylaw will apply to all new Subdivision and Development with respect to Lands which will require the construction or upgrade of Regional Stormwater Infrastructure or which will benefit from the Regional Stormwater Infrastructure and which is approved subsequent to the date that this Bylaw is in force and effect.

INFORMATION ON REQUEST

- 24 Upon receiving a request from a ratepayer or landowner, the County shall disclose full information regarding Off-Site Levy calculations, allocations, impositions, collections, costs, and payments.

ANNUAL REPORT TO COUNCIL

- 25 Not less than once per calendar year, the County Manager shall provide a report to Council detailing all Off-Site Levies imposed under this Bylaw, collections and expenditures during the previous calendar year, unpaid Off-Site Levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures during the current calendar year, and updated estimates of the costs expected to be incurred in order to complete construction of the infrastructure in respect of which an Off-Site Levy has been imposed under this Bylaw.

SEVERABILITY

- 26 In the event that any provision of this Bylaw is declared invalid or void by any Court having competent jurisdiction, then such invalid or void provision shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.

REPEAL AND EFFECTIVE DATE

- 27 Bylaw C-7535-2015 is repealed upon this Bylaw coming into full force and effect.
- 28 This Bylaw comes into full force and effect on the date of third and final reading.



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

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

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2018

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

Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE "A-1"

CSMI Benefitting Area

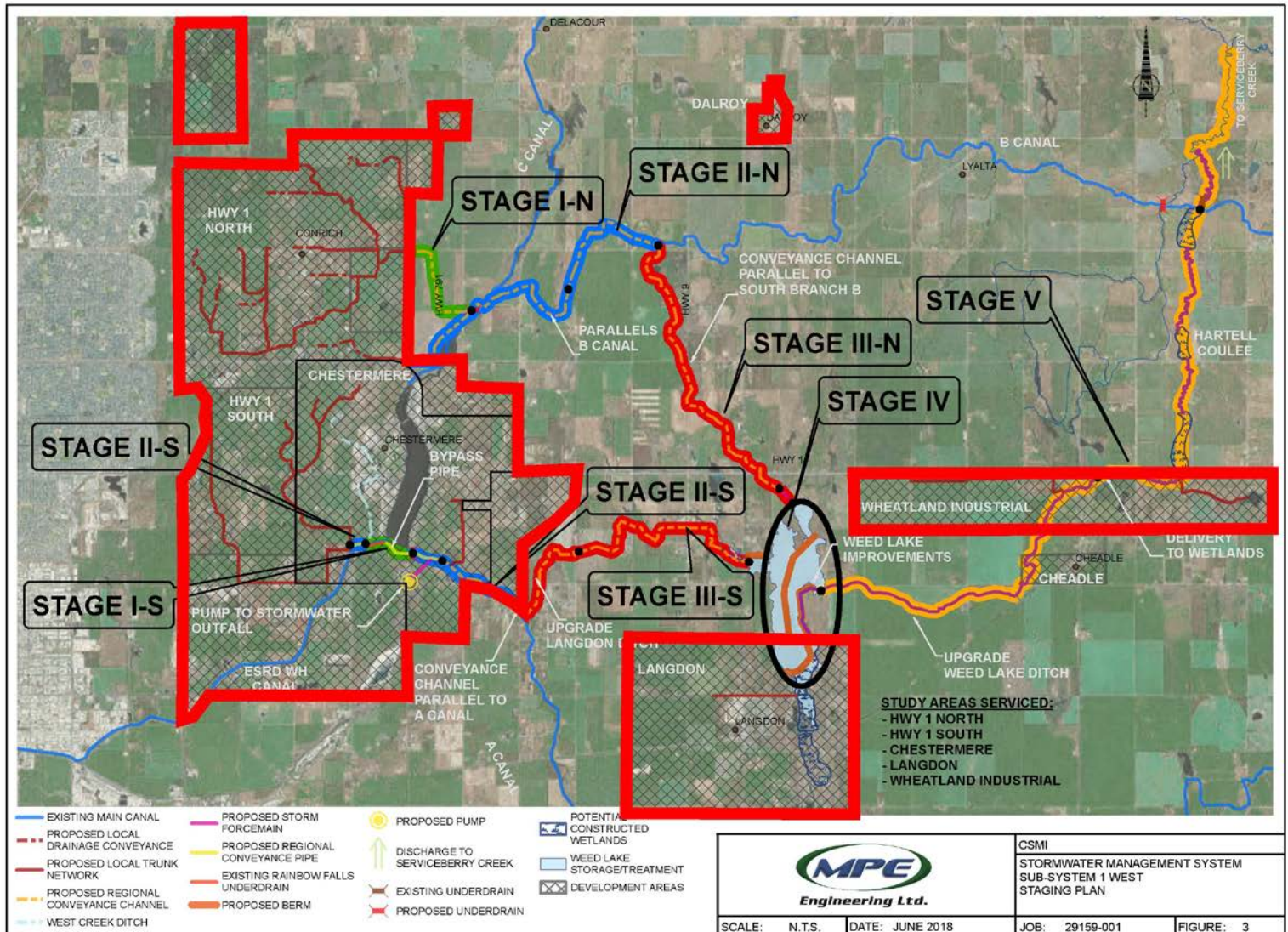
1. The rationale for and calculations of the CSMI Base Levy Rate applicable to the portion of the CSMI Benefitting Area located within Rocky View County's boundaries, as shown on Map A, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for benefitting Subdivision or Development are based upon the CSMI regional stormwater management infrastructure capital costs detailed in the "Co-operative Stormwater Management Initiative - Water Balance and Stream Erosion Analysis Report" prepared by MPE Engineering Ltd., dated September, 2015 (the "CSMI Report") and the CSMI Stormwater Levy update dated June 25, 2018.

Rationale:

2. As a result of the anticipated increase of stormwater run-off within the County boundaries due to newly created Residential, Agricultural, Business and Institutional development, the County requires the development of the CSMI regional stormwater management infrastructure to efficiently treat and transport stormwater to the identified receiving water bodies.
3. As detailed in the CSMI Report, the total construction costs for the CSMI regional stormwater management infrastructure is approximately \$54,737,500.00, inclusive of infrastructure construction and land acquisition, if required.
4. The total area of lands located within the CSMI Benefitting Area, based upon a 25 year growth projection, as shown on Map A, - is 3965 Ha and is identified within Table 5.5 of the 2015 Report.
5. The total area of benefitting Lands located within the County which are also located within the CSMI Benefitting Area are outlined in red on Map A.
6. **The total CSMI Base Levy Rate applicable to Subdivision and Development within the CSMI Benefitting Area within the County is as follows:**

$$\text{\$54,737,500.00/3965HA} = \text{\$13,805/HA or \$5,587/Acre}$$

SCHEDULE A-1: MAP A
CSMI BENEFITTING AREA MAP





SCHEDULE "A-2"

Langdon Regional Drainage Benefitting Area

1. The rationale and calculations of the applicable Off-Site Levy to be imposed within the Hamlet of Langdon, as identified on Map B, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development within the Langdon Regional Drainage Benefitting Area are based upon the "Langdon Comprehensive Stormwater Review Report" prepared by MPE Engineering Ltd. dated February 2016 (the "Langdon Stormwater Report").

Rationale:

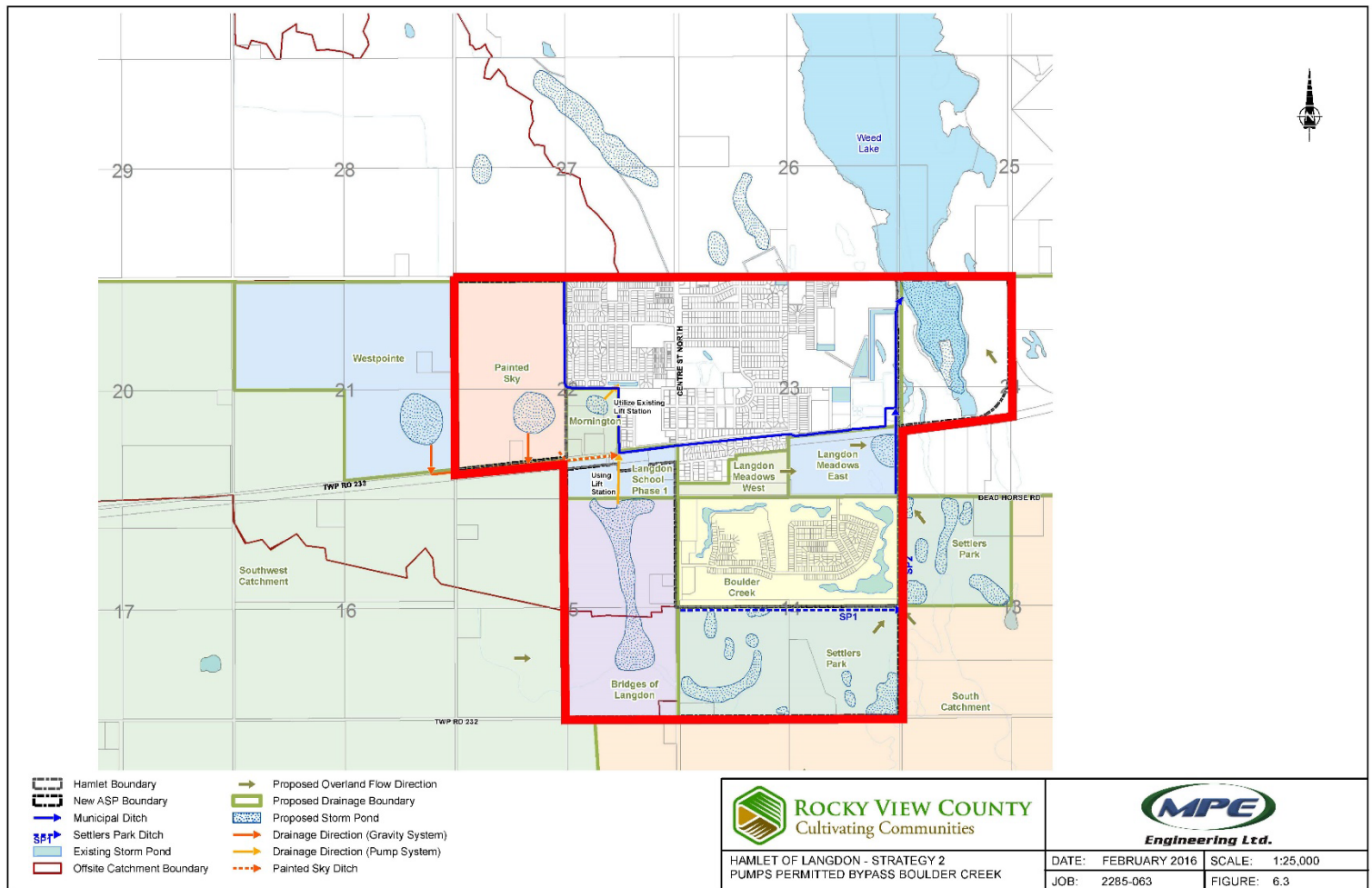
2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Langdon Stormwater Report.
3. With the increase of stormwater run-off within the Hamlet of Langdon due to both existing and newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Langdon Stormwater Report and Map B to efficiently transport stormwater to the identified receiving water bodies (the "Langdon Regional Stormwater Infrastructure").
4. The Langdon Regional Stormwater Infrastructure is comprised of the following infrastructure projects:
 - a) The Glenmore Redirection, and
 - b) The Municipal Ditch Upgrades (Piped Option)
5. As outlined in the Langdon Report, the estimated construction costs for the Langdon Regional Stormwater Infrastructure is \$7,800,000.00.
5. The Lands benefitting from the Langdon Regional Stormwater Infrastructure are outlined in red on Map B and consist of the entire Hamlet of Langdon boundary of 990 ha (2446 ac) as follows:
 - a) An estimated 417ha (1,030 acres) of existing developed Lands
 - b) An estimated 573ha (1,416 acres) of estimated developable Lands
 - c) Total benefitting area is 990 ha (2,446 ac)

The total Langdon Regional Stormwater Infrastructure Levy Rate applicable to Subdivision and Development within the Langdon Regional Drainage Benefitting Area within the County is as follows:

$$\text{\$7,800,000/990HA} = \text{\$7,879/HA or \$3,188/Acre}$$

SCHEDULE A-2: MAP B

LANGDON REGIONAL DRAINAGE BENEFITTING AREA MAP





SCHEDULE "A-3"

Langdon Boulder Creek Ditch Benefitting Area

1. The rationale and calculations of the Off-Site Levy to be imposed within the Langdon Boulder Creek Ditch Benefitting Area within the Hamlet of Langdon as identified on Map C, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development are based on the "Langdon Comprehensive Stormwater Review" prepared by MPE Engineering Ltd. and dated February, 2016 (the "Langdon Stormwater Report") specific to the Boulder Creek Ditch Re-alignment.

Rationale:

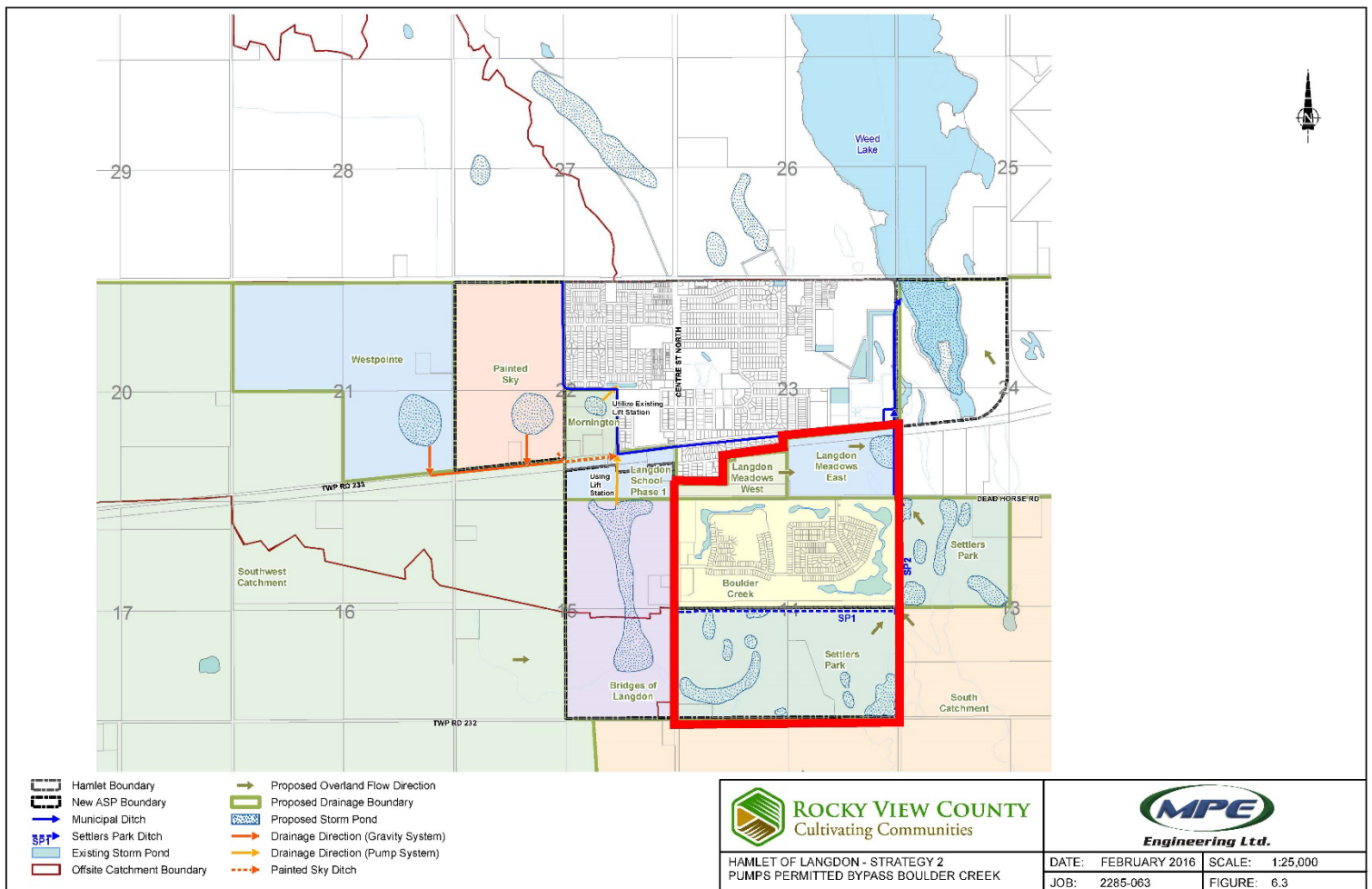
2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Langdon Stormwater Report.
3. With the increase of stormwater run-off within the Hamlet of Langdon due to both existing and newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Langdon Stormwater Report to efficiently transport stormwater to identified receiving water bodies. (the "Boulder Creek Regional Stormwater Infrastructure").
4. The Boulder Creek Regional Stormwater Infrastructure is comprised of:
 - a) the Langdon Boulder Creek Re-direction Ditch, having an estimated construction cost of \$786,000.00.
4. The Lands benefitting from the Boulder Creek Regional Stormwater Infrastructure are shown outlined in red on Map C and total 291 ha (719ac) as follows:
 - a) An estimated 132ha (326ac) of existing developed Lands
 - b) An estimated 159ha (393ac) of estimated developable Lands
 - c) Total benefitting area is 291ha (719 ac)

The total Langdon Boulder Creek Ditch Re-Alignment Levy Rate applicable to Subdivision and Development within the Langdon Boulder Creek Ditch Re-Alignment Benefitting Area within the County is as follows:

$$\text{\$786,000/291HA} = \text{\$2,701/HA or \$1,093/Acre}$$

SCHEDULE "A-3": Map C

LANGDON BOULDER CREEK DITCH BENEFITTING AREA





SCHEDULE "A-4"

Janet West of Canal Benefitting Area

1. The rationale and calculations of the Off-Site Levy to be imposed within the Janet West of Canal Benefitting Area, as identified on Map D, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development are based on "Janet Master Drainage Plan" prepared by MPE Engineering Ltd. dated June 2016 (the "Janet Master Drainage Plan") and the CSMI Stormwater Levy update dated June 25, 2018.

Rationale:

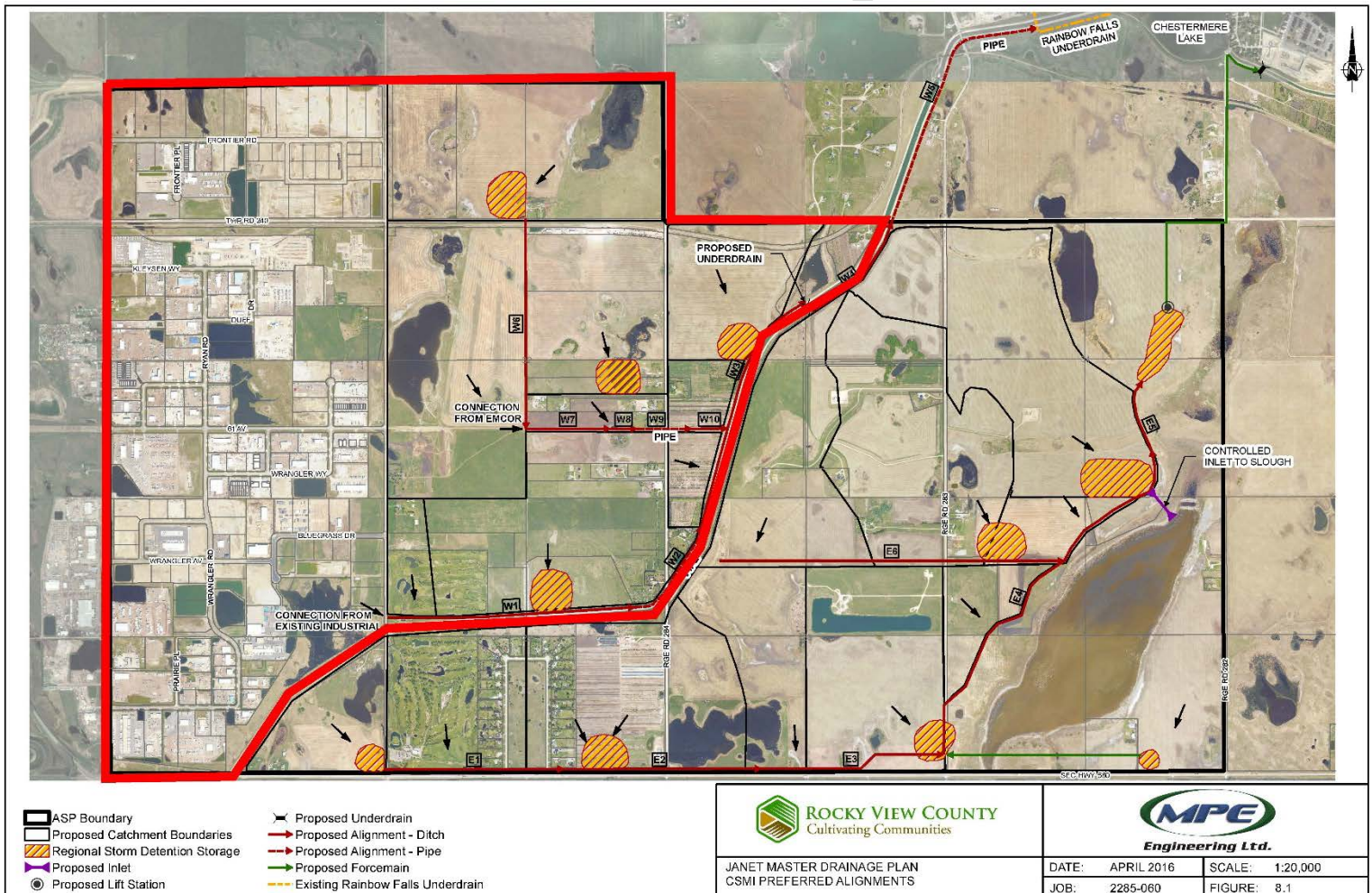
2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Janet Master Drainage Plan.
3. With the anticipated increase of stormwater run-off within the Janet West of Canal Benefitting Area due to both existing and newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Janet Master Drainage Plan to efficiently transport stormwater to the identified receiving water bodies (the "Janet West of Canal Regional Stormwater Infrastructure").
4. The Janet West of Canal Regional Stormwater Infrastructure is comprised of:
 - a) The ultimate conveyance infrastructure for connection to the CSMI regional stormwater management infrastructure within the Janet Area Structure Plan boundary, having an estimated construction cost of \$9,350,000.00.
5. The Lands benefitting from the Janet West of Canal Regional Stormwater Infrastructure are outlined in red on Map D and total 1229ha (3036ac) as follows:
 - a) An estimated 728ha (1836ac) of existing developed Lands
 - b) An estimated 501ha (1200ac) of estimated remaining developable Lands
 - c) Total benefitting area is 1229ha (3036ac)

The total Janet West of Canal Stormwater Infrastructure Levy Rate applicable to Subdivision and Development within the Janet West of Canal Benefitting Area within the County is as follows:

$$\text{\$9,350,000/1229HA} = \text{\$7,608/HA} \text{ or } \text{\$3,079/Acre}$$

SCHEDULE "A-4": MAP D

JANET WEST OF CANAL BENEFITTING AREA





SCHEDULE "A-5"

Janet East of Canal Benefitting Area

1. The rationale and calculations of the Stormwater Off-Site Levy within the Janet East of Canal Benefitting Area, as identified in red on Map E, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development are based on the "Janet Master Drainage Plan" prepared by MPE Engineering Ltd. and dated June 2016 (the "Janet Master Drainage Plan") and the CSMI Stormwater Levy update dated June 25, 2018.

Rationale:

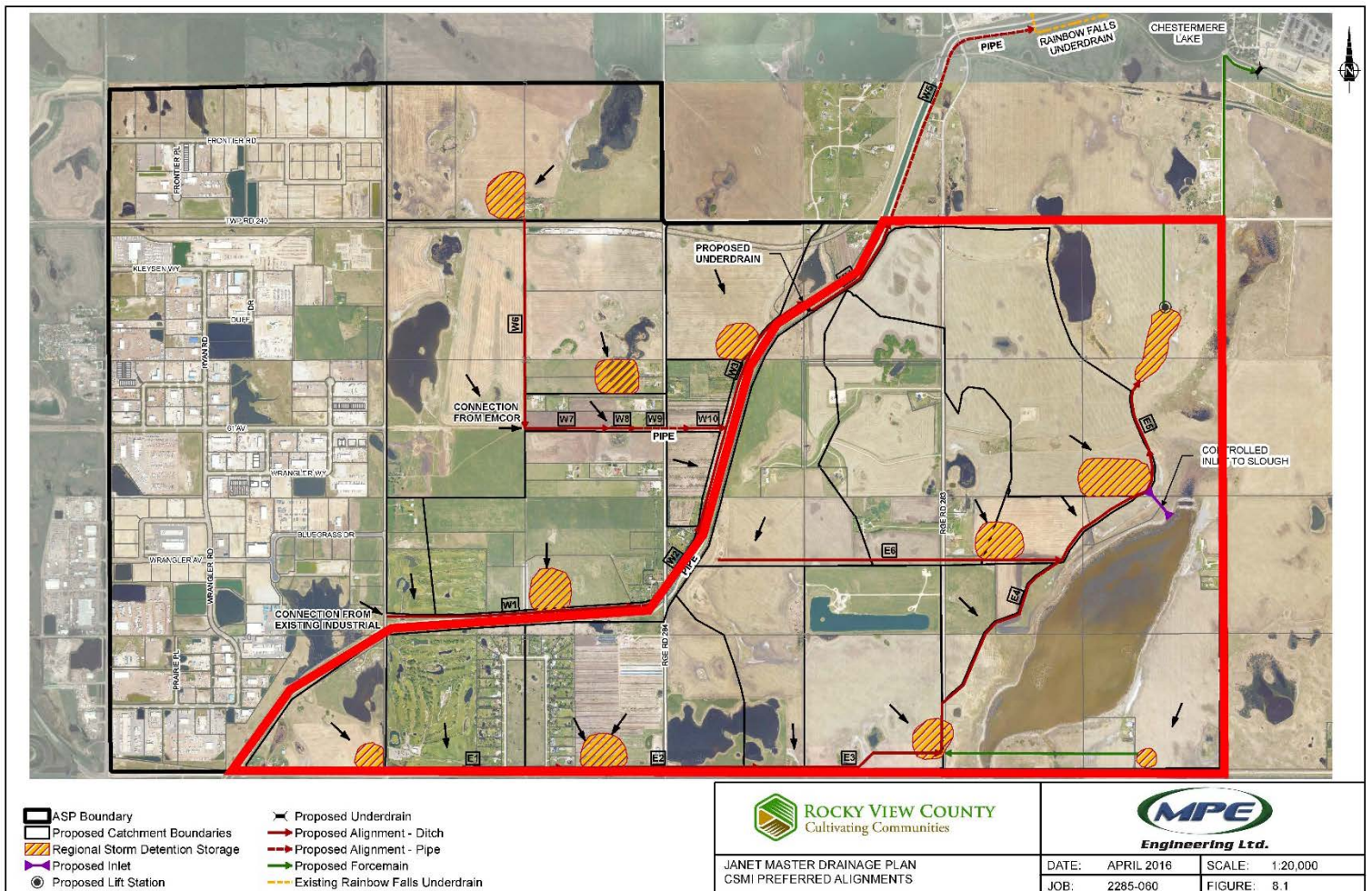
2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Janet Master Drainage Plan.
3. With the anticipated increase of stormwater run-off within the Janet East of Canal Benefitting Area due to both existing and newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Janet Master Drainage Plan to efficiently transport stormwater to identified receiving water bodies (the "Janet East of Canal Regional Stormwater Infrastructure").
4. The Janet East of Canal Regional Stormwater Infrastructure is comprised of:
 - a) the ultimate conveyance infrastructure for connection to CSMI regional stormwater management infrastructure, having an estimated construction cost of \$11,000,000.00.
4. The Lands benefitting from the Janet East of Canal Regional Stormwater Infrastructure are shown outlined in red on Map E and total 1117ha (2760ac) as follows:
 - a) An estimated 89ha (220ac) of existing developed Lands
 - b) An estimated 1,028ha (2540ac) of estimated remaining developable Lands
 - c) Total benefitting area is 1117ha (2760ac)

The total Janet East of Canal Stormwater Infrastructure Levy Rate applicable to Subdivision and Development within the Janet East of Canal Drainage Benefitting Area within the County is as follows:

$$\text{\$11,000,000/1117HA} = \text{\$9,848/HA or \$3,985/Acre}$$

SCHEDULE "A-5": MAP E

JANET EAST OF CANAL BENEFITTING AREA





SCHEDULE "A-6"

Conrich Regional Drainage Benefitting Area

1. The rationale and calculations of the Off-Site Levy to be imposed within the Conrich Regional Drainage Benefitting Area, as identified on Map F, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development are based on the report titled "Conrich Master Drainage Plan" prepared by MPE Engineering Ltd. and dated December 2014 (the "Conrich Master Drainage Plan") and the CSMI Stormwater Levy update dated June 25, 2018.

Rationale:

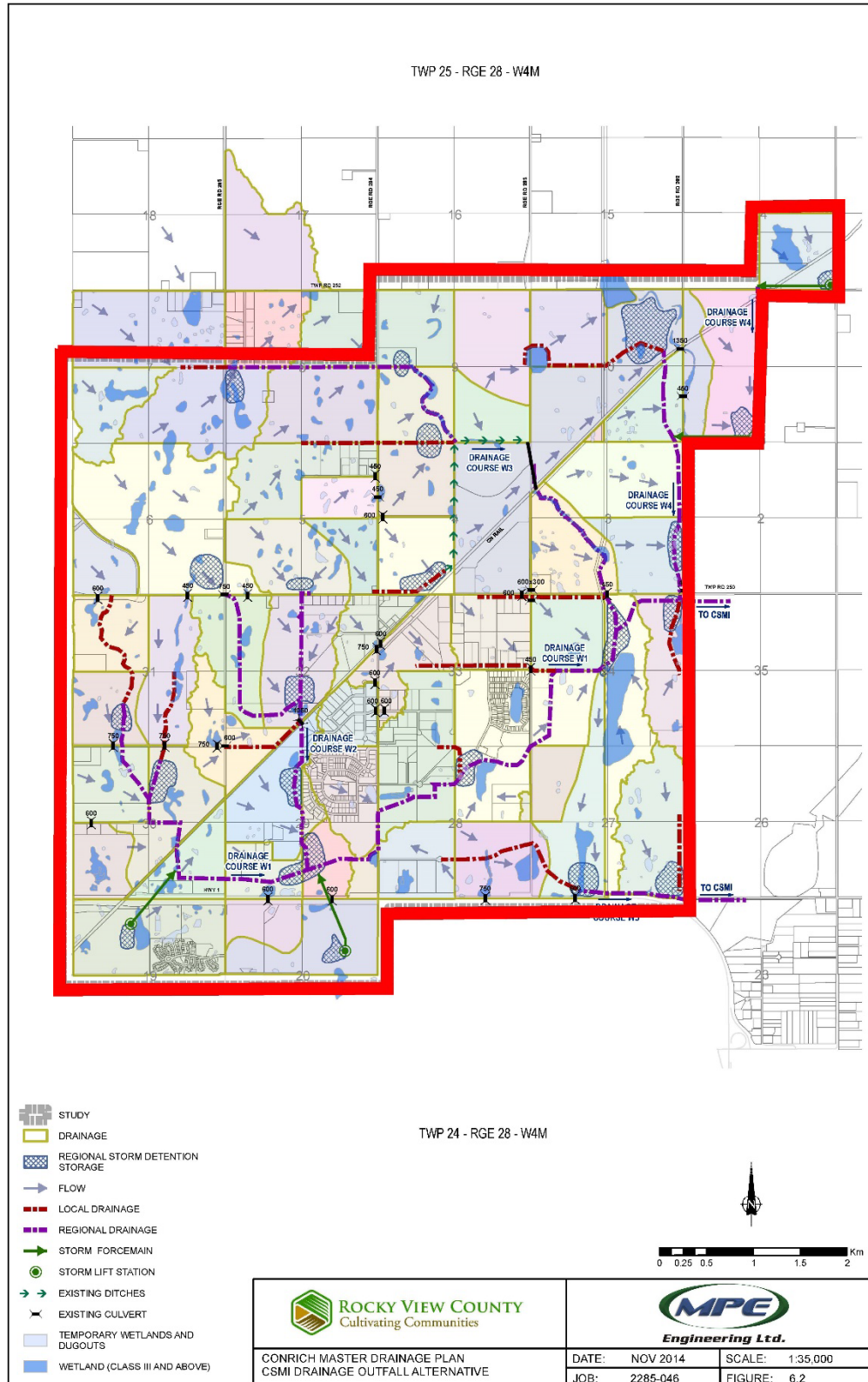
2. The Off-Site Levy calculations are based on the figures and recommendations provided within the Conrich Master Drainage Plan.
3. With the increase of stormwater run off within the Conrich Regional Drainage Benefitting Area, due to both existing and newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the Conrich Master Drainage Plan to efficiently transport stormwater to identified receiving water bodies (the "Conrich Regional Stormwater Infrastructure").
4. The Conrich Regional Stormwater Infrastructure is comprised of:
 - a) the Conrich Regional Conveyance System, having an estimated construction cost of \$51,861,000.00.
4. The Lands benefitting from the Conrich Regional Stormwater Infrastructure are shown outlined in red on Map F and total 4,402ha (10,879ac) as follows:
 - a) An estimated 457ha (1,130ac) of existing developed Lands
 - b) An estimated 3,945ha (9,748ac) of estimated remaining developable Lands
 - c) Total benefitting area is 4,402ha (10,879ac)

The total Conrich Regional Stormwater Infrastructure Levy Rate applicable to Subdivision and Development within the Conrich Regional Drainage Benefitting Area within the County is as follows:

$$\text{\$51,861,000/4,402HA} = \text{\$11,781HA} \text{ or } \text{\$4,768/Acre}$$

SCHEDULE "A-6": MAP F

CONRICH REGIONAL DRAINAGE BENEFITTING AREA





SCHEDULE "A-7"

OMNI Regional Drainage Benefitting Area

1. The rationale and calculations of the Off-Site Levy to be imposed within the OMNI Regional Drainage Benefitting Area, as identified on Map G, to pay for the cost of new or expanded Regional Stormwater Infrastructure required for and/or benefitting Subdivision or Development are based upon the "OMNI Master Drainage Plan" prepared by MPE Engineering Ltd. and dated August 2017 (the "OMNI Master Drainage Plan") and the CSMI Stormwater Levy update dated June 25, 2018.

Rationale:

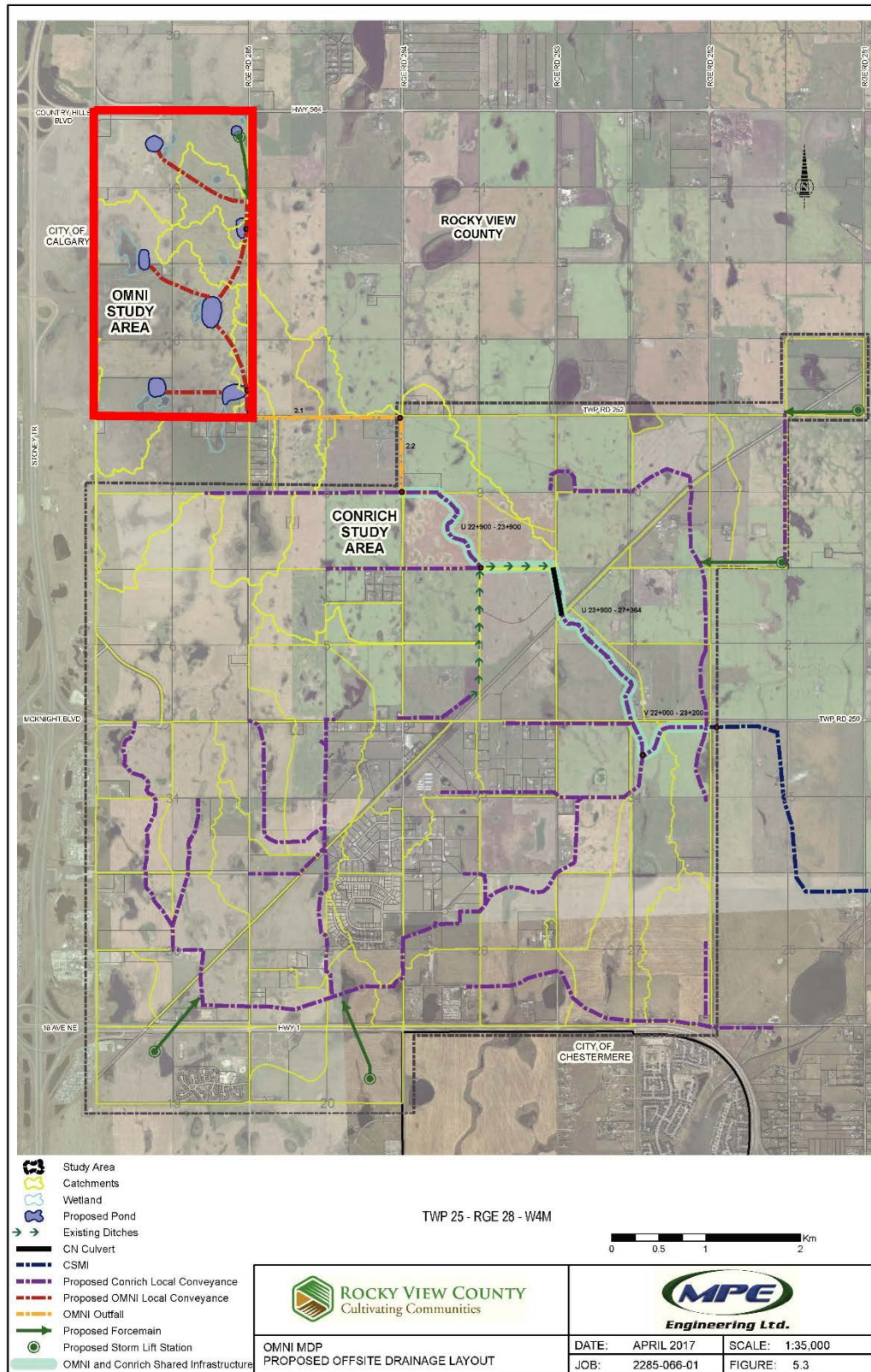
2. The Off-Site Levy calculations are based on the figures and recommendations provided within the OMNI Master Drainage Plan.
3. With the anticipated increase of stormwater run off within the OMNI Regional Drainage Benefitting Area due to newly created Residential, Business and Institutional development, the County requires the development of Regional Stormwater Infrastructure as identified in the OMNI Master Drainage Plan to efficiently transport stormwater to identified receiving water bodies (the "OMNI Regional Stormwater Infrastructure").
4. The OMNI Regional Stormwater Infrastructure consists of:
 - a) the OMNI Regional Conveyance System, having an estimated construction cost of \$8,880,000.00, and
 - b) oversizing of the Conrich Regional Conveyance Components, having an estimated construction cost of \$1,707,000.00
4. The total estimated construction costs for the OMNI Regional Stormwater Infrastructure totals \$10,587,000.00.
5. Lands benefitting by the OMNI Regional Stormwater Infrastructure are shown outlined in red on Map G and totals 518ha (1,280ac) as follows:
 - a) An estimated 0ha (0ac) of existing developed Lands
 - b) An estimated 518ha (1,280ac) of estimated remaining developable Lands
 - c) Total benefitting area is 518ha (1,280ac)

The total OMNI Regional Stormwater Infrastructure Levy Rate applicable to Subdivision and Development within the OMNI Regional Drainage Benefitting Area within the County is as follows:

$$\text{\$10,587,000/518HA} = \text{\$20,440/HA} \text{ or } \text{\$8,272/Acre}$$

SCHEDULE "A-7": MAP G

OMNI REGIONAL DRAINAGE BENEFITTING AREA



**SCHEDULE "B"****OFF-SITE LEVY SUMMARY**

Offsite Levy Schedule	Cost	Service Area Map
Schedule A-1: CSMI Levy	\$13,805/Ha (\$5,587/acre)	Map A
Schedule A-2: Langdon Regional Drainage Levy	\$7,879/ha (\$3,188/acre)	Map B
Schedule A-3: Langdon Boulder Creek Ditch Levy	\$2,701/ha (\$1,093/acre)	Map C
Schedule A-4: Janet West of Canal Levy	\$7,608/ha (\$3,079/acre)	Map D
Schedule A-5: Janet East of Canal Levy	\$9,848/ha (\$3,985/acre)	Map E
Schedule A-6: Conrich Regional Drainage Levy	\$11,781/ha (\$4,768/acre)	Map F
Schedule A-7: Omni Regional Drainage Levy	\$20,440/ha (\$8,272/acre)	Map G

SCHEDULE "C"

DEFINITIONS

- (a) **"Act"** means the *Municipal Government Act*, RSA 2000, c M-26 and all amendments thereto, together with the *Off-Site Levies Regulation*, AR 187/2017 passed thereunder;
- (b) **"Agriculture"** or **"Agricultural"** means any Development or Subdivision for an Agricultural or Agriculture use as the term is defined and contemplated under the *Land Use Bylaw*;
- (c) **"Benefitting Areas"** means those lands which are within the respective benefitting areas of the Regional Stormwater Infrastructure components, as described in Schedules "A-1" to "A-7";
- (d) **"Boundary Adjustment"** means the adjustment of lot boundaries of parcels of lands without the creation of additional lots;
- (e) **"Building"** has the same meaning as in the *Land Use Bylaw*;
- (f) **"Business"** means any Development or Subdivision for a business use as the term is defined and contemplated under the *Land Use Bylaw*, including both Commercial and Industrial uses;
- (g) **"Bylaw"** means this Bylaw together with all schedules;
- (h) **"Commercial"** means any Development or Subdivision for commercial use as contemplated under the *Land Use Bylaw*;
- (i) **"County"** means the Rocky View County municipal corporation or the geographical area within its jurisdictional boundaries, as the context may require;
- (j) **"County Manager"** means the individual appointed by Council as the Chief Administrative Officer in accordance with the Act or his/her authorized designate;
- (k) **"Council"** means the Rocky View County Council;
- (l) **"CSMI Base Levy Rate"** means the base Off-Site Levy rate reflecting the cost recovery associated with the CSMI regional stormwater management infrastructure, referenced in section 16 and calculated in accordance with Schedule "A-1";
- (m) **"CSMI"** means the CSMI Cooperative established pursuant to the *Cooperatives Act*, RSA 2000, c C-28.1, consisting of the County, the City of Calgary, Town of Strathmore, City of Chestermere, Wheatland County, and the Western Irrigation District, for the purpose of cooperatively managing storm water run-off generated within their respective jurisdictions via a regional stormwater management system;
- (n) **"CSMI Benefitting Area"** means that area which will be benefit from the CSMI regional stormwater management infrastructure, as outlined in Schedule "A-1": Map A;



- (o) **"Development"** has the same meaning as provided in the Act;
- (p) **"Development Agreement"** means an agreement pursuant to sections 648, 650, 651, or 655 of the Act;
- (q) **"Development Area"** means the gross acreage of Lands which are the subject of the proposed development or subdivision including:
 - (i) all buildings and other structures;
 - (ii) all driveway access areas;
 - (iii) all storage and display areas directly associated with the development or subdivision;
 - (iv) all parking areas required for the development or subdivision;
 - (v) all areas utilized for the growing of crops which are the subject of the development permit;
 - (vi) all areas to be designated as reserve lands or subject to an Environmental Reserve Easement as a condition of the subdivision approval; and
 - (vii) any areas that will be dedicated for roads or utilities as a condition of subdivision approval.

Notwithstanding the above, a Development Area does not include the following:

- (i) with respect to Development Permits issued for a golf course within the use "Outdoor Participant Recreation Services", any portion of the lands which is outside the scope of "Development Area" outlined above (ie. the fairways, hazards, rough and greens);
 - (ii) with respect to Subdivisions involving an existing dwelling, the subdivided parcel that contains the existing dwelling; or
 - (iii) any unenclosed areas to be utilized for the growing of crops which are the subject of the development permit.
- (r) **"Development Permit"** has the same meaning as in the *Land Use Bylaw*;
 - (s) **"Dwelling"** has the same meaning as in the *Land Use Bylaw*;
 - (t) **"Farmstead"** means a single parcel of land on which a habitable residence has been situated for a minimum of 10 years, which residence utilized in connection with the ranching or farming operation carried out on the land, and which is located on a previously un-subdivided quarter section. The Farmstead may include associated buildings and landscape improvements;
 - (u) **"First Parcel Out"** has the same meaning as within the *Land Use Bylaw*;



- (v) **"Horticultural Development"** has the same meaning as in the *Land Use Bylaw*;
- (w) **"Industrial"** means any development or subdivision for an industrial use as contemplated in the *Land Use Bylaw*;
- (x) **"Institutional"** means any development or subdivision for an institutional use as contemplated in the *Land Use Bylaw*;
- (y) **"Land(s)"** means private titled parcels of land in accordance with the *Land Titles Act*, RSA 2000, c L-4;
- (z) **"Land Use Bylaw"** means the County's current *Land Use Bylaw*, as amended or replaced from time to time in accordance with the Act;
- (aa) **"Off-Site Levy" or "Off-Site Levies"** means the Off-Site Levies imposed and created by this Bylaw, including but not limited to the CSMI Base Levy Rate, calculated in accordance with Schedules "A-1" to "A-7";
- (bb) **"Off-Site Levy Fund"** means a fund into which an Off-Site Levy, together with any interest earned from the investment of the Off-Site Levy, is deposited and kept in accordance with the Act;
- (cc) **"Regional Stormwater Infrastructure"** means that stormwater infrastructure identified in Schedules "A-1" to "A-7";
- (dd) **"Reports"** means the following reports and plans prepared by MPE Engineering Ltd.:
 - (i) Conrich Master Drainage Plan, December, 2014,
 - (ii) CSMI Water Balance and Erosion Report, September, 2015,
 - (iii) Langdon Comprehensive Stormwater Review Report, February, 2016,
 - (iv) Janet Master Drainage Plan, June, 2016,
 - (v) OMNI Master Drainage Plan, August, 2017, and
 - (vi) CSMI Stormwater Levy Update June, 2018;
- (ee) **"Reserve Land"** has the same meaning as in the Act;
- (ff) **"Residential"** means any development or subdivision for residential use as contemplated under the *Land Use Bylaw*; and
- (gg) **"Subdivision"** has the same meaning as provided for in the Act.



SUMMARY OF PROPOSED AMENDMENTS

REGIONAL WATER & WASTEWATER OFF-SITE LEVY

BYLAW C-7802-2018

To respond to the changing economic and strategic climate, the water and waste water off-site levy structure will continue to be based on service commitment rather than development area. One of the most equitable ways to recover the County's capital infrastructure costs from development is to apply a levy based on percentage of system usage or demands. In this manner, system costs will be fully recovered and the County's debt retired within an estimated 15 year period.

To ensure the fair and equitable allocation of off-site levies related to water and waste water infrastructure, amendments to the current Water & Wastewater Off-Site Levy Bylaw (Bylaw C-7273-2013) are being proposed to provide for significant development opportunity and to align with Council's strategic plan related to financial sustainability through full cost-recovery of capital costs, as summarized below:

Langdon Wastewater Treatment Plant Levy

- Components of the Langdon Wastewater Treatment Plan (WWTP) including the existing WWTP and upgrades to bring capacity to target 8,000 m³/day average day flow
- Preliminary design completed for future staged facility upgrades providing more detailed estimated costs (reduced from 2013)
- Weed Lake capacity modeled (WER 2018), additional capacity opportunity

New or expanded County serviced ASPs

- Langdon, Conrich, and Omni

Bragg Creek System Schedule

- Water & Sewer Systems are built

Costs to Current Year in all Levy Schedules

- Updated to December 31, 2017

Review of Allocated Capacity of System Components

- Development is ongoing in service areas

BYLAW C-7802-2018

A Bylaw of Rocky View County, in the Province of Alberta, for the purpose of establishing Off-Site Levies for Water and Wastewater Facilities

WHEREAS in accordance with Section 648 of the *Municipal Government Act*, a Council may by bylaw:

- (a) provide for the imposition and payment of a levy, to be known as an "Off-Site" Levy, in respect of land that is to be Developed or Subdivided, and
- (b) authorize agreements to be entered into in respect of the levy.

AND WHEREAS the Rocky View County Council deems it desirable to establish Off-Site Levies for the purposes described in Section 648 of the *Municipal Government Act*;

AND WHEREAS Rocky View County Council engaged the engineering firm MPE Engineering Ltd. to prepare a report in 2013 with respect to the fair and equitable calculation and allocation of Off-Site Levies related to water utility and wastewater utility infrastructure in accordance with the purposes of the *Municipal Government Act*;

AND WHEREAS the Rocky View County Council has reviewed the report prepared by MPE Engineering Ltd. *2018 Off-Site Levy Update Draft #2* dated June 2018 and wishes to enact a Bylaw to impose and provide for the payment of Off-Site Levies, to authorize agreements to be entered into in respect of payment of the Off-Site Levies, to set out the object of each levy, and to indicate how the amount of each levy was determined;

NOW THEREFORE pursuant to the authority conferred upon it by the laws of the Province of Alberta, the Rocky View County Council, duly assembled, enacts as follows:

TITLE

- 1 This Bylaw may be cited as the "Regional Water and Wastewater Off-Site Levy Bylaw".

PURPOSE AND INTENT

- 2 The purpose and intent of this Bylaw is to:
 - (a) impose and provide for the payment of levies to be known as Off-Site Levies in respect of Lands that are to be Subdivided or Developed and which will require servicing from the Wastewater Utilities and/or Water Utilities;
 - (b) authorize agreements to be entered into in respect of payment of the Off-Site Levies;
 - (c) set out the objects of each Off-Site Levy; and
 - (d) indicate how the amount of each Off-Site Levy was determined.



DEFINITIONS

- 3 The definitions contained in Schedule “E” of this Bylaw apply unless the context otherwise requires.

ADMINISTRATION AND ENFORCEMENT

- 4 Council hereby delegates to the County Manager the duty and authority to enforce and administer this Bylaw.

ENACTMENT

- 5 An Off-Site Levy as provided for in the Act is hereby imposed in respect of all Lands which are to be Developed or Subdivided within the County and which will require water and/or wastewater servicing from any of the Water Utilities or Wastewater Utilities included within this Bylaw at the rates and on the terms as specified in this Bylaw, with the exception of any land where Off-Site Levies have been previously imposed and collected in full.
- 6 Notwithstanding any other provision in this Bylaw, the County may impose further or different Off-Site Levies, duly enacted by bylaw, on any portion of Lands which are the subject of Development permit or Subdivision approval and in respect of which the County has not collected Off-Site Levies imposed under this Bylaw or any previous Off-Site Levy bylaw authorized by the Act or a predecessor Act.
- 7 The County is hereby authorized to enter into agreements with owners of the Lands referred to in section 5 for payment of the Off-Site Levy imposed on those Lands.

OBJECT OF THE OFF-SITE LEVIES

- 8 The object of the Off-Site Levy or Levies imposed and collected pursuant to this Bylaw are to pay for all or any part of the capital cost of any or all of the following:
- (a) new or expanded Water Utility facilities for the storage, transmission, treatment, or supplying of water;
 - (b) new or expanded Wastewater Utility facilities for the treatment, movement, or disposal of sanitary sewage; and
 - (c) land required for or in connection with any facilities described within this Paragraph.

OFF-SITE LEVY PAYMENT

- 9 The Off-Site Levy imposed pursuant to this Bylaw shall be paid upon the earlier of the following dates:
- (a) the issuance of the Development permit in respect of the Lands;
 - (b) execution of a Development Agreement entered into pursuant to the conditions of a Development permit or Subdivision approval granted in respect of the Lands; or



- (c) prior to the endorsement of the Plan of Subdivision for the Lands.
- 10 Where the owner of Lands that is subject to the imposition of an Off-Site Levy or Levies under this Bylaw fails, neglects, or refuses to either pay the Off-Site Levy imposed or provide sufficient security for the payment of the Off-Site Levy, the County may:
- (a) refuse to endorse a plan of Subdivision or release a Development permit until the land owner has paid the Off-Site Levy or has provided sufficient security for the payment of the Off-Site Levy in a form satisfactory to the County Manager; or
 - (b) commence proceedings in Court for recovery of the Off-Site Levy as an amount due and payable to the County.

OFF-SITE LEVY FUND

- 11 The County Manager shall establish and maintain a separate fund for each facility in respect of which an Off-Site Levy is being imposed pursuant to this Bylaw. Such Off-Site Levy fund shall be kept separate from the County's General Account or any other County account and shall be administered in accordance with the Act.

DETERMINATION OF THE OFF-SITE LEVIES

- 12 The Off-Site Levies included in this Bylaw were determined in accordance with the calculations from the Off-Site Levy Report prepared by MPE Engineering Ltd. *2018 Off-Site Levy Update Draft #2*, dated June, 2018. The MPE Engineering Ltd. Report is hereby incorporated into this Bylaw by reference and shall be disclosed upon request in accordance with section 15 of this Bylaw.
- 13 The determination of the amount of each Off-Site Levy amount in respect of each of the separate facilities for which an Off-Site Levy has been imposed is as shown in Schedule "C". The basis of calculating the Off-Site Levies together with the total amount of the Off-Site Levies to be imposed with respect to Lands which will receive servicing from the Wastewater Utilities and/or Water Utilities is shown in Schedule "D".
- 14 The Off-Site Levies reflected in this Bylaw will apply to all new Subdivision and Development with respect to Lands which will require servicing from the Wastewater Utilities and/or Water Utilities and which is approved subsequent to the date that this Bylaw is in force and effect.

INFORMATION ON REQUEST

- 15 Upon receiving a request from a ratepayer or landowner, the County shall disclose full information regarding Off-Site Levy calculations, allocations, impositions, collections, costs, and payments.

ANNUAL REPORT TO COUNCIL

- 16 Not less than once per calendar year, the County Manager shall provide a report to Council detailing all Off-Site Levies imposed under this Bylaw, collections and expenditures during the previous calendar year, unpaid Off-Site Levy amounts as at the end of the previous calendar year, funds on hand to meet anticipated expenditures



during the current calendar year, and updated estimates of the costs expected to be incurred in order to complete construction of the facilities in respect of which an Off-Site Levy has been imposed under this Bylaw.

SEVERABILITY

- 17 In the event that any provision of this Bylaw is declared invalid or void by any Court having competent jurisdiction, then such invalid or void provision shall be severed from the Bylaw and the remaining provisions of the Bylaw shall be maintained and deemed valid.

REPEAL AND EFFECTIVE DATE

- 18 Bylaw C-7273-2013 is repealed upon this Bylaw coming into full force and effect.

- 19 This Bylaw comes into full force and effect on the date of third and final reading.

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

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

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2018

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

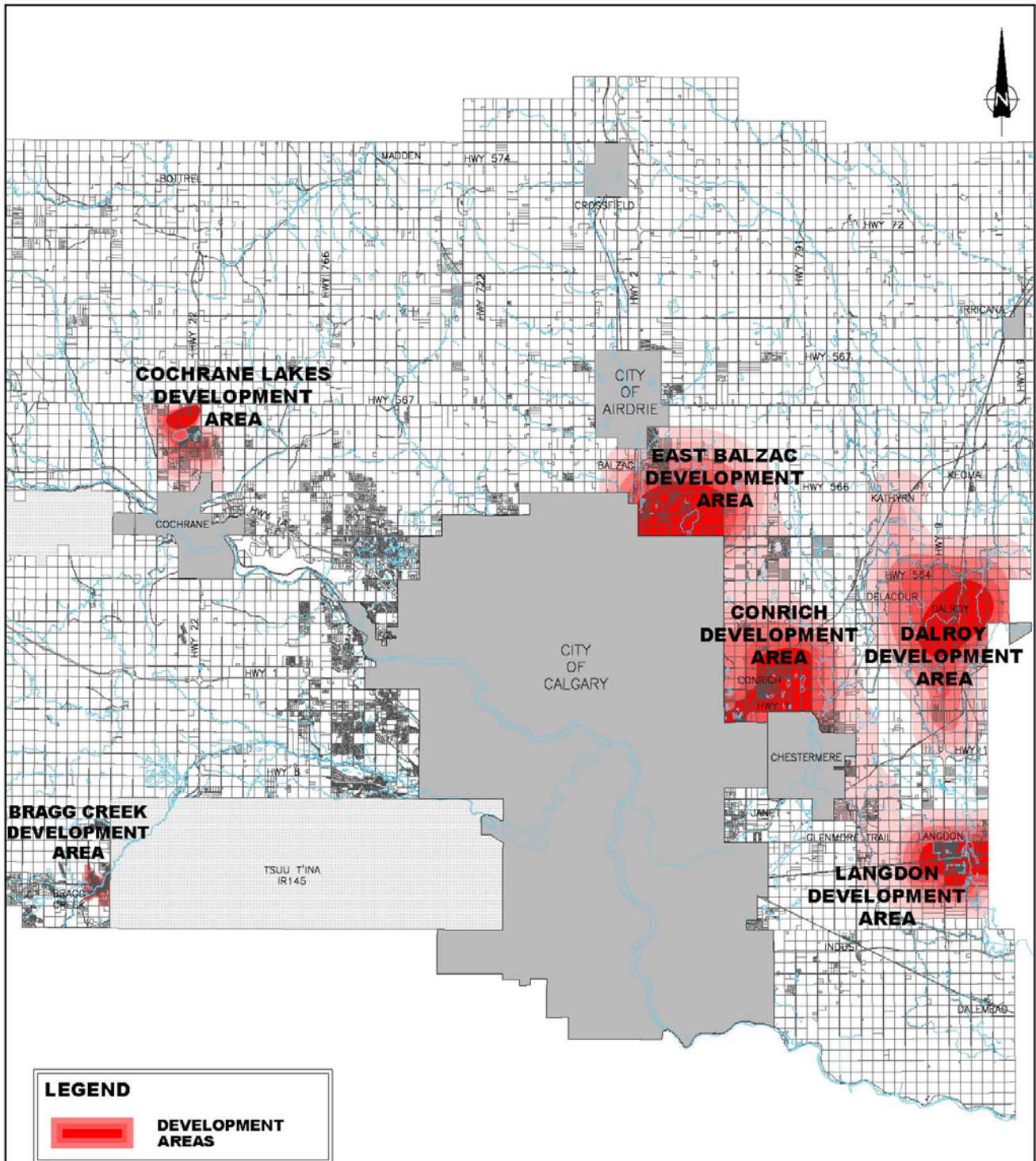
Reeve

CAO or Designate

Date Bylaw Signed

SCHEDULE "A"
DEVELOPMENT AREA MAP

DRAFT



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW #C-7802-2018

DEVELOPMENT AREA MAP

DATE: MAY 2018

SCALE: 1:500,000

JOB: 2285-016-04

MAP: A-1

SCHEDULE "B"
SERVICE AREA MAPS

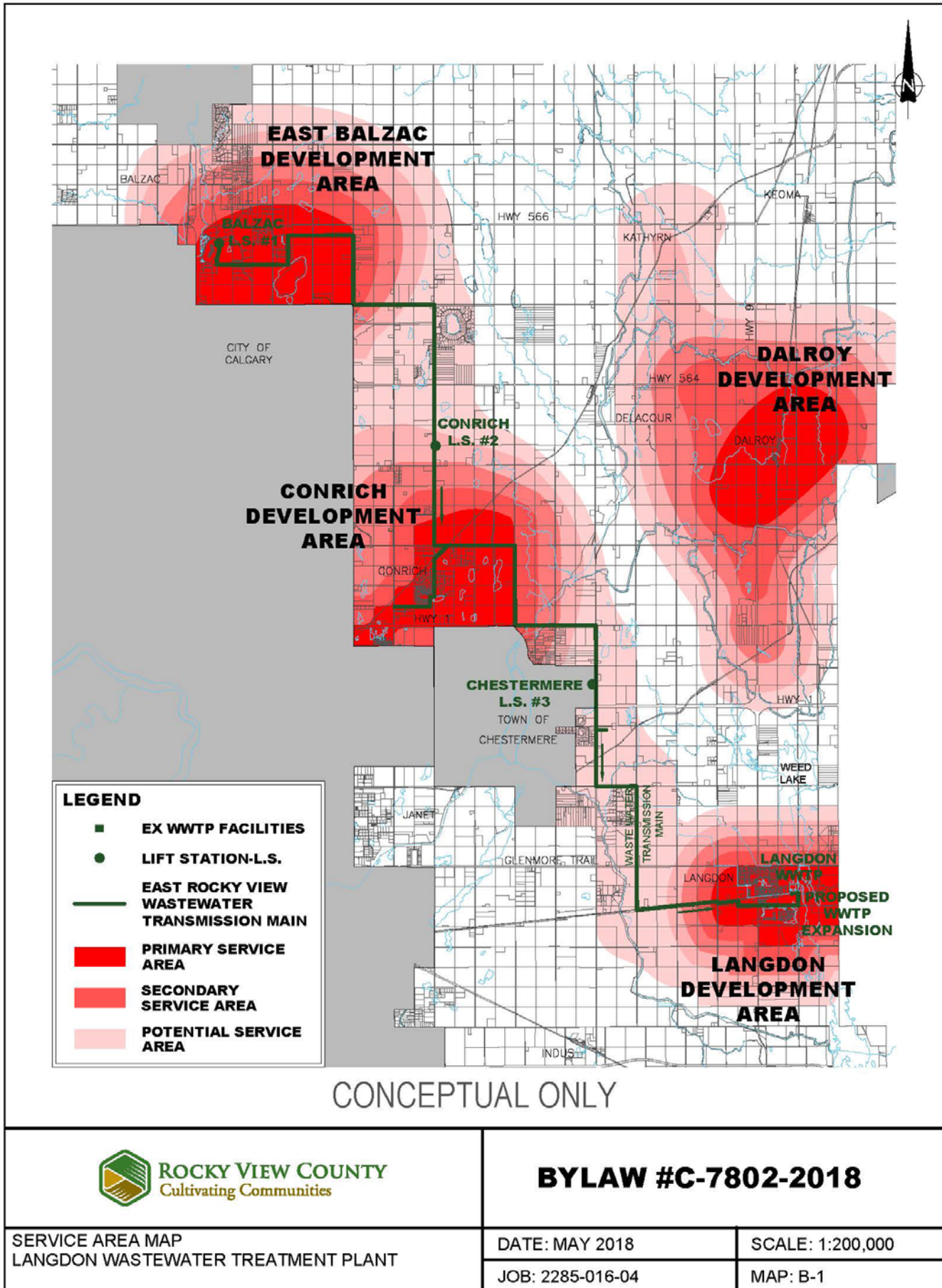
DRAFT

SCHEDULE "B-1"

SERVICE AREA MAP

LANGDON WASTEWATER TREATMENT PLANT

DRAFT

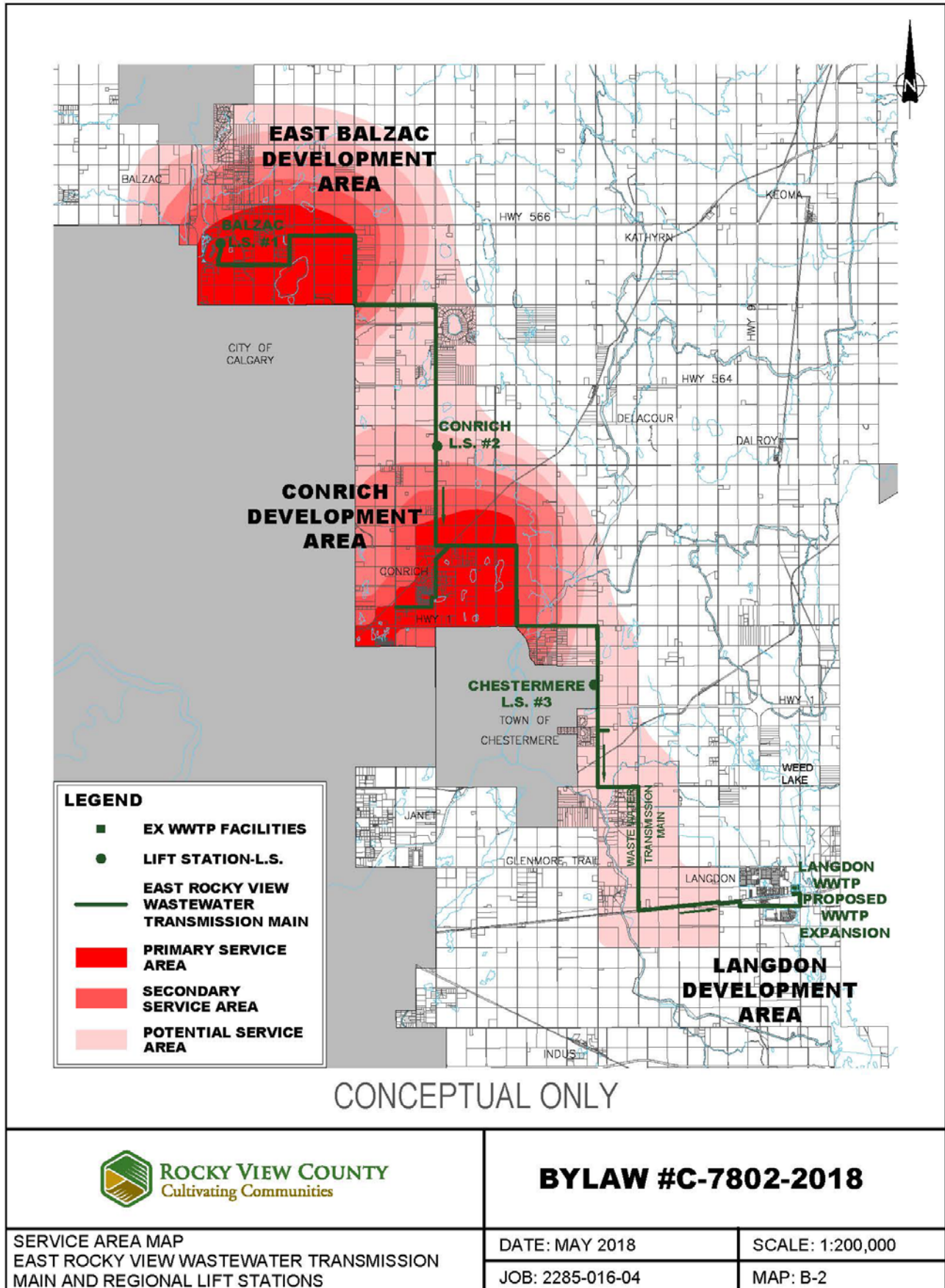


SCHEDULE "B-2"

SERVICE AREA MAP

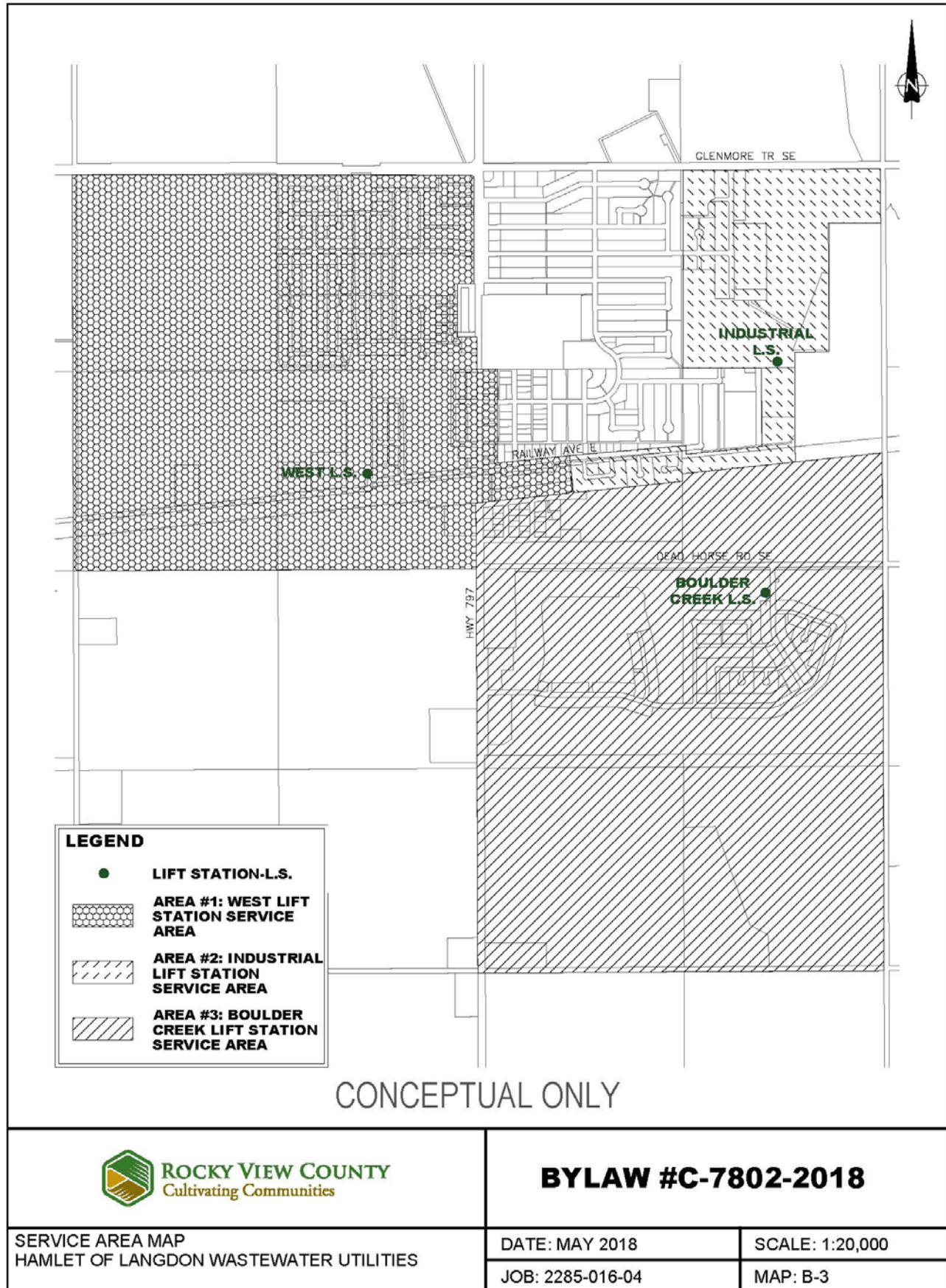
**EAST ROCKY VIEW WASTEWATER TRANSMISSION MAIN AND REGIONAL
LIFT STATIONS**

DRAFT



SCHEDULE "B-3"
SERVICE AREA MAP
LANGDON

DRAFT

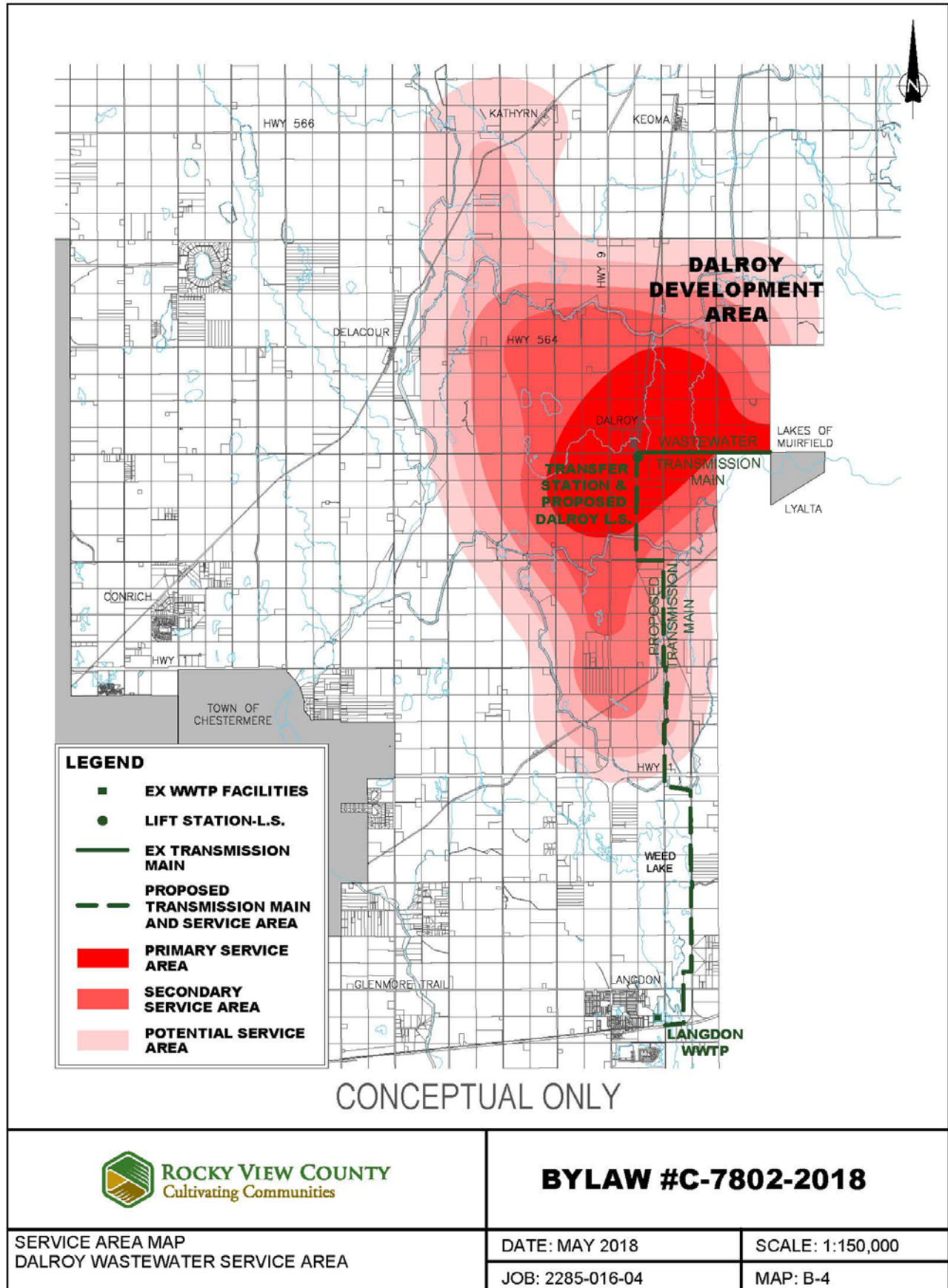


SCHEDULE "B-4"

SERVICE AREA MAP

**DALROY TO LANGDON SANITARY LIFT STATION AND WASTEWATER
TRANSMISSION MAIN**

DRAFT

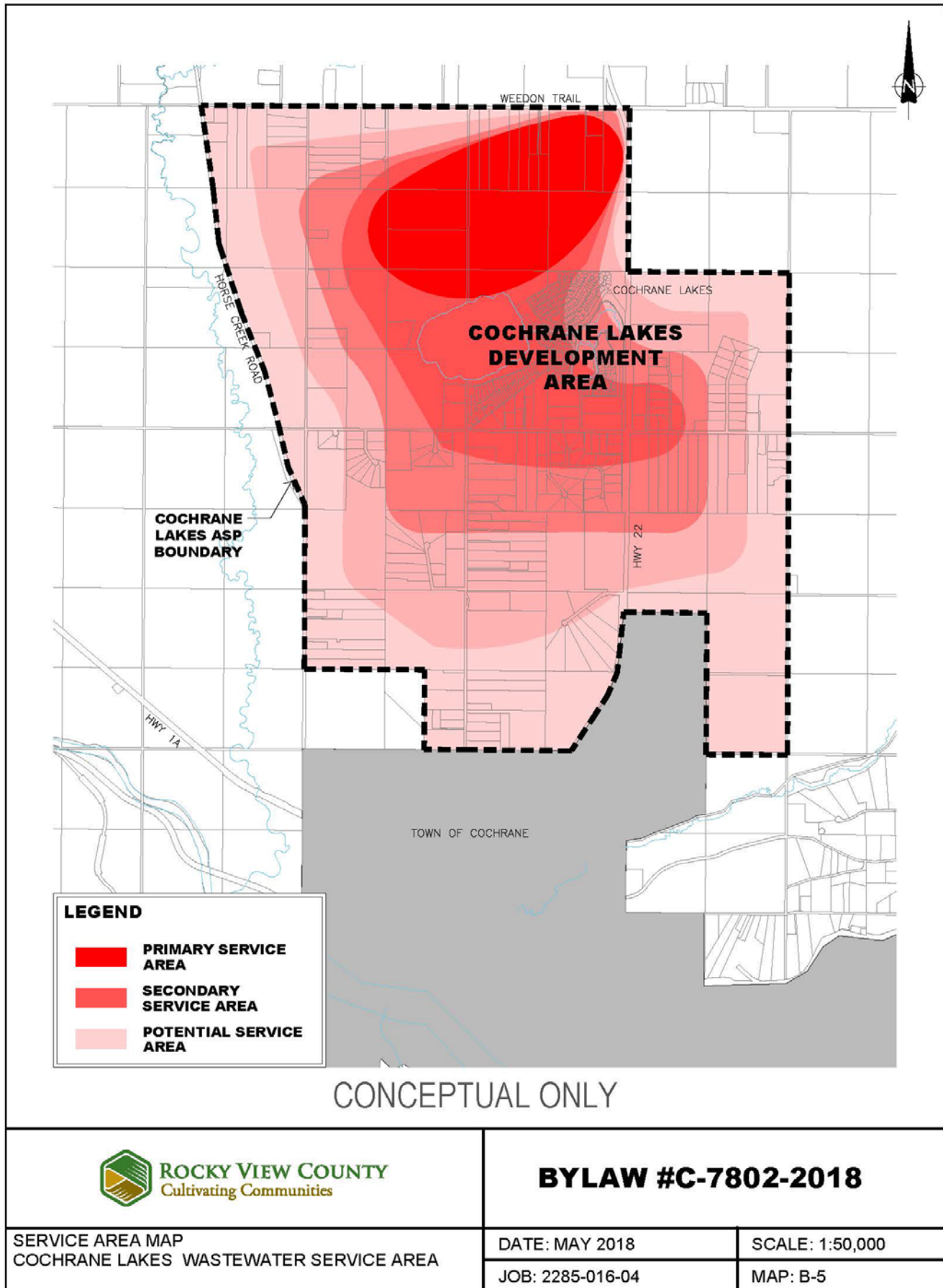


SCHEDULE "B-5"

SERVICE AREA MAP

COCHRANE LAKES WASTEWATER TRANSMISSION MAIN

DRAFT

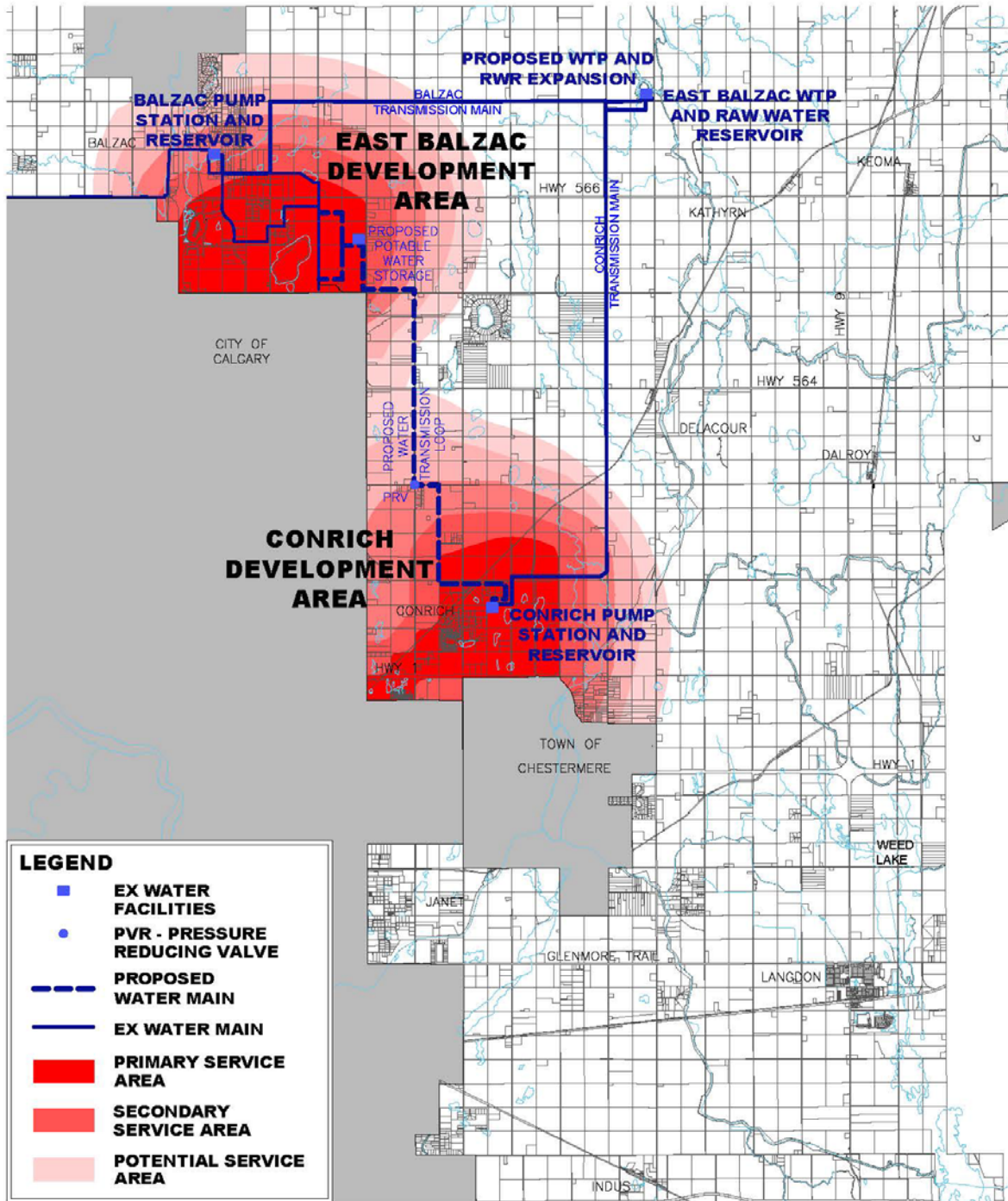


SCHEDULE "B-6"

SERVICE AREA MAP

**GRAHAM CREEK WATER TREATMENT PLANT AND RAW WATER RESERVOIR
PROJECT**

DRAFT



CONCEPTUAL ONLY



BYLAW #C-7802-2018

SERVICE AREA MAP
GRAHAM CREEK WATER TREATMENT PLANT
AND RAW WATER RESERVOIR

DATE: MAY 2018

SCALE: 1:200,000

JOB: 2285-016-04

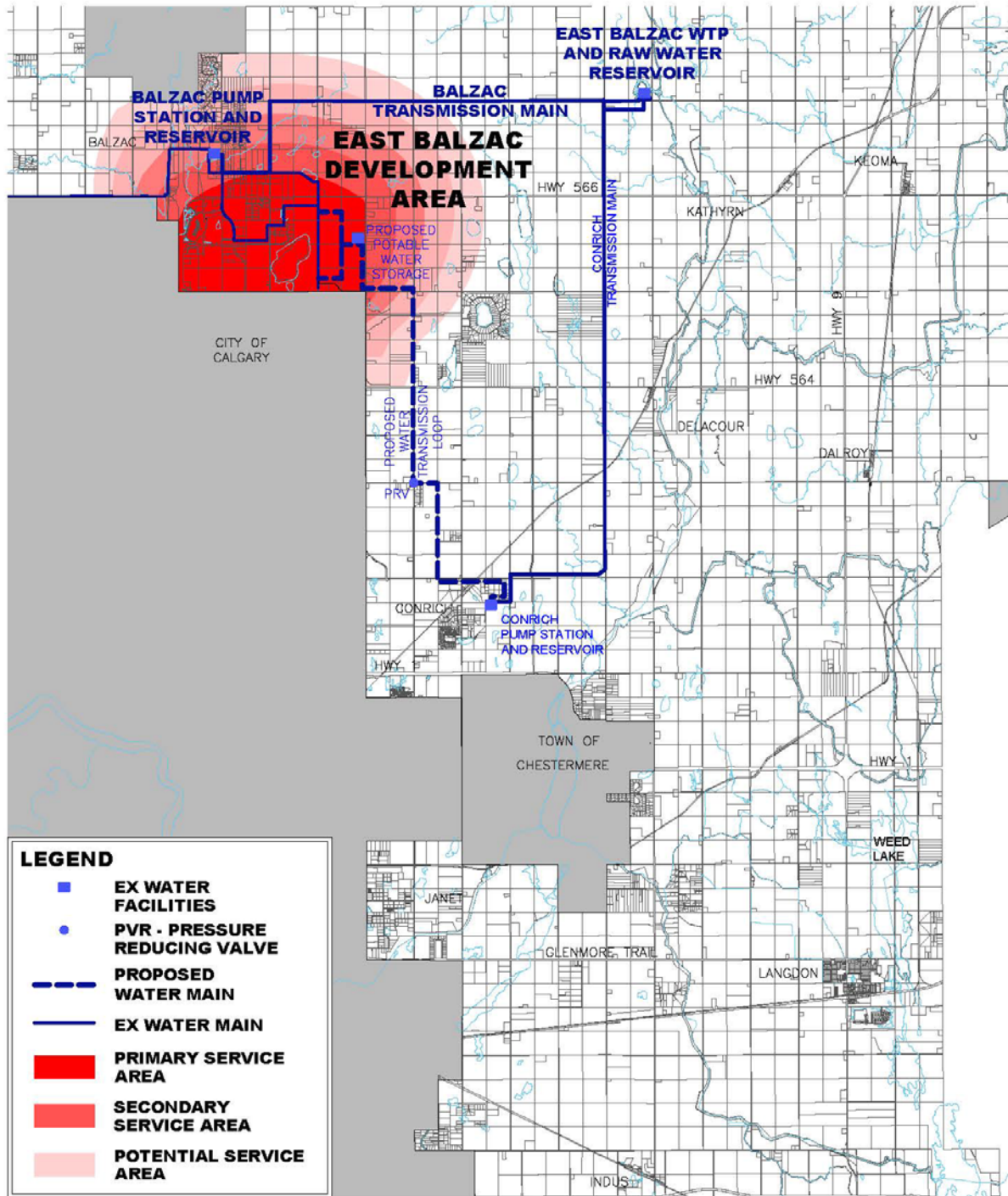
MAP: B-6

SCHEDULE "B-7a"

SERVICE AREA MAP

EAST BALZAC TRANSMISSION MAIN (BASE)

DRAFT



CONCEPTUAL ONLY



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW #C-7802-2018

SERVICE AREA MAP
EAST BALZAC TRANSMISSION MAIN
(BASE)

DATE: MAY 2018

SCALE: 1:200,000

JOB: 2285-016-04

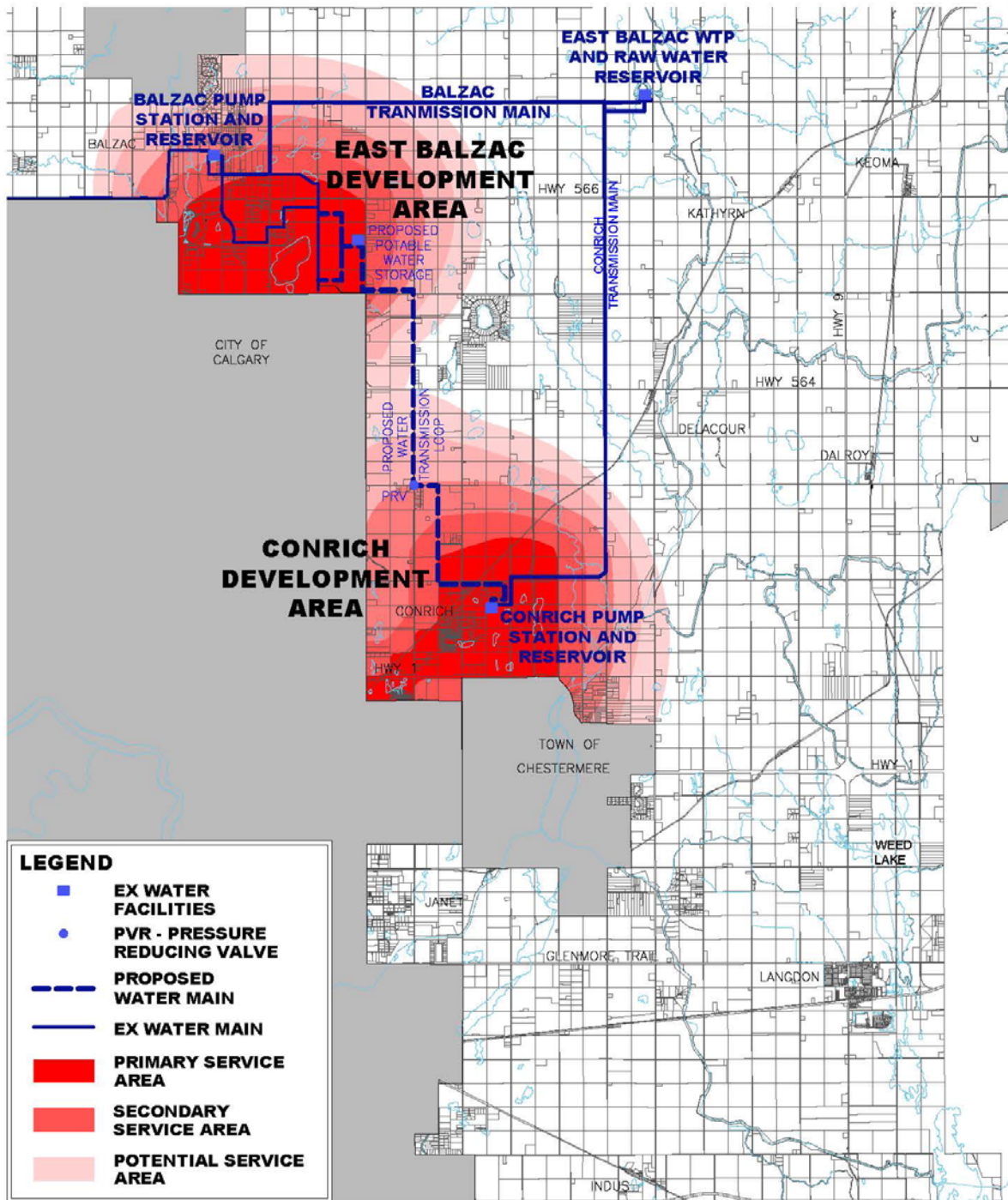
MAP: B-7a

SCHEDULE "B-7b"

SERVICE AREA MAP

EAST BALZAC TRANSMISSION MAIN (OVERSIZE)

DRAFT



CONCEPTUAL ONLY



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW #C-7802-2018

SERVICE AREA MAP
EAST BALZAC TRANSMISSION MAIN
(OVERSIZE)

DATE: MAY 2018

SCALE: 1:200,000

JOB: 2285-016-04

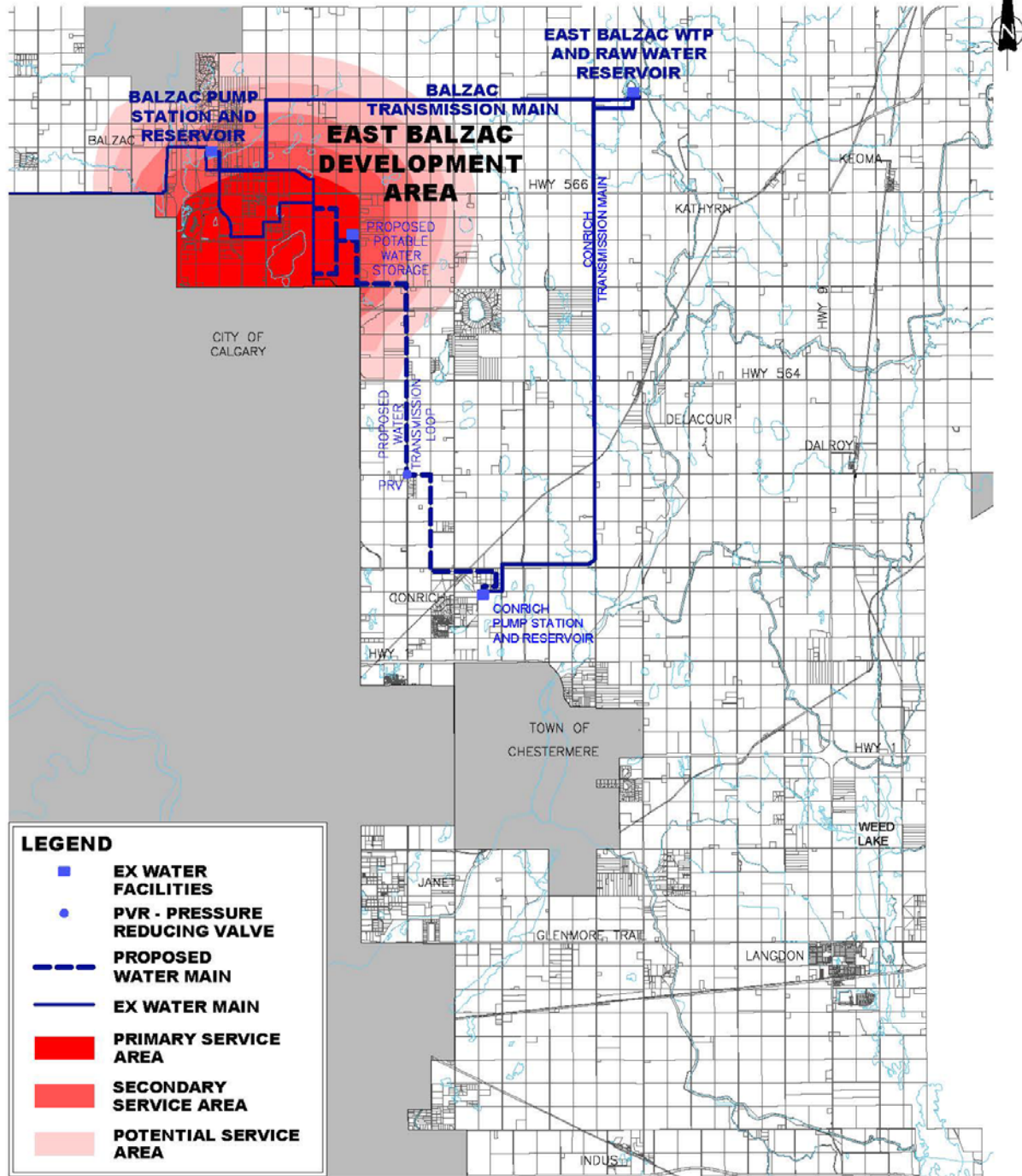
MAP: B-7b

SCHEDULE "B-8"

SERVICE AREA MAP

EAST BALZAC PUMP STATION & RESERVOIR AND RR293 LOOP

DRAFT

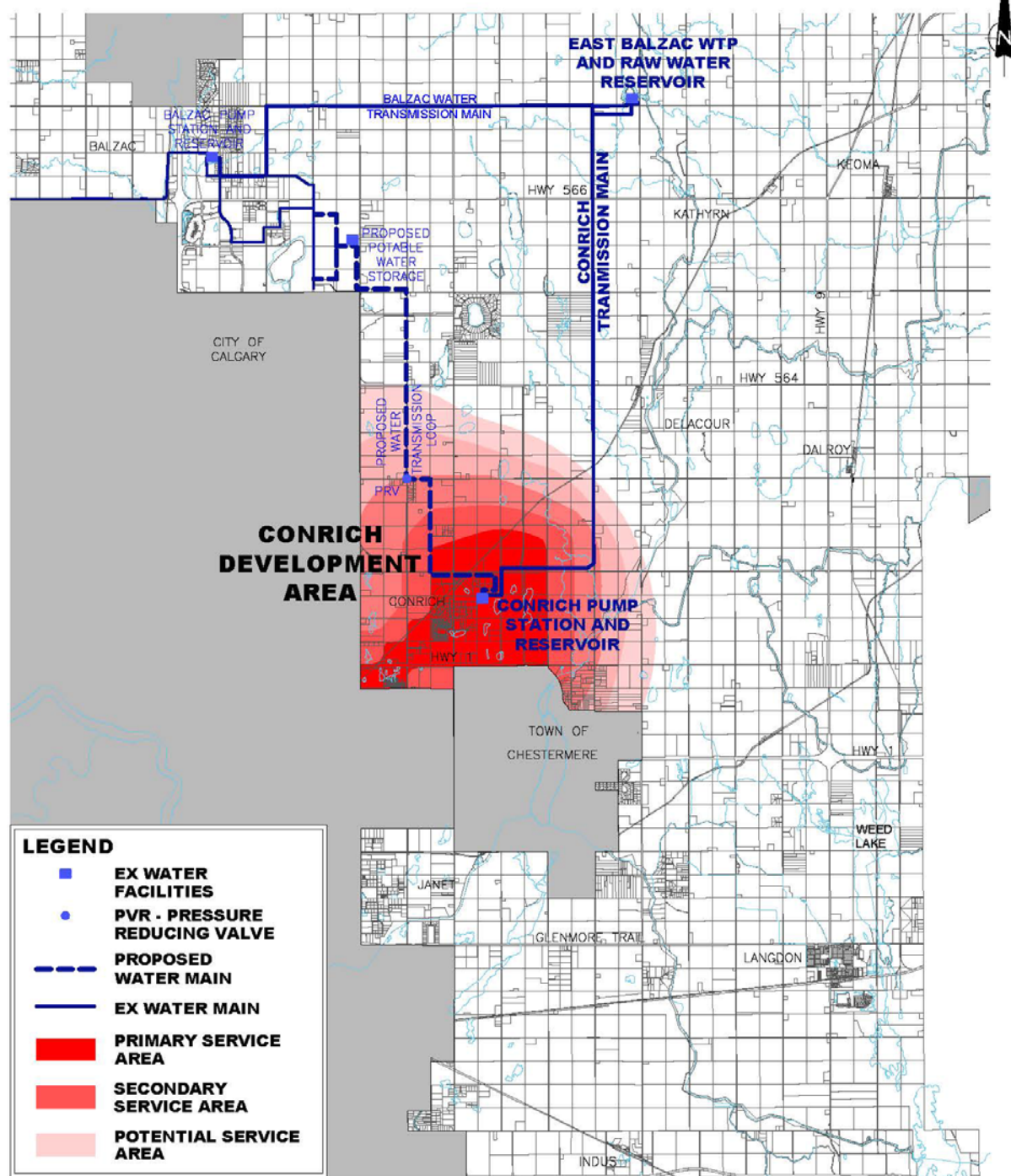


SCHEDULE "B-9a"

SERVICE AREA MAP

CONRICH TRANSMISSION MAIN (BASE)

DRAFT



CONCEPTUAL ONLY



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW #C-7802-2018

SERVICE AREA MAP
CONRICH TRANSMISSION MAIN
(BASE)

DATE: MAY 2018

SCALE: 1:200,000

JOB: 2285-016-04

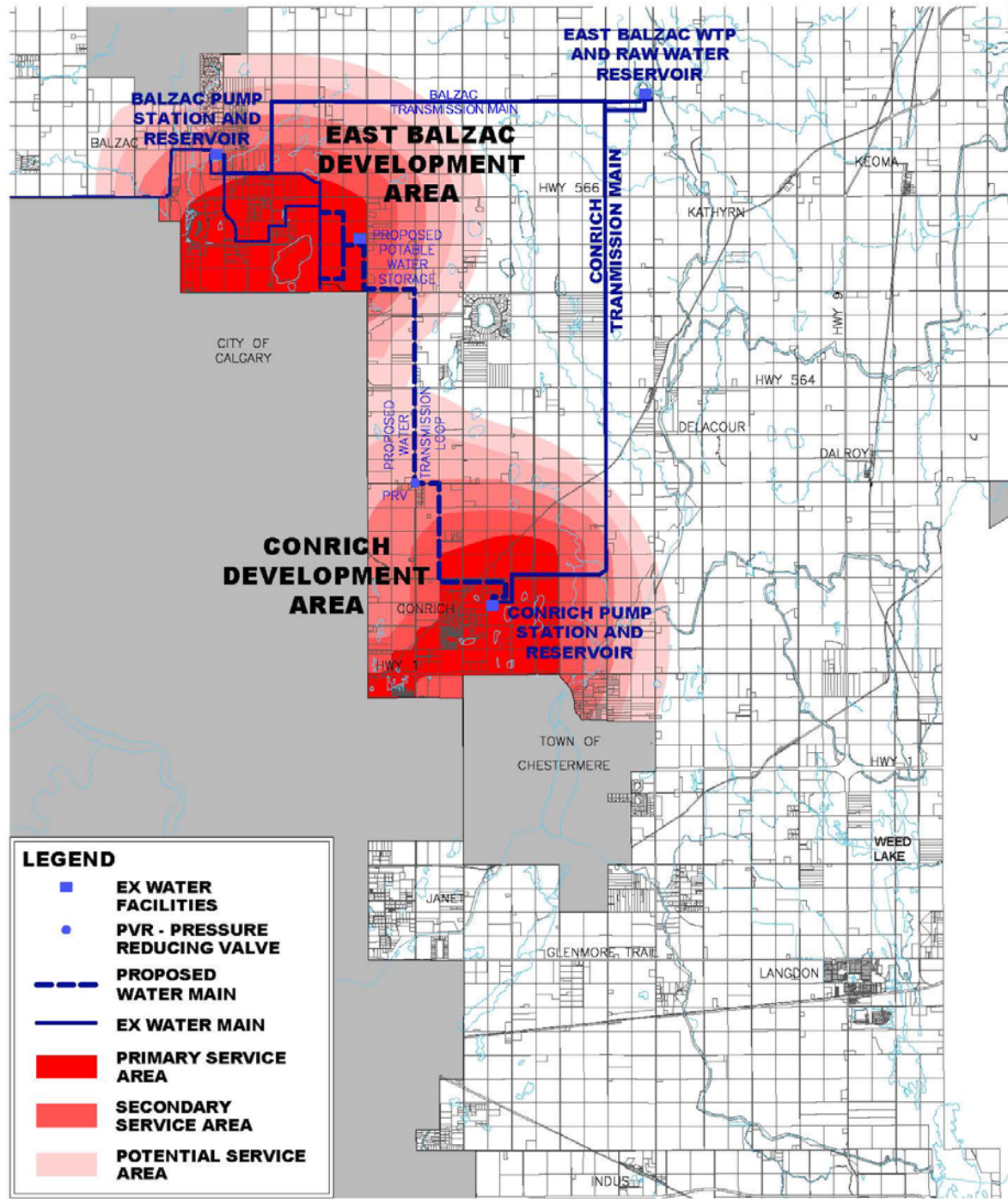
MAP: B-9a

SCHEDULE "B-9b"

SERVICE AREA MAP

CONRICH TRANSMISSION MAIN (OVERSIZE)

DRAFT



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW #C-7802-2018

SERVICE AREA MAP
CONRICH TRANSMISSION MAIN
(OVERSIZE)

DATE: MAY 2018

SCALE: 1:200,000

JOB: 2285-016-04

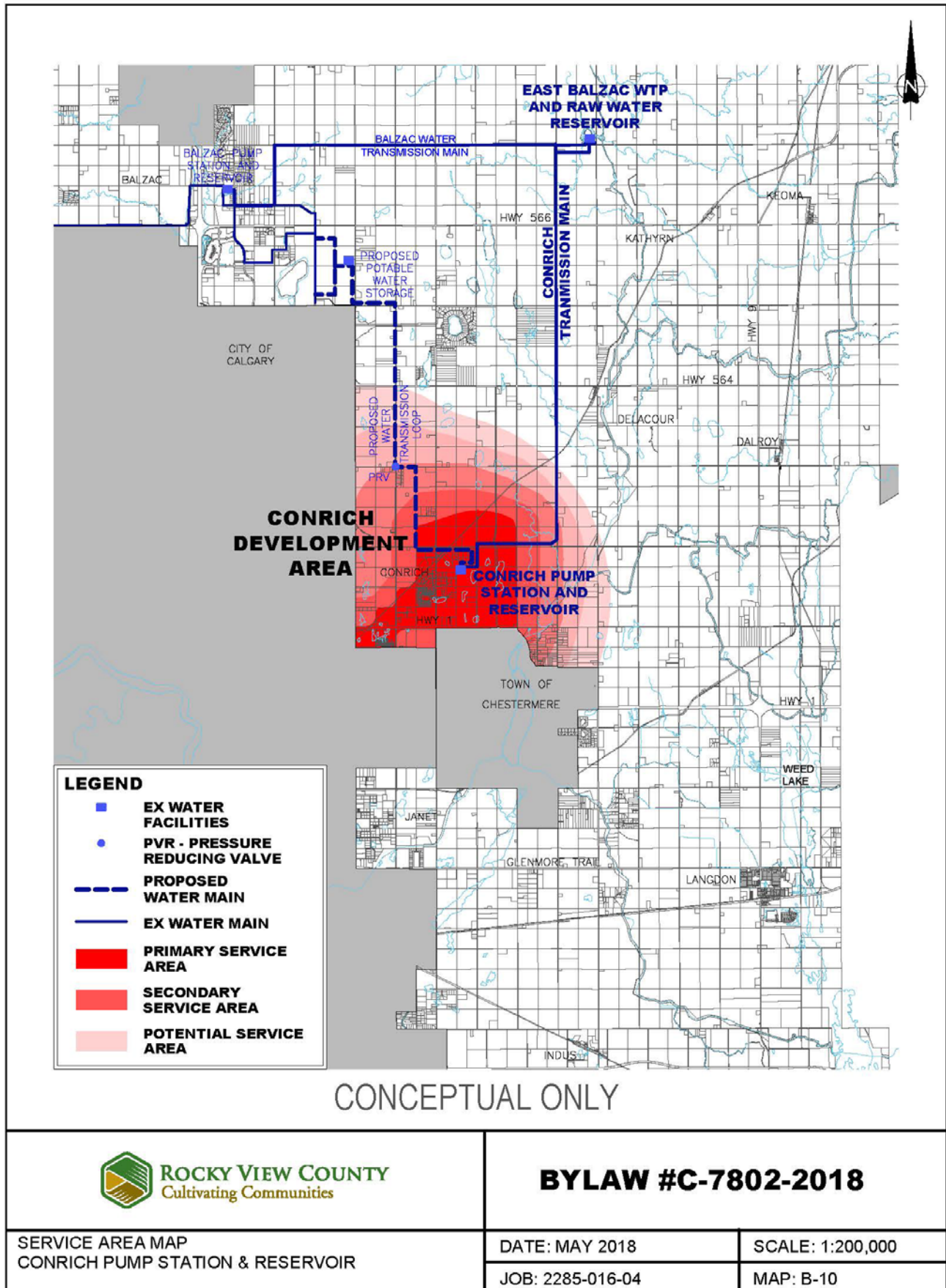
MAP: B-9b

SCHEDULE "B-10"

SERVICE AREA MAP

CONRICH PUMP STATION & RESERVOIR

DRAFT

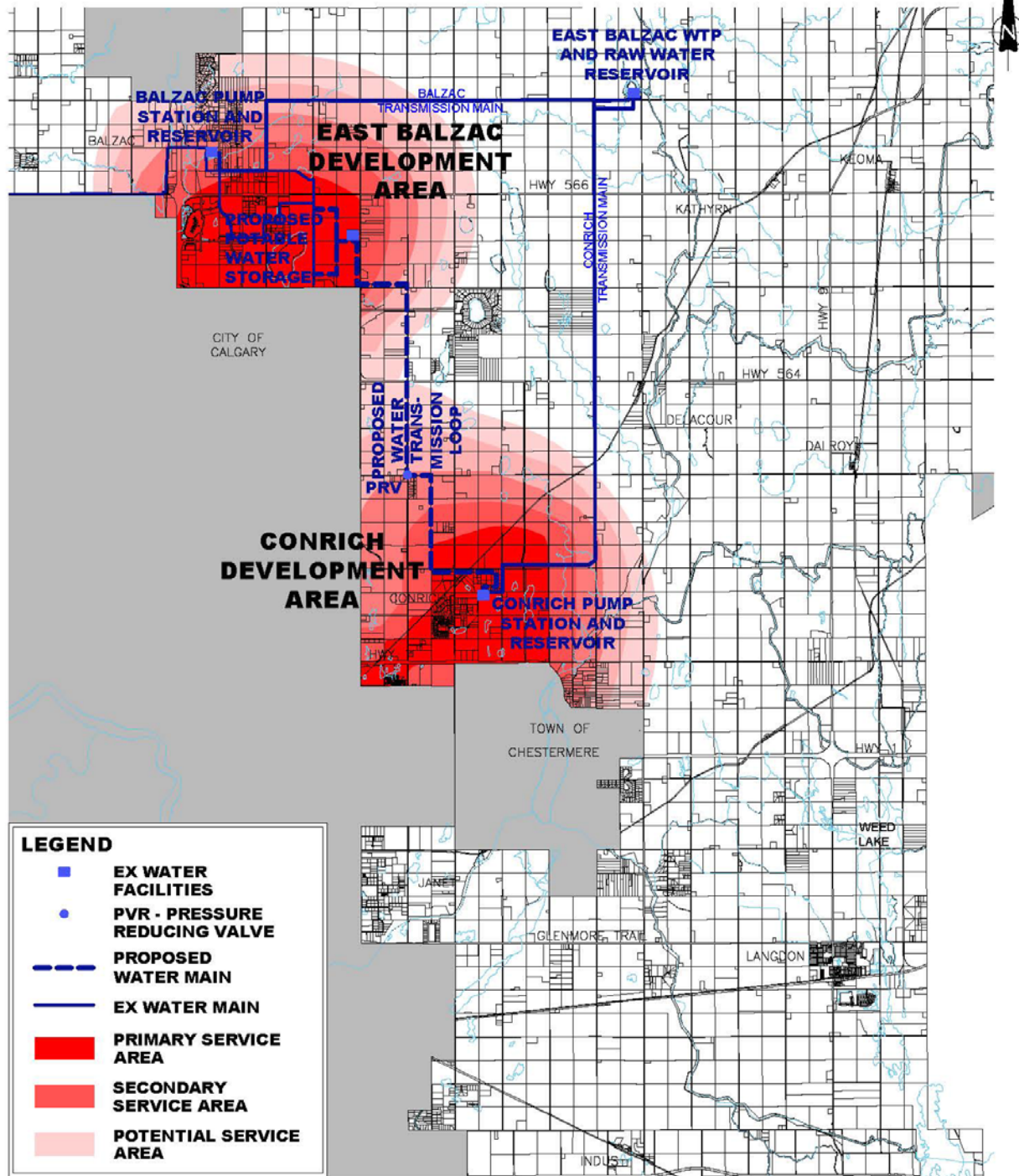


SCHEDULE "B-11"

SERVICE AREA MAP

EAST ROCKY VIEW BACK-UP LOOP

DRAFT



CONCEPTUAL ONLY



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW #C-7802-2018

SERVICE AREA MAP
EAST ROCKY VIEW BACK-UP LOOP

DATE: MAY 2018

SCALE: 1:200,000

JOB: 2285-016-04

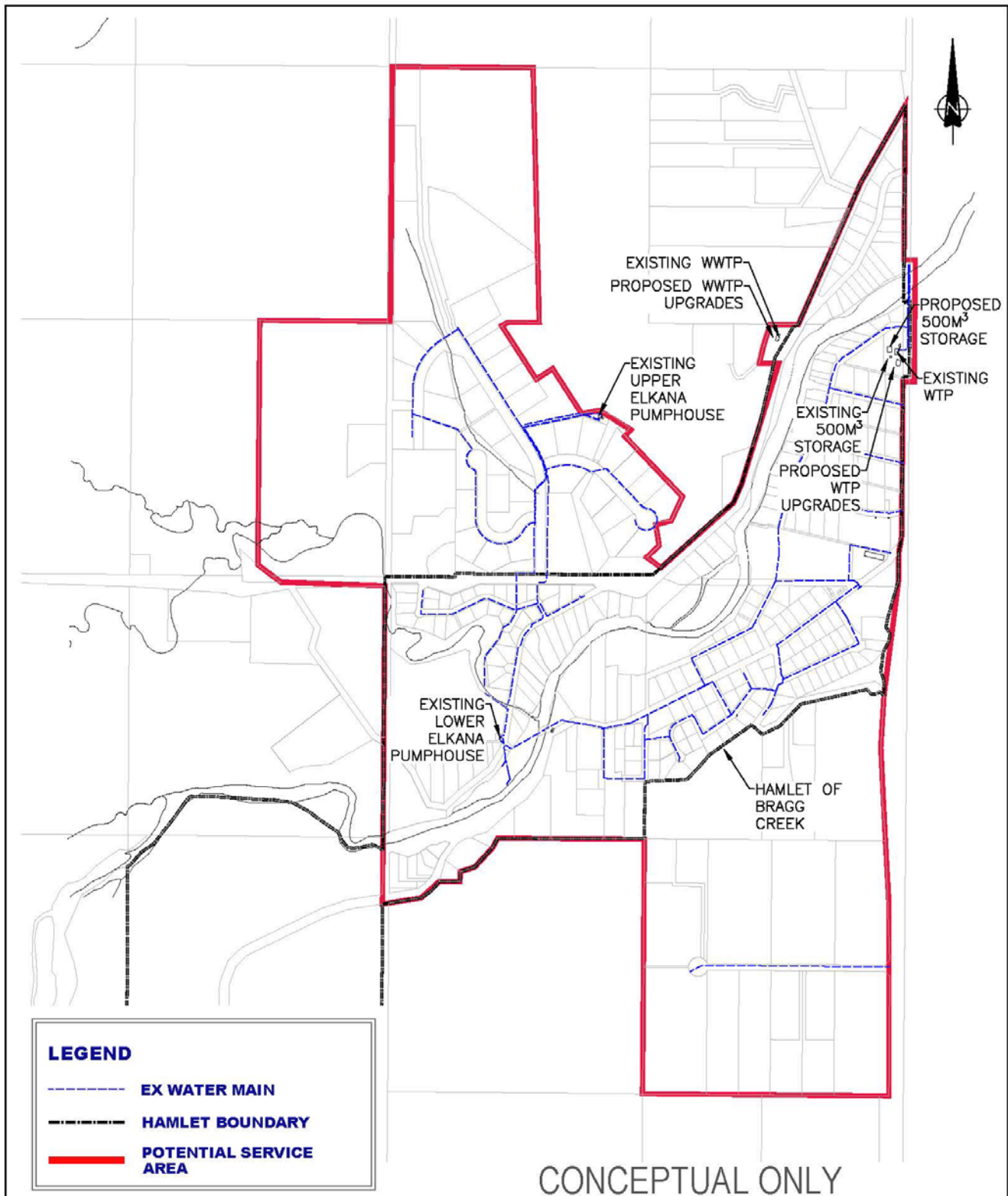
MAP: B-11

SCHEDULE "B-12"

SERVICE AREA MAP

BRAGG CREEK WATER AND WASTE WATER

DRAFT



ROCKY VIEW COUNTY
Cultivating Communities

BYLAW #C-7802-2018

SERVICE AREA MAP
BRAGG CREEK WATER AND WASTEWATER LEVY

DATE: MAY 2018

SCALE: 1:200,000

JOB: 2285-016-04

MAP: B-12

SCHEDULE "C"

DETERMINATION OF EACH OFF-SITE LEVY

DRAFT

SCHEDULE "C-1"

LANGDON WASTEWATER TREATMENT PLANT LEVY

Description: Components of the Langdon Wastewater Treatment Plant (WWTP) include the existing WWTP and upgrades to bring capacity to target of 8,000 m³/day average day flow.

The existing WWTP consists of a mechanical Sequential Batch Reactor (SBR) treatment plant with UV disinfection. The WWTP currently has a de-rated average day capacity of 3,010 m³/day (70% of maximum capacity to account for peak I&I flows). Treated effluent from the WWTP discharges into Weed Lake.

The WWTP upgrades will consist of 3 stages as follows:

- Stage 1A (construction has started and anticipated completion date is summer 2018):
 - Convert the existing SBR 3 from Intermittent Cycle Extended Aeration System (ICEAS) SBR to Advanced SBR (ASBR) with 33% greater flow capacity.
- Stage 1B:
 - Convert the ASBR 3 to Continuous Flow, Constant Level SCR (CSBR) with full BNR treatment capacity. This includes constructing two new decant cells with a combined total volume of 2,000 m³.
 - Add Anoxic and Anaerobic Mixed Cells for optimized BNR treatment.
- Stage 2:
 - Construct new train (CSBR 4).
 - Construct new blower building to house 2 new blowers.
 - Repurpose the existing SBRs 1 & 2 to provide Aerobic Digestion if considered beneficial for RVC optimized sludge management.

Project Costs:

Original Capital: \$24,225,838.77

Total Remaining Debt: \$20,205,375.16

WWTP Upgrade Stage 1A: \$ 3,250,000.00

WWTP Upgrade Stage 1B: \$ 6,380,000.00

WWTP Upgrade Stage 2: \$ 7,970,000.00

Total Estimated Cost to Levy: \$37,805,375.16

Upgrade Capacity (Average Day Flow): 8,800 m³/day

Capacity Committed (Average Day Flow): 3,845 m³/day

Remaining Capacity to Levy: 4,155 m³/day

Levy cost calculation: \$37,805,375.16 / 4,155 m³/day = \$9,098.77 per m³/day (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be Lands with new development that will have wastewater treated at the Langdon WWTP system. This includes but is not limited to Lands located in East Balzac, Conrich, and Langdon Development Areas (as shown on Schedule "A") which are within the Langdon Wastewater Treatment Plant Service Area (as shown on Schedule "B-1") together with any other Lands which are approved by the County to obtain wastewater servicing through the Langdon WWTP system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the WWTP. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

DRAFT

SCHEDULE "C-2"**ERVWWTM & REGIONAL LIFT STATIONS LEVY**

Description: Components of the East Rocky View Wastewater Transmission Main (ERVWWTM) and Regional Lift Stations include the existing ERVWWTM and regional lift stations and upgrades to bring capacity of the regional lift stations to the target of 6,800 m³/day average day flow.

The ERVWWTM and three regional lift stations convey wastewater from the Balzac and Conrich development lands to the Langdon WWTP. The ERVWWTM is a 600mm diameter pipe and is approximately 54 km long. The regional lift stations each have two pumps with the capability to add two more pumps for a total of four pumps at full capacity.

The regional lift stations upgrade will consist of the following:

- Addition of a pump to each of the three regional lift stations

Project Costs:

Original Capital: \$41,052,594.43

Total Remaining Debt: \$37,050,096.69

Lift Station Upgrade Cost Estimate: \$ 1,640,000.00

Total Estimated Cost to Levy: \$38,690,096.69

Upgrade Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 2,365 m³/day

Remaining Capacity to Levy: 5,635 m³/day

Levy cost calculation: $\$38,690,096.69 / 5,635 \text{ m}^3/\text{day} = \$6,866.03 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the ERVWWTM and Regional Lift Station system. This includes but is not limited to Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") which are within the ERVWWTM Service Area (as shown on Schedule "B-2") together with any other Lands that are approved by the County to obtain wastewater servicing through the ERVWWTM and Regional Lift Station.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the regional lift stations. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

SCHEDULE "C-3"

LANGDON WASTEWATER UTILITIES LEVY

Description: Components of the Langdon Wastewater Utilities include the existing lift stations and forcemain to convey the wastewater to the Langdon WWTP, and upgrades to add a pump to each of the three lift stations: West, Industrial and Boulder Creek lift stations.

The lift stations each have two pumps with the capability to add one more pump for a total of three pumps at full capacity. The lift station upgrades will consist of the following:

- Addition of one pump to each of the three lift stations

The three lift stations each have a separate service area (as shown on Map B-3), each with a separate Off-Site Levy, as defined as follows:

- Area 1: West Lift Station Service Area
- Area 2: Industrial Lift Station Service Area
- Area 3: Boulder Creek Lift Station Service Area

Area 1: West Lift Station Service Area

Project Costs:

Original Capital: \$1,000,000.00

Total Remaining Debt: \$1,077,516.61

Upgrade Cost Estimate: \$ 150,000.00

Total Estimated Cost to Levy: \$1,227,516.61

Upgrade Capacity (Average Day Flow): 1,550 m³/day

Capacity Committed (Average Day Flow): 556 m³/day

Remaining Capacity to Levy: 994 m³/day

Levy cost calculation: $\$1,227,516.61 / 994 \text{ m}^3/\text{day} = \$1234.93 \text{ per m}^3/\text{day}$ (of projected average day flow)

Area 2: Industrial Lift Station Service Area

Project Costs:

Original Capital: \$ 827,571.00

Total Remaining Debt: \$ 726,279.26

Upgrade Cost Estimate: \$ 150,000.00

Total Estimated Cost to Levy: \$ 876,279.26

Upgrade Capacity (Average Day Flow): 1,067 m³/day

Capacity Committed (Average Day Flow): 184 m³/day

Remaining Capacity to Levy: 883 m³/day

Levy cost calculation: $\$876,279.26 / 883 \text{ m}^3/\text{day} = \$992.39 \text{ per m}^3/\text{day}$ (of projected average day flow)

Area 3: Boulder Creek Lift Station Service Area

Project Costs:

Original Capital: \$ 955,000.00

Total Remaining Debt: \$1,107,882.37

Upgrade Cost Estimate: \$ 150,000.00

Total Estimated Cost to Levy: \$1,257,882.37

Upgrade Capacity (Average Day Flow): 2,484 m³/day

Capacity Committed (Average Day Flow): 368 m³/day

Remaining Capacity to Levy: 2,116 m³/day

Levy cost calculation: $\$1,257,882.37 / 2,116 \text{ m}^3/\text{day} = \$594.46 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Langdon Wastewater Utilities. This includes but is not limited to Lands located in the Langdon Development Area (as shown on Schedule "A") which are within the Langdon Service Area (as shown on Schedule "B-3") together with any other Lands that are approved by the County to obtain wastewater servicing through the Langdon Wastewater Utilities.

Existing development which receives servicing through the Langdon Wastewater Utilities has already contributed Off-Site Levies for this project.

SCHEDULE "C-4"**DALROY REGIONAL LIFT STATION AND WASTEWATER TRANSMISSION MAIN
LEVY**

Description: Components of the Dalroy Regional Lift Station and Wastewater Transmission Main Systems include the existing forcemain from Lakes of Muirfield to the Dalroy Transfer Station, the Dalroy Transfer Station, and the proposed upgrades to convey wastewater from the Transfer Station to the Langdon WWTP through a forcemain.

The current facilities allow for wastewater from Lakes of Muirfield to be pumped to the Transfer Station via a 4 km long forcemain. The wastewater is collected and stored at the Transfer Station until septic hauling trucks transport the wastewater to the Langdon WWTP.

The upgrades will consist of the following:

- Conversion of the Transfer Station to a Regional Lift Station
- Forcemain from the Lift Station to the Langdon WWTP

Project Costs:

Original Capital: \$ 4,057,054.22

Total Remaining Debt: \$ 1,676,049.04

Upgrade Cost Estimate: \$19,100,000.00

Total Estimated Cost to Levy: \$20,776,049.04

Upgrade Capacity (Average Day Flow): 1,830 m³/day

Capacity Committed (Average Day Flow): 1,000 m³/day

Remaining Capacity to Levy: 830 m³/day

Levy cost calculation: $\$20,776,049.04 / 830 \text{ m}^3/\text{day} = \$25,031.38 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Dalroy Regional Lift Station and Transmission Main system. This includes but is not limited to Lands located in the Dalroy Development Area (as shown on Schedule "A") which are within the Dalroy to Langdon Sanitary Lift Station and Wastewater Transmission Main Service Area (as shown on Schedule "B-4") together with any other Lands that are approved by the County to obtain wastewater servicing through the Dalroy Regional Lift Station and Transmission Main.

Existing development which receives servicing through the Langdon Sanitary Lift Station and Wastewater Transmission Main has already contributed to the capital costs for this project.

SCHEDULE "C-5"**COCHRANE LAKES WASTEWATER SYSTEM LEVY**

Description: Components of the Cochrane Lakes Wastewater Transmission system include the existing wastewater system to service 1,166 residential units at a peak rate of 48.1 L/s (by agreement with Cochrane) in the Cochrane Lakes service area.

Project Costs:

Original Capital: \$ 1,750,000.00

Total Remaining Debt: \$ 1,776,142.57

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 1,776,142.57

System Capacity (Average Day Flow): 1,049 m³/day

Capacity Committed (Average Day Flow): 258 m³/day

Remaining Capacity to Levy: 791 m³/day

Levy cost calculation: $\$1,776,142.57 / 791 \text{ m}^3/\text{day} = \$2,245.44 \text{ per m}^3/\text{day}$ (of projected average day flow)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Cochrane Lakes Wastewater system. This includes but is not limited to Lands located in the Cochrane Lakes Development Area (as shown on Schedule "A") which are located within the Cochrane Lakes Wastewater Transmission Main Service Area (as shown on Schedule "B-5") together with any other Lands that are approved by the County to obtain wastewater servicing through the Cochrane Lakes Wastewater system.

Existing development which receives servicing through the Cochrane Lakes Wastewater Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-6"

**GRAHAM CREEK WATER TREATMENT PLANT (WTP)
AND RAW WATER RESERVIOR (RWR) LEVY**

Description: Components of the Graham Creek WTP and RWR Project are comprised of an existing Water Treatment Plant (WTP) and a Raw Water Reservoir (RWR) and upgrades to bring capacity to the target of 8,000 m³/day average day demand.

The existing RWR and WTP are located at the Graham Reservoir site. The existing RWR consist of lift stations to pump raw water from the WID canal to a stilling basin and two aerated storage cells. The raw water is pumped from the storage cells to the WTP. The existing WTP has an average day capacity of 3,900 m³/day and includes three DAF filtration trains, three multi-media filters, UV disinfection and chlorine injection. Treated water is stored in a 700 m³ buried contact (CT) reservoir prior to being pumped out to the transmission system.

The RWR upgrade will consist of the following:

- New stilling basin and two storage cells,
- Lift station to transfer water from new cells to WTP,
- Groundwater interceptor system complete with lift station and tie to existing groundwater interceptor system,
- Aeration system in each storage cell,
- Land purchase.

The WTP upgrades will consist of the following:

- Stage 1: Doubling of the WTP building and CT reservoir with the same treatment system as the existing WTP, but with only two additional treatment trains added (for a total of five trains),
- Stage 2: Adding a third treatment train in the expanded building (for a total of six trains).

Project Costs:

Original Capital:	\$21,535,321.00
Total Remaining Debt:	\$12,791,536.99
RWR Upgrade Cost Estimate:	\$27,400,000.00
WTP Upgrade Stage 1:	\$15,300,000.00
WTP Upgrade Stage 2:	<u>\$ 2,100,000.00</u>
Total Estimated Cost to Levy:	\$57,591,536.99

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,544 m ³ /day
Remaining Capacity to Levy:	5,456 m ³ /day

Levy cost calculation: \$57,591,536.99 / 5,456 m³/day = \$10,555.63 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Graham Creek WTP and RWR supply system. This includes but is not limited to Lands located in East Balzac and Conrich Development Areas (as shown on Schedule "A")

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which are within the Graham Creek WTP and RWR Service Area (as shown on Schedule " B-6") together with any other Lands which are approved by the County to obtain water servicing through the Graham Creek WTP and RWR supply system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the water supply system. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to the existing developments.

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SCHEDULE "C-7 (a)"

EAST BALZAC TRANSMISSION MAIN (BASE)

Description: The East Balzac Transmission Main (Base) is comprised of a 400mm diameter water transmission main from the East Balzac WTP to the East Balzac Pump Station & Reservoir.

The average day design capacity of the East Balzac Transmission Main is 6,083 m³/day. The average day demand flow split from the East Balzac WTP with the target system capacity of 6,800 m³/day is assumed to be 2/3 to East Balzac (4,533 m³/day) and 1/3 to Conrich (2,267 m³/day) on a normal operating day.

Project Costs:

Original Capital:	\$ 7,402,348.31
Total Remaining Debt:	\$ 5,167,694.55
Upgrade Cost Estimate:	\$ --
Total Estimated Cost to Levy :	\$ 5,167,694.55

Capacity (Average Day Flow):	6,083 m ³ /day
Capacity Committed (Average Day Flow):	1,744 m ³ /day
Remaining Capacity to Levy:	4,339 m ³ /day

Levy cost calculation: \$5,167,694.55 / 4,671 m³/day = \$1,190.99 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac transmission main and/or distribution system. This includes Lands located in the East Balzac Development Area (as shown on Schedule "A") which are located within the East Balzac Transmission Main (Base) Service Area (as shown on Schedule " B-7a") together with any other Lands which are approved by the County to obtain water servicing from the East Balzac transmission main and/or distribution system.

There will be no measureable benefit to the existing developments as there are no upgrades planned for this transmission main. Existing development which receives servicing through the East Balzac Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-7(b)"

EAST BALZAC TRANSMISSION MAIN (OVERSIZE)

Description: The East Balzac Transmission Main (Oversize) is comprised of the oversizing of the 400mm diameter water transmission main from the East Balzac WTP to the East Balzac Pump Station & Reservoir. The oversizing will be utilized when the Back-Up Loop is constructed and the East Balzac Transmission Main is used to convey water around to Conrich during emergency shutdown of the Conrich Transmission Main.

The average day design capacity of the East Balzac Transmission Main is 6,083 m³/day. In emergency situations the transmission main will utilize its full 6,083 m³/day capacity to meet the 6,800 m³/day demand in conjunction with other components of the East Rocky View Back-Up Loop (Schedule B-11), such as storage. The East Balzac average day demand is projected to be 4,533 m³/day (assumed at 2/3 of target system capacity). The Back-Up Loop system will convey the remaining average day water demand of 2,267 m³/day from Balzac to Conrich.

Project Costs:

Original Capital: \$ 2,530,405.69

Total Remaining Debt: \$ 1,714,702.04

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 1,714,702.04

Capacity (Average Day Flow): 8,000 m³/day

Capacity Committed (Average Day Flow): 2,544 m³/day

Remaining Capacity to Levy: 5,456 m³/day

Levy cost calculation: \$1,714,702.04 / 5,456 m³/day = \$314.28 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Pump Transmission Main and/or Distribution system. This includes but is not limited to Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") located within the East Balzac Transmission Main and/or Distribution system Service Area or the Conrich Pump Transmission Main and/or Distribution system Service Area (as shown on Schedule "B-7b") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable benefit to the existing development as there are no upgrades planned for this transmission main oversize. Existing development which receives servicing through the East Balzac Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-8"

EAST BALZAC PUMP STATION & RESERVOIR AND RR293 LOOP

Description: This includes the existing East Balzac Pump Station & Reservoir and RR293 Distribution Loop. The design capacity of the East Balzac Pump Station & Reservoir and RR293 Loop are 6,083 m³/day.

Project Costs:

Original Capital: \$ 9,211,649.00

Total Remaining Debt: \$ 6,352,630.90

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 6,352,630.90

Capacity (Average Day Flow): 6,083 m³/day

Capacity Committed (Average Day Flow): 1,744 m³/day

Remaining Capacity to Levy: 4,339 m³/day

Levy cost calculation: \$6,352,630.90 / 4,339 m³/day = \$1,464.08 per m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac Pump Station & Reservoir distribution system. This includes but is not limited to Lands located in the East Balzac Development Area (as shown on Schedule "A") which is within the East Balzac Pump Station & Reservoir and RR293 Loop Service Area (as shown on Schedule "B-8") together with any other Lands which are approved by the County to obtain water servicing through the East Balzac Pump Station & Reservoir distribution system.

There will be no measureable benefit to existing development as there are no upgrades planned for this East Balzac Pump Station & Reservoir or RR293 Loop. Existing development which receives servicing through the East Balzac Pump Station & Reservoir distribution system has already contributed Off-Site Levies for this project.

SCHEDULE "C-9(a)"**CONRICH TRANSMISSION MAIN (BASE)**

Description: The Conrich Transmission Main (Base) is comprised of a 300mm diameter water transmission main from the East Balzac WTP to the Conrich Pump Station & Reservoir.

The average day design capacity of the Conrich Transmission Main is 2,932 m³/day. The average day demand flow split from the East Balzac WTP with the target system capacity of 8,000 m³/day is assumed to be 2/3 to East Balzac (5,333 m³/day) and 1/3 to Conrich (2,667 m³/day) on a normal operating day.

Project Costs:

Original Capital: \$ 8,624,389.13

Total Remaining Debt: \$ 2,102,391.99

Upgrade Cost Estimate: \$ --

Total Estimated Cost to Levy: \$ 2,102,391.99

Capacity (Average Day Flow): 2,932 m³/day

Capacity Committed (Average Day Flow): 800 m³/day

Remaining Capacity to Levy: 2,132 m³/day

Levy cost calculation: $\$2,102,391.99 / 2,132 \text{ m}^3/\text{day} = \$986.11 \text{ m}^3/\text{day}$ (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Conrich Transmission Main and/or Distribution system. This includes but is not limited to Lands located in the Conrich Development Area (as shown on Schedule "A") which is within the Conrich Transmission Main (Base) Service Area (as shown on Schedule "B-9a") together with any other Lands which are approved by the County to obtain primary water servicing through the Conrich Transmission Main and/or Distribution system.

There will be no measureable benefit to existing development as there are no upgrades planned for this transmission main base. Existing development which receives servicing through the Conrich Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-9(b)"

CONRICH TRANSMISSION MAIN (OVERSIZE)

Description: The Conrich Transmission Main (Oversize) is comprised of the oversizing of the 300mm diameter water transmission main from the East Balzac WTP to the Conrich Pump Station & Reservoir. The oversizing will be utilized when the Back-Up Loop is constructed and the Conrich Transmission Main is used to convey water around to Balzac during emergency shutdown of the East Balzac Transmission Main.

The average day design capacity of the Conrich Transmission Main is 2,932 m³/day. In emergency situations the transmission main will utilize its full capacity of 2,932 m³/day to meet the 8,000 m³/day demand, in conjunction with other components of the East Rocky View Back-Up Loop (Schedule B-11), such as storage. The Conrich average day demand is projected to be 2,667 m³/day (1/3 of target system capacity). The Back-Up Loop system will be utilized to provide the additional flow to Balzac that is required to meet the target average day flow rate of 5,333 m³/day to Balzac.

Project Costs:

Original Capital:	\$ 2,531,511.87
Total Remaining Debt:	\$ 617,113.89
Upgrade Cost Estimate:	\$ --
Total Estimated Cost to Levy:	\$ 617,113.89

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,544 m ³ /day
Remaining Capacity to Levy:	5,456 m ³ /day

Levy cost calculation: \$617,113.89 / 5,456 m³/day = \$113.11 m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all new development on Lands that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Transmission Main and/or Distribution system. This includes Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") located within the Conrich Transmission Main (Oversize) Service Area (as shown on Schedule "B-9b") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable benefit to existing development as there are no upgrades planned for this transmission main oversize. Existing development which receives servicing through the Conrich Transmission Main has already contributed Off-Site Levies for this project.

SCHEDULE "C-10"

CONRICH PUMP STATION & RESERVOIR

Description: This includes the existing Conrich Pump Station & Reservoir and upgrades to the Reservoir to an average day capacity of 2,932 m³/day (to the same capacity as the Conrich Transmission Main). The existing capacity of the Conrich Pump Station & Reservoir is 1,400 m³/day. The upgrade will consist of a 1,000 m³ reservoir expansion to a total volume of 5,500 m³.

Project Costs:

Original Capital: \$ 9,394,375.00

Total Remaining Debt: \$ 2,290,093.65

Upgrade Cost Estimate: \$ 2,100,000.00

Total Estimated Cost to Levy : \$ 4,390,096.65

Upgrade Capacity (Average Day Flow): 2,932 m³/day

Capacity Committed (Average Day Flow): 800 m³/day

Remaining Capacity to Levy: 2,132 m³/day

Levy cost calculation: \$4,390,096.65 / 2,132 m³/day = \$2,059.14 m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new developments that will connect to the Conrich Pump Station & Reservoir distribution system. This includes but is not limited to Lands located in the Conrich Development Area and, if Dalroy connects to this water distribution system, the Dalroy Development Area (as shown on Schedule "A") which are within the Conrich Pump Station & Reservoir Service Area (as shown on Schedule "B-10") together with any other Lands which are approved by the County to obtain water servicing through the Conrich Pump Station & Reservoir distribution system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the treated water reservoir. The upgrades will not provide in any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

SCHEDULE "C-11"

EAST ROCKY VIEW BACK-UP LOOP

Description: The East Rocky View Back-Up Loop will be comprised of a 400mm diameter water transmission main between Balzac and Conrich, and a 3,000 m³ Potable Water Reservoir.

The East Rocky View Back-Up Loop will include a new transmission main and potable water reservoir to provide back-up of the existing transmission system in the event that either the Balzac or Conrich transmission mains are out of service (emergency condition). The Water Reservoir will be utilized to provide the additional volume required to meet the target average day flow rate. The design of the Back-Up Loop system assumes that three average days of storage is to be available, as this is established as a reasonable time to locate, repair a line break and put the system back into service. This schedule includes the purchase of land for the Potable Water Reservoir.

Project Costs:

Original Capital:	\$ --
Total Remaining Debt:	\$ --
Back-Up Loop Cost Estimate:	\$20,300,000.00
Total Offsite Levies Collected:	<u>\$ 842,962.69</u>
Total Estimated Cost to Levy:	\$19,457,037.31

Capacity (Average Day Flow):	8,000 m ³ /day
Capacity Committed (Average Day Flow):	2,544 m ³ /day
Remaining Capacity to Levy:	5,456 m ³ /day

Levy cost calculation: \$19,457,037.31 / 5,456 m³/day = \$3,566.17 m³/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the East Balzac Transmission Main and/or Distribution system or the Conrich Transmission Main and/or Distribution system. This includes new development on Lands located in the East Balzac and Conrich Development Areas (as shown on Schedule "A") which are within the East Rocky View Back-Up Loop Service Area (as shown on Schedule "B-11") together with any other Lands which are approved by the County to obtain water servicing through the two named systems.

There will be no measureable benefit to existing development. The Back-Up Loop system will benefit future development by providing the same level of system reliability to future development that is currently provided to existing development. The current level of system reliability provided to existing development will be maintained but not improved upon by the Back-Up Loop System. The full rationale for this cost allocation is provided in the MPE Engineering Ltd. report dated May 17, 2013.

SCHEDULE "C-12a"**BRAGG CREEK WASTEWATER TREATMENT PLANT**

Description: Components of the Bragg Creek Wastewater Treatment Plant (WWTP) include the existing WWTP and upgrades to bring capacity to target of 513 m³/day average day flow (maximum day capacity of 821 m³/day assuming maximum day factor of 1.62).

The existing WWTP consists of two membrane bioreactor (MBR) treatment units with UV disinfection. The WWTP currently has an average day capacity of 285 m³/day (maximum day capacity of 463 m³/day assuming a maximum day factor of 1.62). Treated effluent from the WWTP discharges into the Elbow River. The outfall diffuser has a capacity of 821 m³/day of treated effluent.

The proposed WWTP upgrades will include the following:

- Two Equova 50K MBR treatment systems,
- A building expansion complete with additional EQ Tanks and Biofilter.

Project Costs:

Total Remaining Debt:	\$ 1,412,858.00
WWTP Upgrade:	<u>\$ 6,900,000.00</u>
Total Estimated Cost to Levy:	\$ 8,312,858.00

Upgrade Capacity (Average Day Flow):	513 m ³ /day
Capacity Committed (Average Day Flow):	140 m ³ /day
Remaining Capacity to Levy:	373 m ³ /day

Levy cost calculation: \$8,312,858.00 / 373 m³/day = \$22,286.48 per m³/day (of projected average day flow).

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be Lands with new development that will have wastewater treated at the Bragg Creek WWTP system. This includes but is not limited to Lands located in Bragg Creek Development Areas (as shown on Schedule "A") which are within the Bragg Creek Wastewater Treatment Plant Service Area (as shown on Schedule "B-12") together with any other Lands which are approved by the County to obtain wastewater servicing through the Bragg Creek WWTP system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the WWTP. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to existing development.

SCHEDULE "C-12b"**BRAGG CREEK WATER TREATMENT PLANT AND RESERVIOR**

Description: Components of the Bragg Creek WTP and PWR Levy are comprised of an existing Water Treatment Plant (WTP), Potable Water Reservoir (PWR) and upgrades to bring capacity to the target of 604 m3/day average day demand.

The existing WTP is located at the north end of Burnside Drive in Bragg Creek. The existing treatment system includes two membrane treatment units, UV disinfection and chlorine injection. Potable water is stored in a 500 m3 above ground steel reservoir prior to being pumped out to the Bragg Creek distribution system. The existing PWR does not provide fire storage. Water is also pumped from the WTP to the Lower Elkana Pumphouse where it is pumped to the Upper Elkana Reservoir and Pumphouse to the Elkana service area.

The WTP and PWR upgrade will consist of the following:

- Expansion of the WTP building,
- Two additional membrane units
- Additional 500 m3 above ground potable water reservoir

Project Costs:

Total Remaining Debt:	\$ 902,142.00
WTP and PWR Upgrade:	<u>\$7,860,000.00</u>
Total Estimated Cost to Levy:	\$8,762,142.00

Upgrade Capacity (Average Day Flow):	604 m3/day
Capacity Committed (Average Day Flow):	194 m3/day
Remaining Capacity to Levy:	410 m3/day

Levy cost calculation: $\$8,762,142.00 / 410 \text{ m}^3/\text{day} = \$21,371.08$ per m3/day (of projected average day demand)

Cost and Benefit Allocation Rationale (New and Existing Development):

The Lands benefitting from this project will be all Lands having new development that will connect to the Bragg Creek WTP and PWR supply system. This includes but is not limited to Lands located in Bragg Creek Development Areas (as shown on Schedule "A") which are within the Bragg Creek WTP Service Area (as shown on Schedule " B-12") together with any other Lands which are approved by the County to obtain water servicing through the Bragg Creek WTP supply system.

There will be no measureable benefit to existing development as the upgrade will only increase capacity of the water supply system. The upgrades will not provide any greater reliability of service, improved quality of service, or longer lifetime of the service to the existing developments.

SCHEDULE "D"**OFF-SITE LEVY SUMMARIES**

1. Off-Site Levies calculations for both Water and Wastewater Utilities are based upon the anticipated per m³ water volume required to service the proposed development on the Lands, as estimated by the Developer and agreed upon by the County in writing at the time of Development permit application or Subdivision approval application for the Lands.
2. Table D.1 sets out the per m³ levy amounts for the purpose of calculating the appropriate Off-Site Levy amount for all Wastewater Utilities and Water Utilities.
3. The per m³ levy capacity estimates shall not be less than as stipulated in Table D.2 unless specifically approved by the County, in its sole discretion, in writing. If the Developer wants to use a flow rate less than that stipulated in Table D.2 for the purpose of estimating water volume required to service the proposed development, the Developer must submit sufficient justification which is acceptable to the County for using the proposed lower flow rate before the County will consider accepting a lower per m³ levy capacity calculation. Where a lower flow rate is accepted by the County, the proposed development may be subject to special conditions such as phasing and/or monitoring over time.
4. The County reserves the right to incorporate flow control devices to serviced Lands to limit actual flow to the Water Utility and/or Wastewater Utility servicing capacity agreed upon for the purpose of calculating the appropriate Off-Site Levy amount pursuant to this Bylaw.
5. Where the actual Water Utility and/or Wastewater Utility servicing capacity requirement for development on the Lands exceeds the estimated capacity agreed upon for the purpose of this Bylaw, any additional servicing capacity approved by the County to be provided to the Lands which exceeds the servicing capacity amount agreed upon for the purpose of this Bylaw may be subject to such additional terms, connection fees, rates, charges and contributions as deemed appropriate by the County pursuant to Section 34 of the ***Municipal Government Act***, R.S.A. 2000 Chapter M-26 and any applicable County bylaw including but not limited to any applicable Wastewater Utility bylaw, Water Utility bylaw and/or master rates bylaw.
6. As a general reference guide only, Table D.3 provides a summary of what Off-Site Levies for Water Utilities and Wastewater Utilities will typically be attributable to Lands within the various Development Areas (as shown on Schedule "A") and Service Areas (as shown on Schedule "B"). The exact Off-Site Levy(ies) imposed upon any specific Lands will be subject to which Wastewater Utilities and/or Water Utilities will be servicing the proposed development on the Lands, as approved by the County.

SCHEDULE "D"

Table D.1: Off-Site Levy Summary

Offsite Levy Schedule	Cost	Service Area Map
WASTEWATER LEVIES		
Schedule C-1: Langdon WWTP	\$9,098.77 per m ³	B-1
Schedule C -2: ERVWWTM & Regional Lift Stations	\$6,866.03 per m ³	B -2
Schedule C -3: Langdon Wastewater Utilities:		
Area 1:	\$1,234.93 per m ³	B -3
Area 2:	\$992.39 per m ³	
Area 3:	\$594.46 per m ³	
Schedule C -4: Dalroy Regional LS and Wastewater Transmission Main	\$25,031.38 per m ³	B -4
Schedule C -5: Cochrane Lakes Wastewater	\$2,245.44 per m ³	B -5
Schedule C-12a: Bragg Creek Waste Water Treatment Plant	\$22,286.48 per m ³	B-12
POTABLE WATER LEVIES		
Schedule C -6: Graham Creek WTP & RWR	\$10,555.63 per m ³	B -6
Schedule C -7a: East Balzac Transmission Main (Base)	\$1,190.99 per m ³	B -7a
Schedule C -7b: East Balzac Transmission Main (Oversize)	\$314.28 per m ³	B -7b
Schedule C -8: East Balzac Pump Station & Reservoir and RR293 Loop	\$1,464.08 per m ³	B -8
Schedule C -9a: Conrich Transmission Main (Base)	\$986.11 per m ³	B -9a
Schedule C -9b: Conrich Transmission Main (Oversize)	\$113.11 per m ³	B -9b
Schedule C -10: Conrich Pump Station & Reservoir	\$2,059.14 per m ³	B -10
Schedule C -11: East Rocky View Back-Up Loop	\$3,566.17 per m ³	B -11
Schedule C-12b: Bragg Creek Water Treatment Plant & Reservoir	\$21,371.08 per m ³	B-12

Table D.2: Minimum Projected Water and Wastewater Flows

Type of Development	Minimum Projected Average Day Water Demand (m ³ /day)	Minimum Projected Average Day Wastewater Flow (m ³ /day)
Residential	950 L/day/unit	855 L/day/unit
Commercial	The County will require the Developer to submit specific projected flows for both water and wastewater together with sufficient and acceptable justification for the projected flows for all proposed Development permit applications or Subdivision applications.	
Industrial		



Table D.3: Summary of Development Areas and Applicable Off-Site Levy Schedules

Development Area	Wastewater Facilities							Water Facilities								Bragg Creek	
	Langdon WWTP	ERVWWTP and Regional Lift Stations	Langdon Wastewater Utilities	Dalroy Regional Lift Station and Wastewater Transmission Main	Cochrane Lakes Wastewater System	Graham Creek WTP & PWR	East Balzac Transmission Main (Base)	East Balzac Transmission Main (Oversize)	East Balzac Pump Station & Reservoir and RR293 Loop	Conrich Transmission Main (Base)	Conrich Transmission Main (Oversize)	Conrich Pump Station & Reservoir	East Rocky View Back-Up Loop	Bragg Creek Wastewater Treatment Plant	Bragg Creek WTP and PWR		
Map Schedule	B-1	B-2	B-3	B-4	B-5	B-6	B-7a	B-7b	B-8	B-9a	B-9b	B-10	B-11	B-12	B-12		
Off-Site Levy	C-1	C-2	C-3	C-4	C-5	C-6	C-7a	C-7b	C-8	C-9a	C-9b	C-10	C-11	C-12a	C-12b		
East Balzac	Y	Y	N	N	N	Y	Y	Y	Y	N	Y	N	Y	N	N		
Conrich	Y	Y	N	N	N	Y	N	Y	N	Y	Y	Y	Y	N	N		
Langdon	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N		
Dalroy	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N		
Cochrane Lakes	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N		
Bragg Creek	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y		

Y = YES - Schedule is applicable

N = NO - Schedule is not applicable

Note: Development areas are as shown on Schedule A



SCHEDULE "E"

DEFINITIONS

- (a) **"Act"** means the *Municipal Government Act*, RSA 2000, c M-26 and amendments thereto;
- (b) **"Bylaw"** means this Bylaw together with all schedules;
- (c) **"Commercial"** means any Development or Subdivision for commercial use as contemplated under the Land Use Bylaw;
- (d) **"County"** means Rocky View County or the geographical area within its jurisdictional boundaries, as the context may require;
- (e) **"County Manager"** means the individual appointed by Council as the Chief Administrative Officer in accordance with the Act or his/her authorized designate;
- (f) **"Council"** means the Rocky View County Council;
- (g) **"Development"** has the same meaning as provided in the Act;
- (h) **"Development Area"** means those Lands which are within the development areas as described in Schedule "A";
- (i) **"Industrial"** means any Development or Subdivision for an industrial use as contemplated under the Land Use Bylaw;
- (j) **"Lands"** means private titled parcels of land in accordance with the *Land Titles Act*, RSA 2000, c L-4;
- (k) **"Land Use Bylaw"** means the County's Land Use Bylaw, as amended or replaced from time to time in accordance with the Act;
- (l) **"Off-Site Levy"** means a levy imposed and created by this Bylaw;
- (m) **"Off-Site Levy Fund"** means a fund into which an Off-Site Levy together with any interest earned from the investment of the Off-Site Levy is deposited and kept separate from General Account or any other municipal account and administered in accordance with the Act;
- (n) **"Residential"** means any Development or Subdivision for residential use as contemplated under the Land Use Bylaw;
- (o) **"Service Area"** means those Lands which are within the respective service areas of the County's Water Utilities and Wastewater Utilities, as described in Schedule "B", together with any other Lands approved by Council to receive servicing from the County's Water Utilities and/or Wastewater Utilities;



- (p) **"Subdivision"** has the same meaning as provided for in the Act;
- (q) **"Wastewater Utility(ies)"** means those new or expanded facilities for the treatment, movement, or disposal of sanitary sewage as described in Schedule "C" together with any land required for or in connection with any of those facilities; and
- (r) **"Water Utility(ies)"** means those new or expanded facilities for the storage, transmission, treatment, or supplying of water as described in Schedule "C" together with any land required for or in connection with any of those facilities.

DRAFT

ENGINEERING SERVICES

TO: Council
DATE: July 10, 2018 **DIVISION:** 1
FILE: 1025-700 / 1007-100
SUBJECT: Transfer of Lands to Rocky View County and Designation of Public Utility Lot

¹ADMINISTRATION RECOMMENDATION:

- Motion #1: THAT Bylaw C-7803-2018 be given first reading.
Motion #2: THAT Bylaw C-7803-2018 be given second reading.
Motion #3: THAT Bylaw C-7803-2018 be considered for third reading.
Motion #4: THAT Bylaw C-7803-2018 be given third and final reading.

EXECUTIVE SUMMARY:

In February 2017, Rocky View County (County) entered into a Contribution Agreement with the Government of Alberta to plan, design, and construct the Bragg Creek Flood Mitigation Project. The agreement included a budget of \$15.6 Million to acquire the lands required for the flood carrier structures. These lands are to be under the ownership of Rocky View County and designated as Public Utility Lot(s).

On advice from the project legal counsel, it is recommended that land transfers should be completed through a Bylaw. The Purchase Agreements signed with landowners are exclusive to this Bylaw, and therefore, it is recommended that all three readings are considered by Council in order to complete these land acquisitions.

Administration recommends **Option #1**.

BACKGROUND:

The 2013 Southern Alberta floods were the most costly disaster in Canadian history and Albertan's remain vulnerable to extreme flood. Flooding of the Elbow River caused widespread damage to municipal infrastructure, flood protection works, residences, public and private property, and businesses throughout the Bragg Creek area. This damage has further been associated with long-term business loss due to an interruption in services. Although the 2013 flood was a particularly severe event, the Hamlet of Bragg Creek has been subject to regular flooding, with significant events recorded as early as 1915.

Subsequent to the 2013 flood, the Government of Alberta engaged the County to manage the planning, design, and construction of flood barrier structures for the Hamlet of Bragg Creek. The Province and the County signed a Contribution Agreement in February 2017 at which point the County began engaging area landowners to obtain design related input and to identify/address project related concerns.

¹**Administration Resources**
Doug Hafichuk, Engineering Services



The County submitted a *Water Act* application to Alberta Environment and Parks (AEP) in July 2017 which was administratively accepted by the AEP in February 2018. Public Notice for the *Water Act* application was given in March 2018 and resulted in the Province receiving 10 Statements of Concern; 2 from residents in the Hamlet, 7 from residents of Springbank, and 1 from the Tsuut'ina Nation.

First Nation Consultation with Treaty 7 Nation and Metis Nation of Alberta Region 3 began in March 2018 and includes discussions on the items identified in the Tsuut'ina Nation's Statement of Concern. This process is ongoing and will continue until Alberta Environment and Parks is satisfied that concerns have been sufficiently addressed.

In parallel to the *Water Act* and First Nation Consultation activities, the County has continued to work with private landowners to secure the lands required to build permanent flood barrier structures. Land purchase agreements have been signed for nine specific properties which are the subject of the proposed Bylaw.

The County is legally empowered under the *Municipal Government Act* (R.S.A., 200, Chapter M-26) to create a Bylaw which designates land(s) under acquisition as a Public Utility Lot, and designating the subject lands as a PUL is requirement of the Cost Contribution Agreement with the Province.

Therefore, and in conclusion, Administration is recommending that Council pass the proposed Bylaw (C-7803-2018) on the basis that:

1. The application is consistent with the statutory policy;
2. The application is consistent with Sections 665 and 652 of the *Municipal Government Act*;
3. The land acquisition and ownership transfer to the County is in accordance with Contribution Agreement sign with the Government of Alberta for the Bragg Creek Flood Mitigation Project.

OPTIONS:

- Option #1 Motion #1: THAT Bylaw C-7803-2018 be given first reading.
 Motion #2: THAT Bylaw C-7803-2018 be given second reading.
 Motion #3: THAT Bylaw C-7803-2018 be considered for third reading.
 Motion #4: THAT Bylaw C-7803-2018 be given third and final reading.

Option #2 THAT alternative direction be provided.

Respectfully submitted,

Concurrence,

"Byron Riemann"

"Rick McDonald "

General Manager

Interim County Manager

RO/DH

ATTACHMENTS:

ATTACHMENT 'A' – Bylaw C-7803-2018

ATTACHMENT 'B' – Briefing Note from Brownlee LLP dated June 25, 2018



BYLAW C-7803-2018

A Bylaw of Rocky View County, in the Province of Alberta, to transfer specific lands acquired for the Bragg Creek Flood Mitigation Project to the County, and designate said lands as a Public Utility Lot.

WHEREAS pursuant to section 652(2)(f) of the *Municipal Government Act*, RSA, 2000, c M-26, as amended from time to time, a municipal council may by bylaw create a parcel of land;

AND WHEREAS pursuant to section 665 of the *Municipal Government Act*, RSA, 2000, c M-26, as amended from time to time, a municipal council may by bylaw require that part of a parcel of land that it is in the process of acquiring be designated as public utility lot;

NOW THEREFORE, the Council of Rocky View County, duly assembled, enacts as follows:

Short Title

- 1 The short title of this Bylaw is "*Bragg Creek Flood Mitigation Project Transfer of Lands and Designation of Public Utility Lot.*"

Definitions

- 2 In this Bylaw, unless the context otherwise requires, the definitions and terms shall have the meaning given to them in the Land Use Bylaw C-4841-97, as well as the following:
 - (a) "**County**" means Rocky View County or, where the context permits, the geographical area thereof;
 - (b) "**Municipal Government Act**" means the *Municipal Government Act*, RSA 2000, c M-26, as amended; and
 - (c) "**Rocky View County**" means Rocky View County as a municipal corporation established pursuant to the laws of the Province of Alberta and the area within the jurisdictional boundaries of Rocky View County, as the context of this Bylaw so requires.

Terms and Rates

- 3 In accordance with sections 652(2)(f) and 665 of the *Municipal Government Act*, all those portions of lands legally described within **Schedule "A"** attached to this Bylaw and contained within:

Lot 18, Subdivision Plan 851 0223;

Shown within **Schedule "B"** attached to and forming part of this Bylaw;

And

Lot 1 PUL, Block 1, Filed Plan 181 _ _ _ _



ROCKY VIEW COUNTY
Cultivating Communities

by Nathan Kroeker, ALS (ALS file number CL160028.WHT.PUL)
shown within **Schedule "C"** attached to and forming part of this Bylaw;
And

Lots 3 PUL and 4 PUL, Block 9; and
Lots 1 PUL and 4 PUL, Block 10; and
Lot 1 PUL, Block 11, Filed Plan 181 ____

By Nathan Kroeker, ALS (ALS file number CL160028.RDN.PUL)
shown within **Schedule "D"** attached to and forming part of this Bylaw;

is hereby designated as a Public Utility Lot.

Transitional

- 4 Bylaw C-7803-2018 comes into force and effect when it receives third reading, and is signed by the Reeve or Deputy Reeve and the Chief Administrative Officer or designate.

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

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

UNANIMOUS PERMISSION FOR THIRD READING _____ day of _____, 2018

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

Reeve or Deputy Reeve

CAO or Designate

Date Bylaw Signed



SCHEDULE “A”
The Lands

LEGAL DESCRIPTION	AREA REQUIRED
PLAN 8510223 LOT 18 EXCEPTING THEREOUT ALL MINES AND MINERALS	0.21 Hectares MORE OR LESS
PLAN 8711640 BLOCK X EXCEPTING THEREOUT ALL MINES AND MINERALS	1.07 Hectares
PLAN 1741EW BLOCK 6 LOT 3 EXCEPTING THEREOUT ALL MINES AND MINERALS	0.041 Hectares
PLAN 1741EW BLOCK 6 LOT 4 EXCEPTING THEREOUT ALL MINES AND MINERALS	0.035 Hectares
PLAN 1741EW BLOCK 7 LOT 1 EXCEPTING THEREOUT ALL MINES AND MINERALS	0.024 Hectares
PLAN 1741EW BLOCK 7 LOT 4 EXCEPTING THEREOUT ALL MINES AND MINERALS	0.029 Hectares
PLAN 1741EW BLOCK 7 LOT 5 EXCEPTING THEREOUT ALL MINES AND MINERALS	0.027 Hectares
PLAN BRAGG CREEK 1741EW BLOCK EIGHT (8) THAT PORTION OF LOT ONE (1) WHICH LIES SOUTH OF A LINE DRAWN PARALLEL WITH AND FIFTY NINE AND FIVE TENTHS (59.5) FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTHERLY BOUNDARY OF SAID LOT EXCEPTING THEREOUT ALL MINES AND MINERALS	0.012 Hectares
PLAN BRAGG CREEK 1741EW BLOCK EIGHT (8) THAT PORTION OF LOT ONE (1) WHICH LIES NORTH OF A LINE DRAWN PARALLEL WITH AND FIFTY NINE AND FIVE TENTHS (59.5) FEET PERPENDICULARLY DISTANT SOUTHERLY FROM THE NORTHERLY BOUNDARY OF SAID LOT EXCEPTING THEREOUT ALL MINES AND MINERALS	0.023 Hectares



SCHEDULE “B”

Subdivision Plan 851 0223 (Lot 18 Highlighted)

CATHERINE COCHANE
 I, CATHERINE COCHANE of the City of Calgary
 in the Province of Alberta make oath and say:
 1. That I was personally present and did see Keith Pearson James
 who is personally known to me to be the person named herein,
 duly sign and execute the same for the purpose named herein,
 2. That the same was executed at the City of Calgary
 in the Province of Alberta, and that I am the subscribing
 witness thereto,
 3. That I know the said Keith Pearson James and he is in
 my belief of the full age of eighteen years.

Sworn before me at the City of Calgary
 in the Province of Alberta this 8th day of
August 1984.

Catherine Cochrane
 Witness

Al Forquhar
 A Commissioner for Oaths in and
 for the Province of Alberta
 Expires May 05/84

Keith Pearson James
 Keith Pearson James

Catherine Cochrane
 Witness this 8th day of
August 1984.

AREAS	
Lot 1A, Plan 2821 E.Z. S. of Bragg Creek	0.192 ha.
N. of Bragg Creek	0.016
Lot 2, S. of Bragg Creek	0.018
N. of Bragg Creek	0.304
TOTAL	0.530 ha

REGISTRATION DISTRICT OF BRICKY VIEW No. 44
 APPROVED Al Forquhar
 JUN 19/84 JUN 19/85
 2305-12/11
 88-2-11

Location of Natural Boundary
 Approved as of June 18 1983
B. Edwards
 Director, Planning & Survey Branch
 Land Titles Division

SURVEY APPROVED
Al Forquhar
 DIRECTOR OF SURVEYS
 DATE APPROVED 88-10-28
 EXD.# 2-5 FILE 107837
 APPROVAL VALID
 FOR TWELVE MONTHS.

BRAGG CREEK

Plan Showing
 SUBDIVISION

Of all of
 Lots 1A & 2, Plan 2821 E.Z.
 In The
 NW 1/4 Sec 12, Twp 23, Rge 5, W5

By: K. G. (Gary) Tronnes, A.L.S., 1984

Scale 1:500 metric



LEGEND
 Distances are in metres and decimal parts thereof.
 Statutory Iron Posts found shown thus ○
 Statutory Iron Posts planted shown thus ●
 Perpendicular measurements to Creek and River Bank shown thus ┐
 Portion referred to outlined thus —○— contains 2 lot and 0.530 hectares.

SURVEYOR'S AFFIDAVIT

I, Kenneth Gary Tronnes, of the City of Calgary, Alberta Land Surveyor, make oath and say:
 1. That the survey represented by this plan was made under my personal supervision,
 2. That the survey was made in accordance with good surveying practices and in
 accordance with the provisions of The Surveys Act, and
 3. That the survey was performed between the dates of August 13th, 1982 and
May 17th, 1984 and that this plan is true and correct and is prepared in
 accordance with the provisions of the Land Titles Act.

Sworn before me at the City of Calgary
 in the Province of Alberta this 18th day
 of May, 1984.

Patricia F. Regehr
 A Commissioner for Oaths in and for
 the Province of Alberta
 PATRICIA F. REGEHR
 (Expires May 27th, 1986)

Al Forquhar
 Alberta Land Surveyor

8510223

FEB 26 1985



I certify that the within instrument
 is duly Entered and Registered in the Land
 Titles Office for the South Alberta Land
 Registration District at Calgary.

Al Forquhar Registrar
 SALRD

851030428

WITNESS AFFIDAVIT

I, FRANK L. MALONEY of the Town of Calgary, in the Province of Alberta
 make oath and say:

1. That I was personally present and did see Earl Dougan Cosgrove, who is personally known to me to be the
 persons named herein, duly sign and execute the same for the purpose named
 herein,
 2. That the same was executed at the Town of Calgary, in the
 Province of Alberta, and that I am the subscribing witness hereto,
 3. That I know the said Earl Dougan Cosgrove and he is
 in my belief of the full age of eighteen years.

Sworn before me at the Town of Calgary
 in the Province of Alberta this 3rd
 day of February, 1984.

Judy C. Peaner
 A Commissioner for Oaths in and for
 the Province of Alberta
 My Appointment Expires
April 19, 1985

Frank L. Maloney
 Witness

Earl Dougan Cosgrove
 Earl Dougan Cosgrove

Frank L. Maloney
 Witness this 3rd day
 of February 1984.

K.G. (Gary) Tronnes, A.L.S.
 P.O. Box 30047, Stn. B
 Calgary, Alberta

File No. 82118



SCHEDULE “C”

Filed Plan 181 _____ by Nathan Kroeker, ALS
(ALS file number CL 160028.WHT.PUL)

Evidence Found				
Point Number	Northing	Easting	Description	
4113	5645746.937	-40392.813	Fd. I. c.s. 0.1 (in gravel road)	
4300	5645870.080	-40255.963	Fd. I.	
4301	5645994.808	-40293.221	Fd. I. c.s.	
4302	5645726.475	-40340.249	Fd. I.	
4303	5645716.311	-40294.937	Fd. I.	
4305	5645808.484	-40339.744	Fd. I. c.s. 0.1	
4307	5645723.770	-40256.864	Fd. I.	
1626602	5645736.642	-40385.577	Fd. I. c.s. 0.4 RP	

Reference Monuments			
Point Number	Northing	Easting	Description
6318	5645924.906	-40187.529	Pl. 1.2 x 0.01 rebar with aluminum cap
6319	5645729.244	-40370.213	Pl. Conc. Nail (in sidewalk)
6320	5645703.956	-40292.926	Pl. Conc. Nail (in road shoulder)
1623501	5643189.463	-40385.613	Fd. ASCM 291070 Mp. 1.0 S.
1623502	5646166.141	-41638.336	Fd. ASCM 630327 Mp. 1.1 N.

Evidence Placed			
Point Number	Northing	Easting	Description
4308	5646003.017	-40255.144	Pl. I.

Tables of Coordinates			
Curve Information			
Point Number	Northing	Easting	Description
4315	5645775.479	-40267.344	cc R= 96.00
4316	5645698.164	-40233.602	cc R= 180.00
4317	5645767.589	-40355.384	cc R= 55.00

Evidence to be placed pursuant to Section 47 of the Surveys Act			
Point Number	Northing	Easting	Description
100	5645773.902	-40411.764	Pl. I.
101	5645785.997	-40407.197	Pl. I. B.C.
102	5645813.619	-40385.461	Pl. I. E.C.
103	5645843.639	-40339.527	Pl. I. B.C.
104	5645867.677	-40294.005	Pl. I. P.C.C.
105	5645870.777	-40255.959	Pl. I. E.C.
4114	5645821.803	-40445.429	Fd. No Mk. Re-est. Pl. I.
4306	5645955.203	-40338.840	Fd. No Mk. Re-est. Pl. I.
4304	5645861.487	-40294.043	Fd. No Mk. Re-est. Pl. I.

Elbow River Bank Coordinates			
as surveyed by Nathan Kroeker, ALS on November 16, 2016			
Point Number	Northing	Easting	Description
247	5645956.5	-40353.6	Right Bank of Elbow River
248	5645960.4	-40346.9	Right Bank of Elbow River
249	5645964.0	-40344.7	Right Bank of Elbow River
250	5645968.6	-40336.5	Right Bank of Elbow River
251	5645975.8	-40329.8	Right Bank of Elbow River
252	5645977.8	-40325.1	Right Bank of Elbow River
254	5645984.1	-40317.1	Right Bank of Elbow River
255	5645989.9	-40309.7	Right Bank of Elbow River
256	5645998.0	-40298.8	Right Bank of Elbow River
257	5646001.8	-40291.2	Right Bank of Elbow River
258	5646002.0	-40289.6	Right Bank of Elbow River
259	5646007.3	-40278.9	Right Bank of Elbow River
260	5646010.3	-40267.2	Right Bank of Elbow River
261	5646012.8	-40257.0	Right Bank of Elbow River
262	5646013.9	-40247.9	Right Bank of Elbow River
263	5646016.7	-40236.1	Right Bank of Elbow River

Note: Due to avulsion on the bank along Block X, Subdivision Plan 871 1640 the bank of the Elbow River was determined by aerial photo up to point 247. From point 247 continuing down stream the bank was determined by a survey conducted on November 16, 2016.

CERTIFICATE: SECTION 47, SURVEYS ACT
REGISTERED ON _____
AS NUMBER _____
Certifying that all Statutory Monuments were placed in the ground between the dates of _____ and _____ and are positioned in accordance with co-ordinates shown on the plan or on the attached plan instrument except for the following:

REGISTRAR

REGISTRAR
SOUTH ALBERTA LAND REGISTRATION DISTRICT

PLAN No. _____

ENTERED AND REGISTERED

ON _____

INSTRUMENT No. _____

A.D. REGISTRAR

Rocky View County Filed Plan Showing Area Required for PUL Designation

Affecting
Block Y, Subdivision Plan 8556 CI, and
Blocks X & XX, Subdivision Plan 871 1640
Within
N.W. 1/4 Sec. 12
Twp. 23 - Rge. 5 - W. 5th Mer.

2016 - 2018

Scale: 1:1000
0 25 50 75 100 Metres

Legend

Statutory iron posts found are shown thus ● 100
Statutory iron posts placed and marked P185 are shown thus ○ 100
Areas to be dealt with by this plan are outlined in black, shown thus _____ 100
ASCM denotes Alberta Survey Control Marker shown thus ▲ 100
Reference control monuments placed are shown thus _____ 100
Positions where iron posts marked P185 are to be placed pursuant to Section 47 of the Surveys Act are shown thus and a table of coordinates is included on this plan _____ 100
Positions where iron posts are to be placed in accordance with Subdivision Plan 871 1640 are shown thus _____ 100
Geo-referenced location shown thus _____ 100
All distances are at ground level and shown in metres and decimals thereof.
Mp. denotes marker post with plaque placed or found as shown.

Geo-reference Data

Datum: NAD83 (original), 3TM.
Bearings are grid and are derived from GNSS observations on ASCM 630327.
The geo-referenced point is the S.W. corner of Block X, Subdivision Plan 871 1640: 5645736.642 N., -40385.577 E.
Reference meridian is 114° West longitude.
Combined Scale factor is 0.999741.

Abbreviations

Δ	denotes delta angle.	MR	denotes municipal reserve.
3TM	denotes 3° Transverse Mercator.	N	denotes north.
B.C.	denotes beginning of curve.	NAD83	denotes North American Datum, 1983.
cc	denotes center of curve.	P.C.C.	denotes point of change of curvature.
Conc.	denotes concrete.	Pl.	denotes placed.
c.s.	denotes countersunk.	PUL	denotes public utility lot.
E.	denotes east.	R.	denotes radius.
E.C.	denotes end of curve.	Re-est.	denotes re-established.
Fd.	denotes found.	Rge.	denotes range.
GNSS	denotes Global Navigation Satellite Systems.	RP	denotes reference point.
ha	denotes hectare(s).	S.	denotes south.
I.	denotes iron post.	Sec.	denotes section.
Mer.	denotes meridian.	Twp.	denotes township.
Mk.	denotes mark.	W.	denotes west.

Table of Areas

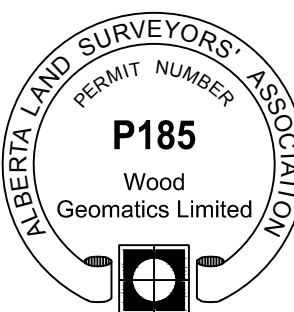
Area Required within Subdivision Plan 8556 CI:
From: Block Y For: Lot 3 PUL, Block 1 = 0.523 ha
Area Required within Subdivision Plan 871 1640:
From: Block X For: Lot 1 PUL, Block 1 = 1.07 ha
Block XX For: Lot 2 PUL, Block 1 = 0.581 ha

Surveyor

Nathan Kroeker, ALS
Dates of Survey: August 22, 2016 to March 13, 2018.
In accordance with the provisions of the Surveys Act.

Prepared For

Rocky View County



Wood Geomatics Limited

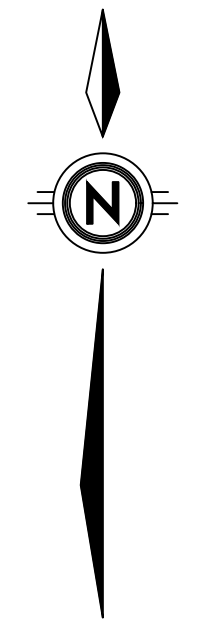
#401, 1925 - 18th Avenue N.E. Calgary, Alberta, T2E 7T8
Tel. (403) 248 4331

Initials: NK, TM	Date: June 1, 2018	Project No: CT160213	Drawing File Name: CL160028.WHT.PUL
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SCHEDULE "D"

Filed Plan 181 _____ by Nathan Kroeker, ALS
(ALS file number CL160028.RDN.PUL)



			CE 100020.F001.F.01
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Elbow River Bank Survey Points							
Point Number	Nothing	Eastings	Description	Point Number	Nothing	Eastings	Description
356	5646467.5	-39789.3	Right Bank of Elbow River	363	5646495.8	-39868.6	Right Bank of Elbow River
357	5646472.2	-39789.3	Right Bank of Elbow River	364	5646474.2	-39869.2	Right Bank of Elbow River
358	5646476.3	-39787.5	Right Bank of Elbow River	365	5646482.5	-39867.9	Right Bank of Elbow River
359	5646481.7	-39774.6	Right Bank of Elbow River	366	5646491.8	-39862.4	Right Bank of Elbow River
360	5646486.3	-39774.2	Right Bank of Elbow River	367	5646498.5	-39873.9	Right Bank of Elbow River
361	5646493.9	-39771.4	Right Bank of Elbow River	368	5646505.7	-39877.0	Right Bank of Elbow River
362	5646497.6	-39771.5	Right Bank of Elbow River	369	5646512.5	-39875.0	Right Bank of Elbow River
363	5646505.5	-39770.6	Right Bank of Elbow River	370	5646519.1	-39872.0	Right Bank of Elbow River
364	5646510.3	-39769.6	Right Bank of Elbow River	371	5646527.1	-39865.5	Right Bank of Elbow River
365	5646516.2	-39763.6	Right Bank of Elbow River	372	5646536.7	-39863.6	Right Bank of Elbow River
366	5646526.3	-39761.2	Right Bank of Elbow River	373	5646543.7	-39861.4	Right Bank of Elbow River
367	5646534.3	-39759.2	Right Bank of Elbow River	374	5646551.5	-39859.0	Right Bank of Elbow River
368	5646550.3	-39757.1	Right Bank of Elbow River	375	5646567.5	-39857.5	Right Bank of Elbow River
369	5646552.8	-39749.8	Right Bank of Elbow River	376	5646577.9	-39854.5	Right Bank of Elbow River
371	5646558.6	-39746.8	Right Bank of Elbow River	378	5646583.8	-39850.5	Right Bank of Elbow River
372	5646567.4	-39743.8	Right Bank of Elbow River	379	5646591.9	-39846.0	Right Bank of Elbow River
373	5646571.9	-39740.6	Right Bank of Elbow River	399	5646795.1	-39649.0	Right Bank of Elbow River
374	5646580.4	-39737.8	Right Bank of Elbow River	400	5646803.4	-39646.2	Right Bank of Elbow River
375	5646589.9	-39734.8	Right Bank of Elbow River	401	5646815.5	-39646.1	Right Bank of Elbow River
376	5646598.3	-39729.7	Right Bank of Elbow River	402	5646823.0	-39645.4	Right Bank of Elbow River
377	5646608.5	-39724.3	Right Bank of Elbow River	403	5646828.5	-39645.7	Right Bank of Elbow River
378	5646619.9	-39719.4	Right Bank of Elbow River	404	5646834.4	-39645.8	Right Bank of Elbow River
379	5646632.2	-39711.4	Right Bank of Elbow River	405	5646842.4	-39645.0	Right Bank of Elbow River
380	5646643.4	-39707.3	Right Bank of Elbow River	406	5646845.5	-39645.7	Right Bank of Elbow River
381	5646652.7	-39704.0	Right Bank of Elbow River	407	5646849.3	-39644.3	Right Bank of Elbow River
382	5646662.0	-39700.0	Right Bank of Elbow River				



BROWNLEE LLP
Barristers & Solicitors

7th Floor, 396 - 11th Ave. SW
Calgary, AB Canada T2R 0C5
Telephone: (403) 232-8300
Telecopier: (403) 232-8408
E-Mail: e-mail@brownleelaw.com
WebSite: www.brownleelaw.com

MEMORANDUM

TO: Council of Rocky View County

FROM: Brownlee LLP

RE: Land Assembly - Bragg Creek Flood Mitigation Project - Briefing Note

DATE: June 25, 2018

Background:

The County has planned and designed flood mitigation structures for Bragg Creek known as the Bragg Creek Flood Mitigation Project. In order to assemble the lands required for the Project, County administration have taken steps to enter into individual purchase agreements with certain owners of lands affected by the Project. These purchase agreements contemplate completion of the purchases through the purchase and designation process described below.

As part of this process, Council is authorized to pass a bylaw which designates lands it owns or is in the process of acquiring to be designed as a public utility lot ("PUL").

Land Assembly

The assembly of lands for the Project is essentially not any different than the assembly of lands for a road widening, or other simple linear public works project. Similar to a road widening project, the County must deal with each owner individually in order to acquire the rights needed to ultimately assemble the land areas needed to carry out the Project.

While the assembly of lands required for roads is facilitated by the processes contemplated under Section 60 of the *Municipal Government Act* (the "MGA"), a comparable process does not exist for other types of land acquisitions such as that required for the Project. There are various options available however, and the option that has been recommended by Brownlee LLP is a Purchase and Designation process under the MGA. This Purchase and Designation process has been recommended for two main reasons:

- 1) it provides for the transfer of each portion of land required for the Project into the name of the County without the need for obtaining subdivision approval (MGA, s. 652); and
- 2) it allows for each portion of land to be designated as a PUL and ultimately used for the Project (MGA, s. 665).

To assemble the lands required for the Project pursuant to Section 665 and 652 of the MGA, the process entails the following:

1. **Agreement** – the County may enter into individual and voluntary purchase agreements with each owner of the lands affected by the Project which contemplates the completion of the purchase through the process described below;
2. **Designation by Bylaw** – as noted above, Section 665 of the MGA authorizes Council to, by bylaw, designate lands it owns or in the process of acquiring to be designed as PUL. The bylaw, if coordinated with a plan of survey and the completion of purchase agreements, can refer to a number of parcels at once so as to provide for completion in bulk or in stages; and
3. **Survey Plan** – in order to complete the separation of the targeted portions of lands from the existing titles, the County must prepare the necessary survey plan to complete the acquisition.

The Bylaw

To date, the County has entered into purchase agreements with owners to acquire 9 parcels of land for the Project. Bylaw C-_____2018 has been prepared to facilitate the transfer and designation process for these 9 parcels. A survey plan has also been prepared to outline the portion of each owner's lands to be separated and transferred to the County. The survey plan is attached as a schedule to the Bylaw.

The Bylaw states that a portion of each parcel of land referred to in the plan of survey are being acquired pursuant to sections 665 and 652(2)(f) of the MGA and shall be designated PUL. The Bylaw only affects the County and the landowners listed within the Bylaw who have entered into purchase agreements with the County. The Bylaw as drafted carries out the directions of Council respecting the Project and fulfills the closing/completion requirements of the purchase agreements.

Process

Pursuant to Section 665 of the MGA, the Bylaw does not need to be advertised before it is considered or given readings by Council. The Bylaw may have three readings at one Council meeting if there is unanimous consent from all councillors present.

Once passed, the Bylaw, the survey plan and each transfer of land will be submitted to Land Titles so as to allow for the transfer of the lands to the County and the designation of each parcel as a PUL.

PLANNING SERVICES

TO:	Subdivision Authority	
DATE:	July 10, 2018	DIVISION: 7
FILE:	06516014	APPLICATION: PL20170030
SUBJECT:	Subdivision Item – Residential One District Note: to be considered concurrently with PL20170150; a proposal to amend the Calterra Estates Conceptual Scheme	

¹ADMINISTRATION RECOMMENDATION:

THAT Subdivision Application PL20170030 be approved with the conditions noted in Appendix A.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 0.81 hectare (± 2.00 acre) parcel (Lot 1, west) with a ± 0.81 hectare (± 2.00 acre) remainder (Lot 2, east).

The subject lands consist of a 4.00 acre parcel that accesses Calterra Estates Drive. The parcel currently contains a dwelling, which is located within the boundaries of proposed Lot 1. Servicing to the existing dwelling is provided by connection to the Rocky View Water Co-op. and a private sewage treatment system. Lot 2 is proposed to be serviced by the same means. Access is currently provided by a paved approach within the boundaries of proposed Lot 2. Construction of an additional approach to service Lot 1 is therefore required. The subject lands hold the Residential One District land use designation, which allows for the creation of a 2.00 acre parcel.

As the lands are located within the boundaries of the Calterra Estates Conceptual Scheme, the application was evaluated in accordance with that document as well as the County Plan, the Land Use Bylaw, County Servicing Standards, and the Rocky View County/City of Calgary Intermunicipal Development Plan. Administration determined that:

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

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

PROPOSAL: To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder.	GENERAL LOCATION: Located approximately 0.8 kilometres (0.5 mile) north of the city of Calgary, 0.2 kilometers (0.12 mile) west of Range Road 13, and on the south side of Calterra Estates Dr.
LEGAL DESCRIPTION: Lot 5, Plan 0010692, NE-16-26-1-W5M	GROSS AREA: ± 1.62 hectares (± 4.00 acres)
APPLICANT: Terry & Helen Ohlhauser OWNER: Jonathon & Kirsten Friesen	RESERVE STATUS: Municipal Reserves have been provided by a cash-in-lieu payment on Plan 9510253

¹ Administration Resources

Stefan Kunz, Planning Services
 Michele Habrylo, Engineering Services

LAND USE DESIGNATION: Residential One District	LEVIES INFORMATION: Transportation Off-Site Levy is outstanding
DATE SUBDIVISION APPLICATION RECEIVED: February 15, 2017	APPEAL BOARD: Subdivision and Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • Private Sewage Treatment System Assessment (Soilworx, 2016) • Stormwater Management Plan (Osprey Engineering, 2017) 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan (C-7280-2013) • Rocky View/Calgary IDP (C-7197-2012) • Calterra Estates Conceptual Scheme (C-5208-2000) • Land Use Bylaw (C-4841-97)

PUBLIC & AGENCY SUBMISSIONS:

The application was circulated to 42 landowners. At the time of report preparation, six responses were received (see Appendix 'D'). The application was also circulated to a number of internal and external agencies. Those responses are available in Appendix 'B'.

HISTORY:

July 14, 2015	An amendment to the Calterra Estates Conceptual Scheme is approved, allowing for a minimum parcel size of 1.98 acres within a portion of Phase 2 of the plan area. No other phases are affected by the decision (PL20140089).
July 3, 2012	An amendment to the Calterra Estates Conceptual Scheme is approved, allowing for a minimum parcel size of 1.98 acres within Phase 5 of the plan area. No other phases are affected by the decision (2011-RV-082).
February 24, 2009	Phase Three of the Conceptual Scheme was approved by the Subdivision Authority (2008-RV-276).
June 15, 2005	Phases Two and Four of the Conceptual Scheme were approved by the Subdivision Authority (2005-RV-070).
September 18, 2001	Subject lands are redesignated from Residential Two District to Residential One District (2001-RV-104).
February 6, 2001	Phase One of the Conceptual Scheme was approved by the Subdivision Authority (2000-RV-272).
June 6, 2000	The Calterra Estates Conceptual Scheme is adopted, providing comprehensive planning direction for the creation of 4 acre parcels within the quarter section.
2000	Plan 0010692 is registered, resulting in the creation of the subject lands as a 4 acre parcel with a remainder and a portion for future road dedication.
1995	Plan 9510253 is registered resulting in the creation of two 2 acre lots, one 4 acre lot, and the subject lands which at the time was registered as a 10 acre remainder parcel.
1994	Application to redesignate and subdivide a 20 acre portion of the subject lands to 2 acre lots is refused by Council, but was permitted through appeal to the Alberta Planning Board. The Board's decision would result in the future registration of Plan 9510253.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The topography of the lands is rather flat, and features very little in the way of measureable slopes. There are no significant waterbodies, drainage courses, or stands of natural vegetation located on-site. No constraints to the proposed subdivision were identified with regard to the topography of the site. No further concerns.

Conditions: None

b) The site's soil characteristics

The soils on site are Class 1 and Class 3 with either no significant limitations, or moderate limitations for cereal, oilseed, and tame hay crop production due to adverse topography and past erosion damage. As the lands are intended for residential purposes, there are no concerns with regard to soil considerations.

Conditions: None

c) Stormwater collection and disposal

The applicant provided a Stormwater Management Plan (SWMP), prepared by Osprey Engineering Inc., dated August 2017, in support of the application. The SWMP proposes the construction of a rain garden on site in order to effectively manage release rates and volumes generated by the additional development proposed on the lot. As a condition of subdivision approval, the Applicant would be required to enter into a Site Improvements/Services Agreement with the County in order to ensure the implementation of the stormwater management strategies identified in the SWMP.

Conditions: 6

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

The lands do not feature any on-site wetlands as identified by Alberta Environment's Wetland Impact Model. There are no drainage courses or other waterbodies on site, so there are no concerns with regard to flooding, subsidence, or erosion of the land.

Conditions: None

e) Accessibility to a road

The subject lands currently feature one existing dwelling located within proposed Lot 1. This dwelling accesses Calterra Estates Drive via a paved approach. The approach is in good condition, requires no upgrades, and is located a safe distance from the intersection with Range Road 13. As the approach is located within the boundary of proposed Lot 2, a new approach would be required to be constructed in order to provide access to Lot 1.

The Transportation Offsite Levy is outstanding for the total gross acreage of the lands proposed to be subdivided, and is required to be provided through the conditions of subdivision approval.

- Base Levy = \$4,595/acre. Acreage = (2 parcels)*(2.00 acres/parcel) = 4.00 acres.
Estimated TOL payment = (\$4,595/acre)*(4 acres) = \$18,380.

Conditions: 2, 3.



f) Water supply, sewage and solid waste disposal

The Applicant provided a Level I Variation Assessment for the existing septic field on the subject lands that indicates that the system is in good working order. The parcel currently contains a dwelling within the boundaries of proposed Lot 1. Servicing to the existing dwelling is provided by connection to Rocky View Water Co-op. and a private sewage treatment system. Servicing to Lot 2 is proposed to be provided by the same means.

The Applicant submitted a letter from Rocky View Water Co-op. confirming the availability of water supply to the newly created lot. In order to ensure connection to the water provider, as a condition of subdivision approval, the Applicant/Owner would be required to provide a copy of the completed Water Services Agreement to confirm the extension of the existing water distribution system to the subject lands.

A Private Sewage Treatment System Assessment was submitted as well, and review of that report indicates that the use of a treatment mound or a packaged sewage treatment plant is recommended. This is supported by the Calterra Estates Conceptual Scheme, which requires that "lots less than 4 acres in size must be serviced by Packaged Sewage Treatment Plants" (Policy 6.1.4).

As a condition of subdivision approval, the Applicant/Owner would be required to enter into a Site Improvements Services Agreement with the County in order to ensure the installation of a treatment mound or a packaged sewage treatment system.

Conditions: 5, 6.

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

The lands are located within the Calterra Estates community. This is a quarter section of land located north of the city of Calgary and southwest of the city of Airdrie featuring Residential One and Two District Parcels. Parcel sizes range from 2.0 to 4.0 acres, although one 20.0 acre parcel is located in the northeastern corner of the quarter section. The lands surrounding Calterra Estates are predominantly agricultural in nature. Unsubdivided quarter sections are interspersed with small agricultural parcels such as Farmstead, Ranch and Farm Two District, and Agricultural Holdings District. Residential uses are scattered and are largely restricted to first parcel out Residential Two and Three District parcels. There are no concerns that the subdivision proposal is in misalignment with the land use in the area.

Conditions: None

h) Other matters

Municipal Reserves – Municipal Reserves were provided by a cash-in-lieu payment on Plan 9510253.

Conditions: None

POLICY CONSIDERATIONS:

The application was assessed with the policies of the Rocky View County/City of Calgary Intermunicipal Development Plan, the County Plan, and the existing Calterra Estates Conceptual Scheme.

Calterra Estates Conceptual Scheme

Policy review of the Calterra Estates Conceptual Scheme (CECS) was provided within the report considering the conceptual scheme amendment (PL20170150). Generally, review of the CECS revealed that there are no concerns with allowing the subdivision to proceed as proposed.

Land Use Bylaw

The Residential One District land use designation allows for parcels a minimum of 0.80 hectares (1.98 acres) in size and is intended for primarily residential purposes. The proposed parcel meets the minimum size provision, and the proposal appears to be in alignment with the provisions of the Land Use Bylaw.

Rocky View County/City of Calgary Intermunicipal Development Plan

The lands are within the Policy Area of the Rocky View County/City of Calgary Intermunicipal Development Plan, and in accordance with the policies of that document, the City of Calgary was notified of the application. The City has no concerns with the proposal. The subject lands are located within an area that is identified as a residential growth area, so the further subdivision of the lands is in accordance with the provisions of the IDP.

CONCLUSION:

The subject lands hold the appropriate land use designation for the proposed parcels, and all technical considerations have been appropriately addressed through the conditions of approval, in accordance with approved Statutory Policy. Therefore, Administration recommends approval of the application in accordance with **Option #1**.

OPTIONS:

- Option #1: THAT Subdivision Application PL20170030 be approved with the conditions noted in Appendix A.
- Option #2: THAT Subdivision Application PL20170030 be refused as per the reasons noted.

Respectfully submitted,

Concurrence,

“Chris O’Hara”

“Rick McDonald”

General Manager

Interim County Manager

SK/rp

APPENDICES:

- APPENDIX ‘A’: Approval Conditions
 APPENDIX ‘B’: Application Referrals
 APPENDIX ‘C’: Map Set
 APPENDIX ‘D’: Landowner Comments

APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder from Lot 5, Plan 0010692, NE-16-26-1-W5M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Sections 7 and 14 of the Subdivision and Development Regulations, and having considered adjacent landowner submissions, it is recommended that the application be approved as per the Tentative Plan for the reasons listed below:
1. The application is consistent with statutory policy;
 2. The subject lands hold the appropriate land use designation;
 3. The technical aspects of the subdivision proposal have been considered, and are further addressed through the conditional approval requirements.
- B. The 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*, that the application be approved subject to the following conditions of approval:

Plan of Subdivision

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

Transportation and Access

- 2) The Owner shall construct a new paved approach on Calterra Estates Drive in order to provide access to Lot 1.

Fees and Levies

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

Site Servicing

- 5) The Owner is to provide confirmation of the tie-in for connection to Rocky View Water Co-op., an Alberta Environment licensed piped water supplier, for Lot 2, as shown on the Approved Tentative Plan. This includes providing the following information:



- a) Confirmation from the water supplier that an adequate and continuous piped water supply is available for the proposed new Lot 2;
 - b) Documentation proving that water supply has been purchased for proposed Lot 2;
 - c) Documentation proving that water supply infrastructure requirements, including servicing to the property, have been installed, or installation is secured between the developer and water supplier, to the satisfaction of the water supplier and the County.
- 6) The Owner is to enter into a Development Agreement (Site Improvements / Services Agreement) with the County that includes the following:
- a) The implementation of the onsite stormwater management strategies in accordance with the findings of the Site Specific Stormwater Management Plan prepared by Osprey Engineering Inc. (August 2017);
 - b) The installation of a packaged sewage treatment system meeting BNQ or NSF 40 Standards, in accordance with the findings of the Private Sewage Treatment System Assessment and Site Evaluation prepared by SOILWORX (December 2016).

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION

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

APPENDIX 'B': APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
Rocky View Schools	No objection.
Calgary Catholic School District	Calgary Catholic School District (CCSD) has no objection to the above-noted circulation (PL2017-0030 0150) in Calterra Estates.
Public Francophone Education	No comment.
Catholic Francophone Education	No comment.
<i>Province of Alberta</i>	
Alberta Environment	Not required.
Alberta Transportation	<p>Alberta Transportation has reviewed the proposal and has determined that the lands subject to this application are located greater than 800 metres from the centreline of Highway 566.</p> <p>The proposal to amend the Conceptual Scheme and the subsequent subdivision application will not affect Highway 566 in any significant manner.</p>
Alberta Sustainable Development (Public Lands)	Not required.
Alberta Culture and Community Spirit (Historical Resources)	Not required.
Energy Resources Conservation Board	No comment.
Alberta Health Services	<p>Based on the information provided, AHS has no objections to this application. We provide the following comments for your consideration with regard to planning future development on the site:</p> <ol style="list-style-type: none"> 1. The application indicates that potable water will be supplied by the Rocky View Water Co-op. AHS wishes to be notified if this plan changes. 2. Any existing or proposed private sewage disposal systems should be completely contained within the proposed property boundaries and must comply with the setback distances outlined in the most recent Alberta Private Sewage Systems Standard of Practice. Prior to installation of any sewage disposal system, a proper geotechnical assessment should be conducted by a qualified professional engineer and the system should be installed in an approved manner.

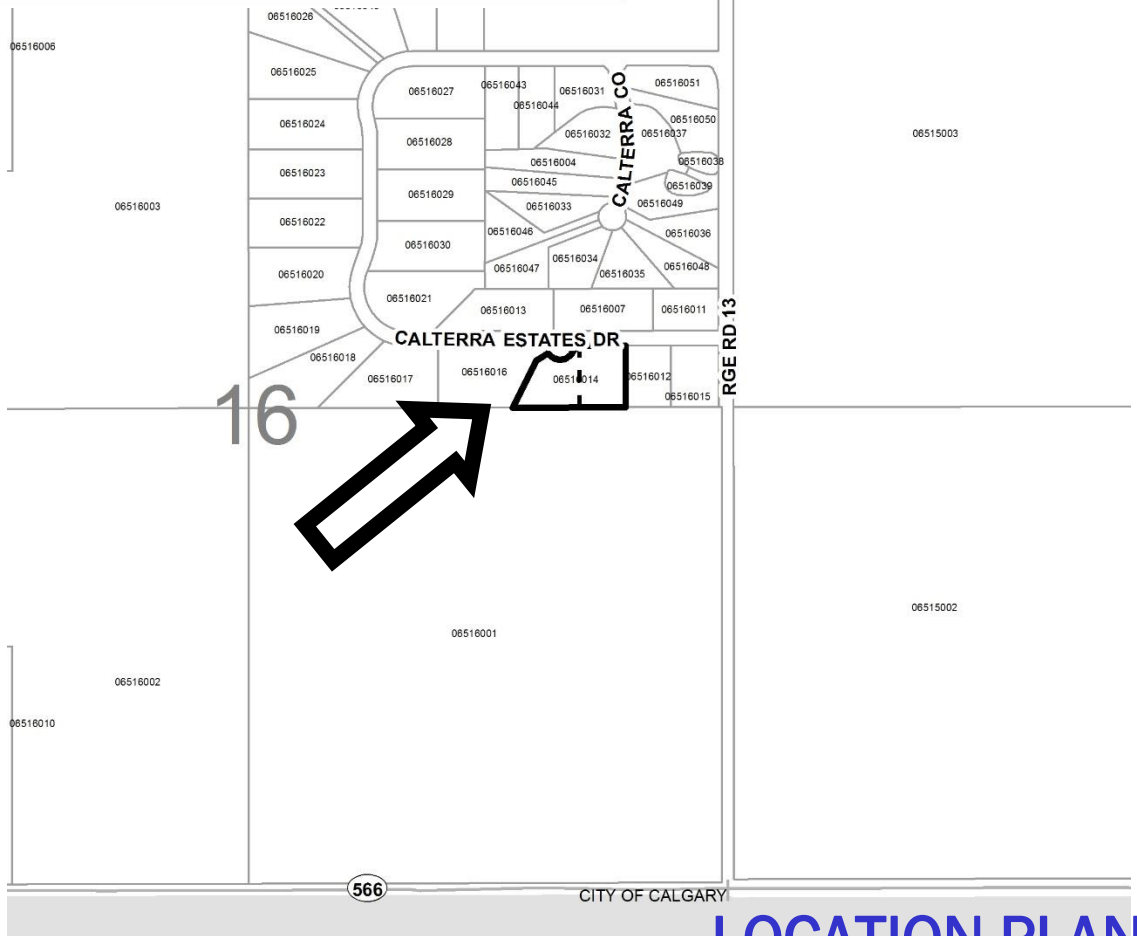
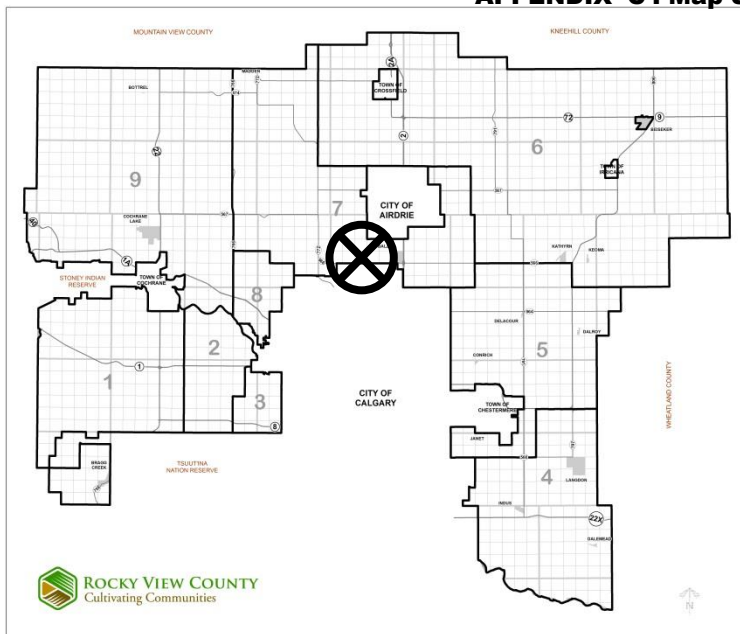
AGENCY	COMMENTS
	<p>3. The property must be maintained in accordance with the Alberta Public Health Act, Nuisance and General Sanitation Guideline 243/2003 which stipulates,</p> <p><i>No person shall create, commit or maintain a nuisance. A person who creates, commits or maintains any condition that 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>
Public Utility	
ATCO Gas	No objection.
ATCO Pipelines	No objection.
AltaLink Management	No comment.
FortisAlberta	No easement required.
Telus Communications	No objections.
TransAlta Utilities Ltd.	No comment.
Rockyview Gas Co-op Ltd.	No comment.
Other External Agencies	
EnCana Corporation	No comment.
Canadian Pacific Railway	No comment.
City of Calgary	No comments.
<i>Rocky View County</i>	
Boards and Committees	
ASB Farm Members and Agricultural Fieldmen	No concerns.
Rocky View Central Recreation Board	As Municipal Reserves were previously provided on Plan 9510253, Rocky View Central Recreation District Board has no comments on this circulation.
Internal Departments	
Municipal Lands	No concerns.
Development Authority	No comment.

AGENCY	COMMENTS
GeoGraphics	No comment.
Building Services	No comment.
Enforcement Services	<ul style="list-style-type: none"> Recommend that all existing structures meet any set back requirements as per the Land Use Bylaw; Recommend that any new approaches to Calterra Estates Drive be constructed with I&O approval and to their standards.
Emergency Services	No concerns.
Infrastructure and Operations – Engineering Services	<p>Geotechnical:</p> <ul style="list-style-type: none"> ES have no requirements at this time. <p>Transportation:</p> <ul style="list-style-type: none"> The parcel has an existing access from Calterra Estates Drive, approximately 210m from the intersection of Calterra Estates Drive and Rge Rd 13; As a condition of subdivision the applicant is required to provide payment of the Transportation Offsite Levy in accordance with applicable levy in accordance with Bylaw C-7356-2014 for the total gross acreage of the lands proposed to be subdivided. The estimated amount owed at time of subdivision endorsement is \$18,380; As condition of subdivision, the owner will be required to prepare a Mutual Access Easement Agreement and Right-of-Way plan for the use of the mutual access and existing driveway on Lot 1 from Calterra Estates Drive to access the proposed parcel. The existing approach is approx. 7m in width which meets the County's Servicing Standards a mutual approach. <p>Sanitary/Waste Water:</p> <ul style="list-style-type: none"> The applicant provided a PSTS Assessment and Site Evaluation prepared by SOILWORX.ca dated December 2016. The assessment contains recommendations based on site evaluation and soil analysis results from test pits dug on the subject lands. The recommends the use of a treatment mound or a packaged sewage treatment plant. As a condition of subdivision, the applicant will be required to enter into a Site Improvements Services Agreement with the County, for the future installation of a treatment mound or a packaged sewage treatment system meeting BNQ or NSF 40 Standards. The applicant provided a Level I Variation Assessment for the existing septic field on the subject lands indicating that the system is in good working order. ES has no further

AGENCY	COMMENTS
	<p>concerns.</p> <p>Water Supply And Waterworks:</p> <ul style="list-style-type: none"> As part of the application, the applicant provided a memo from Rocky View Water Co-Op dated January 27, 2017. The memo confirms that : <ul style="list-style-type: none"> The applicant has completed all paperwork for water supply request. The applicant has paid all necessary fees of said application. The utility has sufficient capacity to service the proposed new lot As a condition of subdivision the applicant will be required to provide a copy of the completed Water Services Agreement with Rocky View Water Co-Op Ltd confirming the confirming the extension of the existing water distribution system to the subject lands. It is to be noted that there is an existing water service to connection to the existing parcel. <p>Storm Water Management:</p> <ul style="list-style-type: none"> As part of the application, the applicant provided a Stormwater Management Plan prepared by Osprey Engineering Inc dated August 2017. The Stormwater Management Plan proposed a rain garden to manage release rates and volumes as well as other LID improvements and Best Management Practices on the proposed lot. As a condition of subdivision, the applicant is required to enter into a Site Improvements/Services Agreement with the County for the future implementation of the onsite stormwater management strategies identified in the Stormwater Management Plan prepared by Osprey Engineering Inc dated August 2017 <p>Environmental</p> <ul style="list-style-type: none"> ES have no requirements at this time.
Infrastructure and Operations – Maintenance	No issues.
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	Applicant to confirm how they intend to access the two parcels. If new approach construction required, Applicant to contact County Road Operations of approach application.

AGENCY	COMMENTS
Agriculture and Environmental Services - Solid Waste and Recycling	No concerns.

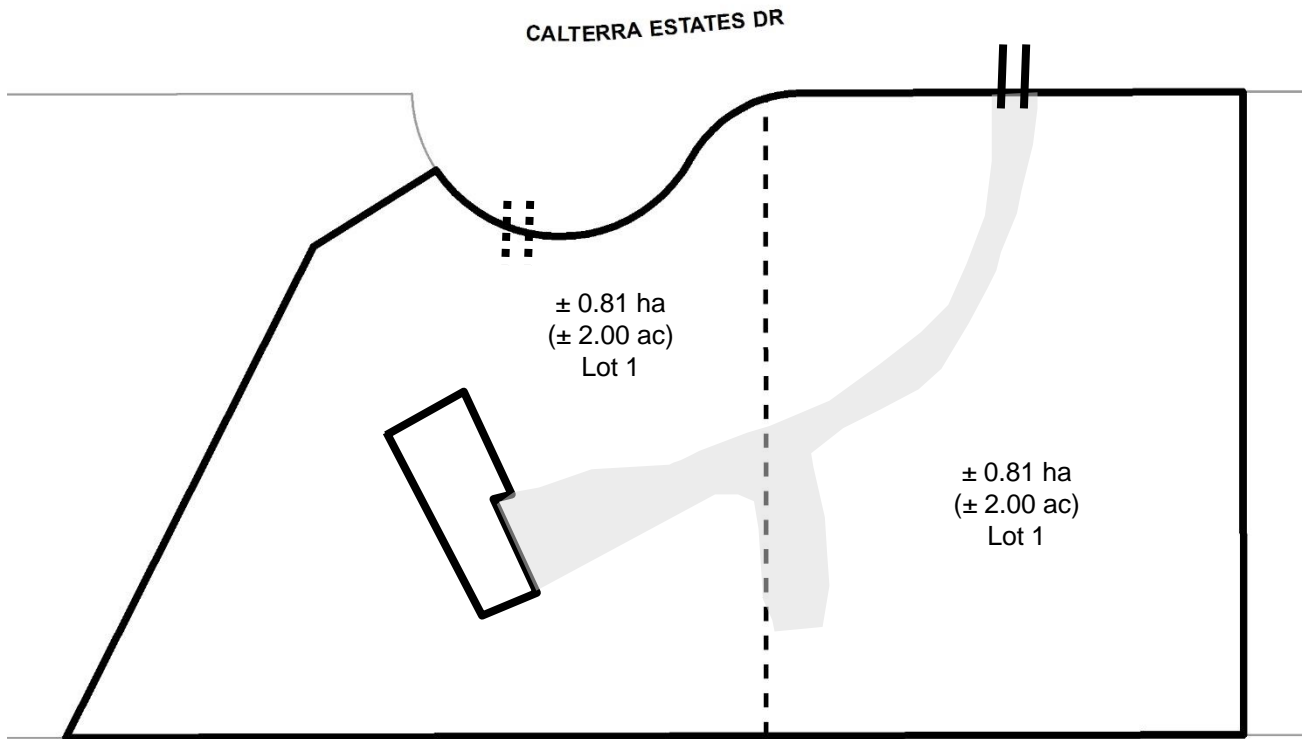
Circulation Period: September 7, 2017 to September 28, 2017



LOCATION PLAN

Lot:5 Plan:0010692
NE-16-26-01-W05M

Subdivision Proposal: To create a ± 0.81 hectare (± 2.00 acre) parcel with a ± 0.81 hectare (± 2.00 acre) remainder. **Page 14 of 28**



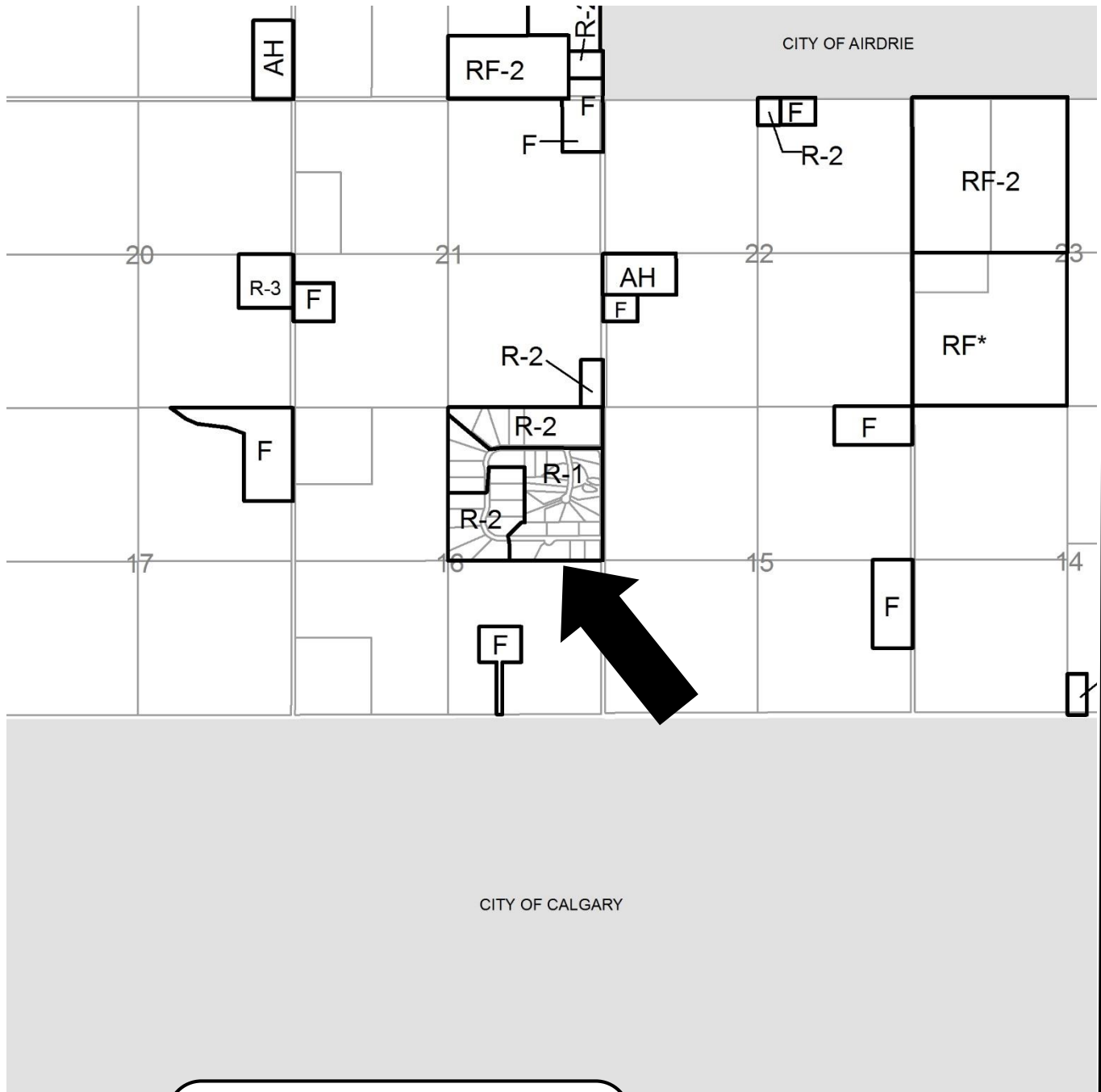
Surveyor's Notes:

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	
Dwelling	
Driveway	
Existing Approach	
Required Approach (Location TBD)	

TENTATIVE PLAN

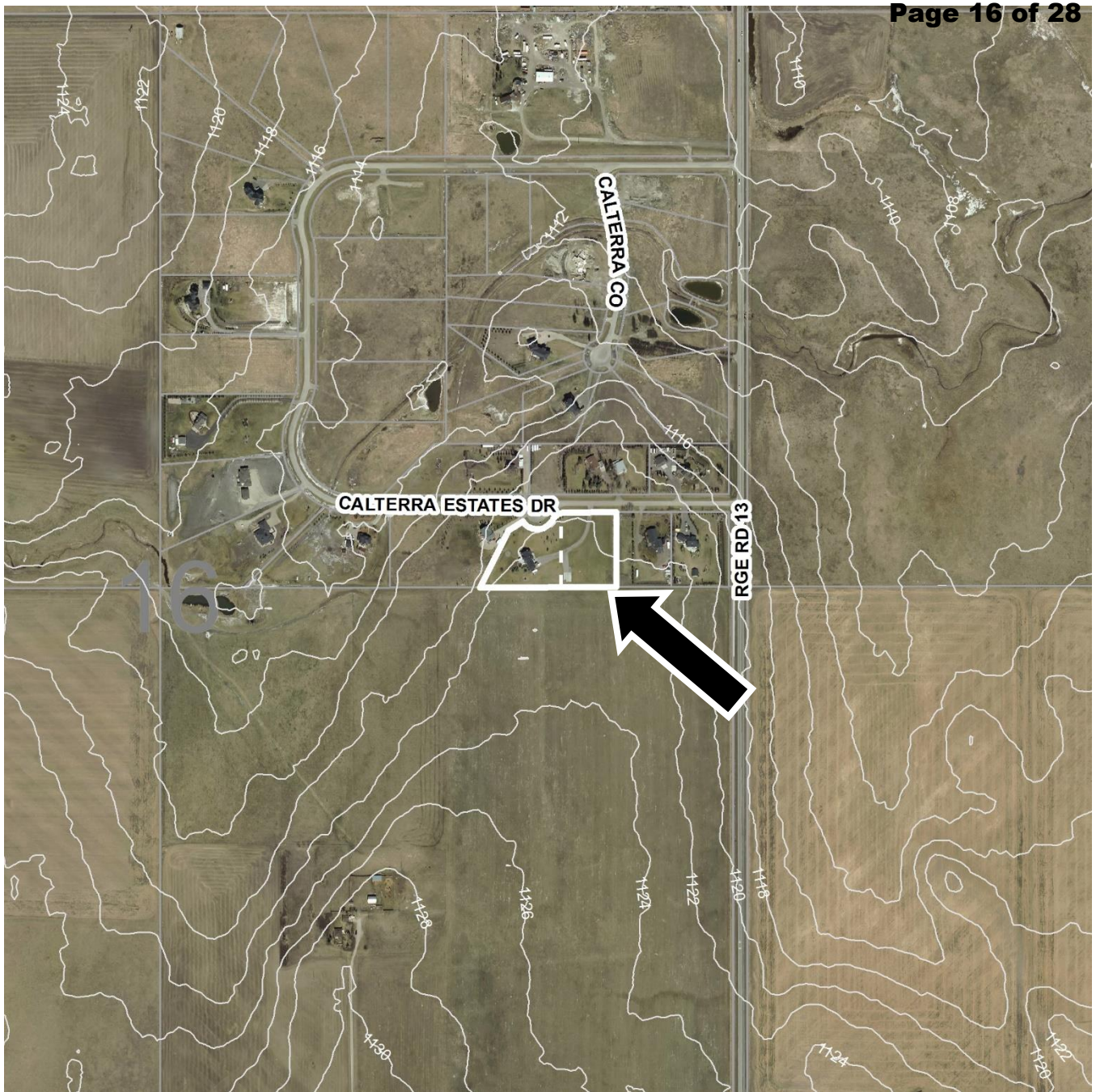
Lot:5 Plan:0010692
NE-16-26-01-W05M



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

LAND USE MAP

Lot:5 Plan:0010692
NE-16-26-01-W05M



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

TOPOGRAPHY

Contour Interval 2 M

Lot:5 Plan:0010692
NE-16-26-01-W05M

Date: Feb 22, 2017

Division # 7

File: 06516014

AGENDA

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

AIR PHOTO

Spring 2016

**Lot:5 Plan:0010692
NE-16-26-01-W05M**

Date: Feb 22, 2017

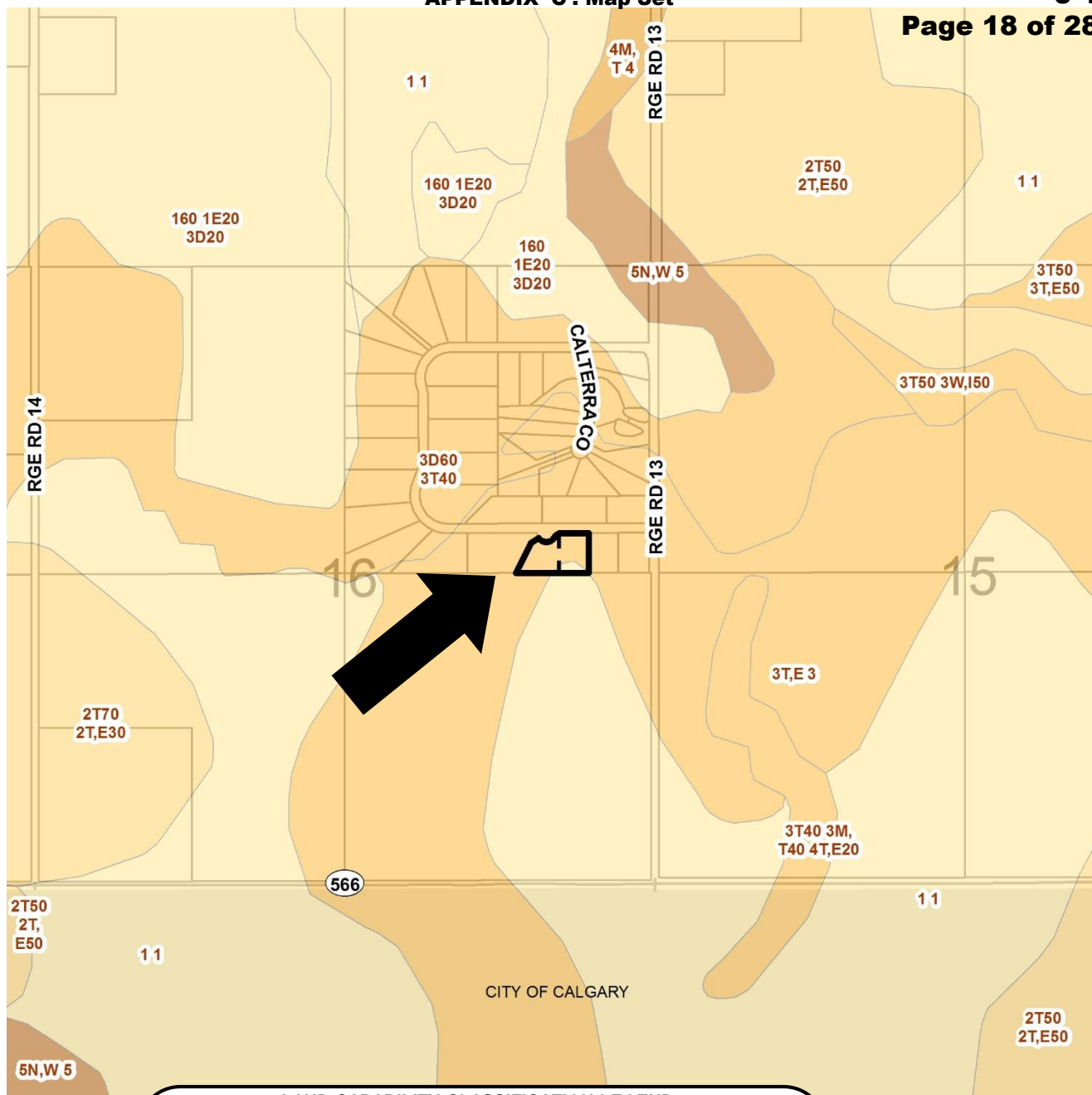
Division # 7

File: 06516014

AGENDA

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

Lot:5 Plan:0010692
NE-16-26-01-W05M

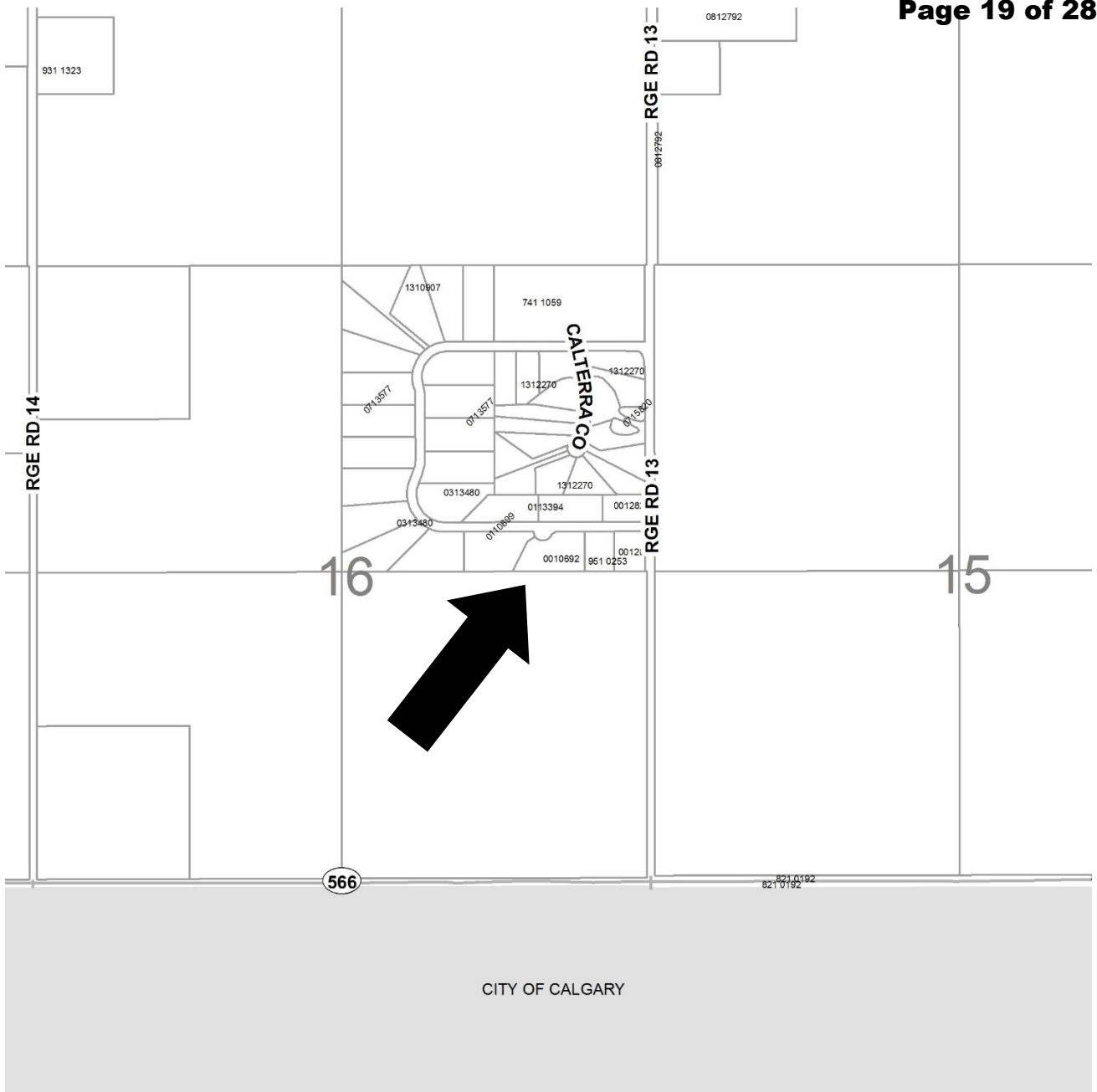
Date: Feb 22, 2017

Division # 7

File: 06516014

AGENDA

Page 241 of 275

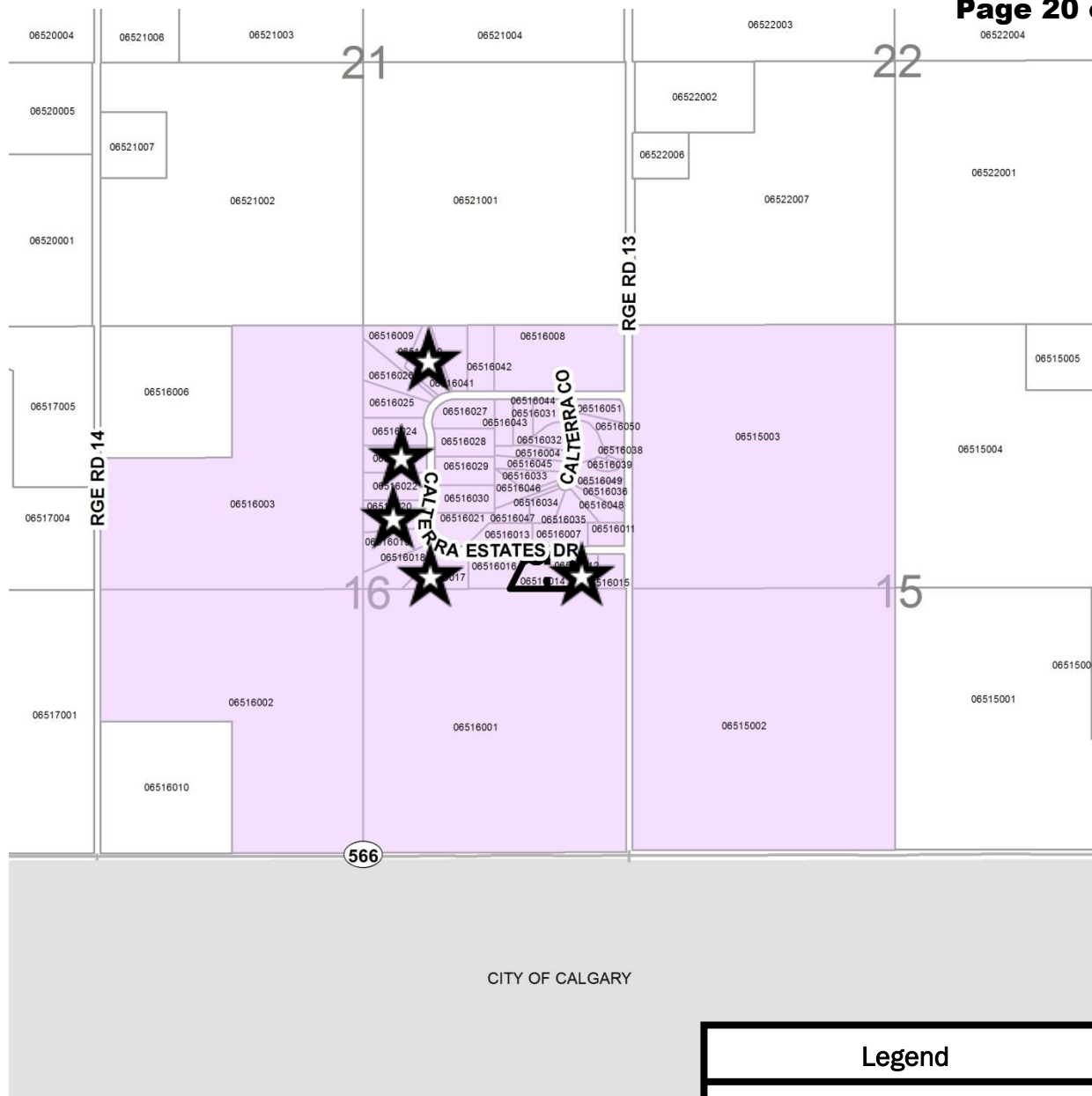
**Legend – Plan numbers**

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

HISTORIC SUBDIVISION MAP

Lot:5 Plan:0010692
NE-16-26-01-W05M

Date: Feb 22, 2017Division # 7File: 06516014**AGENDA****Page 242 of 275**



Legend



Circulation Area

Subject Lands



Letters in Opposition

Letters in Support

LANDOWNER CIRCULATION AREA

Lot:5 Plan:0010692
NE-16-26-01-W05M

Deputy Municipal Clerk
Legislative and Legal Services
Rocky View County Office
911 - 32 Avenue NE
Calgary, Alberta T2E 6X6

Reference: Bylaw C-7727-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

Application Number: PL20170150 (06516014)

Location: Lot 5 (Plan 0010692; NE-16-26-1-W5M)

June 26, 2018

Dear Sir or Madam:

I am writing to provide our support to the subdivision of Lot 5 (Plan 0010692; NE-16-26-1-W5M) as it has been presented. It is our belief that the proposed subdivision meets all of the relevant requirements, is well designed and represents a great opportunity for Calterra Estates community to grow and expand.

Our support for the subdivision is based on a number of factors. Firstly, as the proposed owners of the subdivision are immediate family members, allowing the proposed subdivision would be beneficial for our family now and in the foreseeable future. In this regard, it is our belief that the subdivision will allow our children to live next to and spend more time with their grandparents. The subdivision will also create opportunities for my family to provide assistance to and support my parents as they enter into their retirement years and continue to age.

Secondly, the proposed subdivision is consistent with the broader community's goals/objectives and represents a positive opportunity for Calterra Estates. The potential impact of the proposed subdivision has been minimized through smart design (e.g. setting the dwelling back from the main road and locating the dwelling where it will not impact the daylight available for adjacent residents). In addition, the design of the proposed dwelling is consistent with the current development in the community (e.g. similar in design, scale and dimensions to neighbouring properties) and would complement the current development in the community. As such, it is our view that the proposed subdivision represents an opportunity to grow the community in a sustainable manner and embodies the foreseeable evolution of Calterra Estates.

Thirdly, the addition of a new property and residents will have tangential benefits to the community and its current residents. It is foreseeable that the new dwelling will create the perception of growth in the community and encourage an associated increase in property values for the current residents. It is also our belief that the addition of my parents to the current Calterra Estates community will positively contribute to community fabric and safety, as they have a strong sense of community, work ethic and desire to positively contribute in their retirement years.

Finally, we would also like to take this opportunity to identify our concerns that if this proposed subdivision is not approved, it will have a chilling effect on further development/re-development in the

Calterra Estates community. This would have the potential to detrimentally impact existing property values for current residents, while also setting the bar unattainably high for future development or subdivision opportunities.

Thank you for your time and consideration of this support letter and we look forward to your determination that the proposed addition represents a positive addition to our community.

Sincerely,

Kirsten and Jonathon Friesen

From: Andrea Joy
Sent: Tuesday, June 26, 2018 8:11 PM
To: PAA_ LegislativeServices
Subject: Bylaw C-7727-2017

To Whom it may concern,

My family and I are writing on behalf of the Friesen Family in Calterra Estates. We live in this community as well.

We would like to say that we support the proposed project the Friesen family wants to do. It fits in with the way we see the neighbourhood evolving and we can see how it will increase the value on all of our properties in this great community. It will be very nice to see the lot being used and are very happy that a family will be moving in.

We hope you will allow this project to go through!

Thanks,

Andrea & Jason Johnson

Reference: Bylaw C-7727-2017 – A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

June 26, 2018

To Whom it may Concern:

I am writing to express our support for the subdivision application of Jonathon and Kirsten Friesen on behalf of Terry and Helen Ohlhauser.

We support this proposed subdivision as we believe it fits well with the growth the community of Calterra Estates is currently experiencing. The proposed development is consistent functionally and aesthetically with the existing homes. In addition, the fact that the motivation for the new home is driven namely by the desire of the grandparents looking to live closer to their children and grandchildren. This is also in line with the neighbourhood culture as there is another multi-generation family already living near each other here.

Thank you for your time and we hope this is approved so we are able to see growth and added value to our community.

Doug and Wendy Knutson

Reference: Bylaw C-7727-2017 -- A Bylaw of Rocky View County for Land Use Bylaw C-4841-97

June 26, 2018

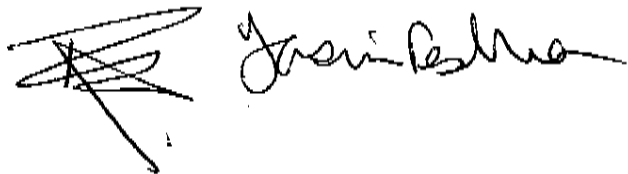
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We support this proposed subdivision as we believe it fits well with the growth the community of Calterra Estates is currently experiencing. The proposed development is consistent functionally and aesthetically with the existing homes. In addition, the fact that the motivation for the new home is driven namely by the desire of the grandparents looking to live closer to their children and grandchildren. This is also in line with the neighbourhood culture as there is another multi-generation family already living near each other here.

Thank you for your time and we hope this is approved so we are able to see growth and added value to our community.

Billy and Yasin Peshke

The image shows two handwritten signatures in black ink. The signature on the left is stylized and appears to be 'Billy Peshke'. The signature on the right is more legible and appears to be 'Yasin Peshke'.

From: Calterra
Sent: Wednesday, September 27, 2017 5:44 PM
To: Stefan Kunz
Cc: Calterra Country Estates
Subject: Rockyview file PL20170030 (subdivision) and PL20170150 (Conceptual Scheme Amendment)

September 27, 2017

To: Mr. Stefan Kunz
 Rocky View County, Planning Services

From: Calterra Land Developments Inc., developer of Calterra Estates®
 Mr. Peter Schlee (owner,)

RE: Rockyview file PL20170030 (subdivision) and PL20170150 (Conceptual Scheme Amendment)
 Lot 5, Plan 0010692 (Roll # 06516014)
 12 Calterra Estates Drive

We are submitting our comments and attached request in response to your circulation notice dated September 7, 2017 regarding the Conceptual Scheme Amendment application and subsequent Subdivision application for the above noted 4-acre lot.

We trust you are aware that this specific lot was approved for subdivision into its current 4-acre lot size in 1998 and subsequently endorsed for subdivision by Rocky View County in February 2000. The formal title was issued by Land Titles in March 2000 as Plan 0010692. As this subdivision and lot creation preceded both the formal Conceptual Scheme creation and formal approval (in June 2000), the lot was not included in any of the associated engineering planning and site testing that were part of the original Conceptual Scheme, including any formal Stormwater Management Plan considerations (SWMP & SWMF), Traffic Impact Assessment (TIA), or any of the prior required geotechnical and percolation testing associated with the other 4-acre lots in the Calterra development.

This lot may still require appropriate formal redesignation from R2 to R1 zoning, as the prior redesignation of the adjacent lot in September 2001 (Bylaw C-5417-2001) was only for the 2 lots on the north side of the Calterra Estates Drive road (Roll 06516007/013), excluding the 4-acre lots on the south side of the road (Roll 06516014). Bylaw C-5437-2001 in November 2001 also did not apply to this lot, as it specifically applied to the 4-acre lot on the north side of Calterra Estates Drive that was the subject of the boundary adjustment application and registration. Subsequent assumptions of the inclusion of the 4-acre lots on the south side of Calterra Estates Drive created in 2000 (Plan 0010692) and early 2001 (Plan 0110899) were in error, and incorrectly subsequently identified these lots with R1 zoning by Rocky View County. These lots were previously confirmed by the County as having R2 zoning in 1998 and 2000. *We trust that Rocky View will correct this error or omission with a proper formal R2 to R1 redesignation application.*

Notwithstanding the missing or omitted requirement for the proper formal redesignation of the lot from R2 to R1 zoning, we would appreciate your confirmation of whether there have been any of the required engineering testing and design reports submitted to Rocky View in support of these applications, and the specific identification of these for our reference. The engineering reports normally requested by Rocky View included the lot-specific SWMP (including detailed SWMF requirements), TIA, site geotechnical and percolation testing, and any other requirements requested by the County. If such reports are currently available in electronic format, we would appreciate if you can forward such electronic copies to us for our review of any impacts on our existing amenities, or to determine the current requirement levels for similar 4-acre lot resubdivisions planned by other 4-acre lot owners within our development area.

If the new and current lot resubdivision process no longer requires creation or provision of such engineering reports or designs, and does not require any further stormwater facilities or amenities other than what we current have available within our development area (excluding this specific lot, which is not included in any of our existing SWMF amenities), we would appreciate such confirmation at your earliest opportunity so other similar lots in our development area can also proceed with similar resubdivision plans on similar terms.

Finally, as the original providers of the existing conceptual scheme in June 2000 (provided solely at our cost and expense), we would like to request that the remaining 4-acre lots be allowed the opportunity to participate in a single joint final conceptual scheme amendment jointly with the current amendment application, where the amendment costs can be shared equally among the participating lot owners, but also to avoid 8 or 10 individual amendment applications (individually for each lot) to the one common conceptual scheme to avoid further plan fragmentation and loss of relevance. If given the opportunity, the 8 or 10 individual lot owners could be easily accommodated with a single simple Conceptual Scheme Amendment indicating the similar plans of the remaining lot owners and the final future design of the completed development.

Please let us know if any of the required engineering reports and designs can be sent to us by email, and if the existing Amendment to the Conceptual Scheme can be properly corrected to reflect the joint participation and future plans of the other remaining lot owners. Thank you.

Regards,

Mr. Peter Schlee
Calterra Land Developments Inc.
e-mail:
website: www.CalterraEstates.com

September 27, 2017

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

Attention: Stefan Kunz

RE: File Number: 06516014
Application Number: PL20170030

We are writing to submit our comments and concerns on technical matters in regards to the Subdivision Application submitted for the property next to ours (see file and application number noted above).

- **Power**
We would like clarification on where the new power supply will come from and if there may be possible trenching needed if applicant goes underground.
- **Water**
Rocky View Water Coop had confirmed years ago that there wasn't capacity for expansion. Will the applicant be drilling a well or applying for Rocky View Water Coop membership? Will this affect our current water pressure? We will need clarification on that.
The water shutoffs for Lot 1 are already located on our property. Since our place is fully landscaped with underground sprinklers installed, will the County require shutoffs to be moved to Lot 1 at this time and how without disrupting our property? Proposed action on this will need to be addressed either by Rocky View Water Coop, County, and/or applicant.
- **Sewage**
The previous owner of Lot 1 had difficulty with septic system, had to replace it twice. We would like a percolation test done and what the proposed area of the new lots system will be and where it would be located in relation to our property lines.
- **Access**
Would need proposal for new approaches and how they would affect the bus pickup area and the existing postal boxes. Would the cul-de-sac be affected with more approaches and would Rocky View be putting in a new turn off lane for the south exit into Calterra Estates Drive with the added traffic?

If you need any further details or clarification in regards to our comments, we may be reached at
or by email at

Regards,

Chuck & Marilyn Titterington



PLANNING SERVICES

TO: Subdivision Authority
DATE: July 10, 2018
FILE: 03329002
SUBJECT: Subdivision Item – Recreation Business District - Janet ASP

DIVISION: 5
APPLICATION: PL20180037

¹ADMINISTRATION RECOMMENDATION:

THAT Subdivision Application PL20180037 be approved with the conditions as noted in Appendix A.

EXECUTIVE SUMMARY:

The purpose of this application is to create a ± 22.90 hectare (± 56.59 acre) parcel with a ± 42.03 hectare (± 103.86 acre) remainder. The subdivision proposal is intended to facilitate the proposed Heatherglen Industrial Business Park Conceptual Scheme and land use applications (PL20180022/3) that are currently being processed. The Applicant is seeking to separate the titles between the physically separate north and south lands of the Heatherglen Golf Course.

The subject 64.88 hectare (160.32 acre) parcel is located within the Janet Business Area, at the northeast junction of Highway 560 and Range Road 285, 1.0 mile east of the city of Calgary. The property contains an existing 27-hole golf course with associated club house and amenities. Proposed Lot 1 contains the northern nine holes and is physically separated from the rest of the golf course by the Western Irrigation District canal. Proposed Lot 1 is accessed via an existing pedestrian bridge from the southern portion of the lands. There is an existing paved approach from Range Road 285 serving the southern lands. The lands are currently un-serviced for water and wastewater.

The lands are located within the policy area of the Janet Area Structure Plan (ASP) and the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP); the application was evaluated in accordance with these plans. Administration recommends approval of the application for the following reasons:

- The proposal is consistent with the objectives of the Janet ASP and the IDP;
- The proposal is consistent with the land use strategy and phasing plan as outlined in Maps 5 and 9 of the ASP;
- A local plan was submitted for future development of the lands in accordance with sections 10.5 and 26.1 of the ASP;
- The proposal is consistent with policies 10.8 to 10.10 of the ASP, which address the future development of the Heatherglen Golf Course lands;
- The parcel sizes are appropriate for the existing land use designation; and
- All technical matters are addressed through the suggested conditions of approval.

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

PROPOSAL: To create a ± 22.90 hectare (± 56.59 acre) parcel with a ± 42.03 hectare (± 103.86 acre) remainder.

GENERAL LOCATION: Located at the northeast junction of Highway 560 and Range Road 285, 1.0 mile east of the city of Calgary

¹Administration Resources

Jessica Anderson, Planning Services
 Gurbir Nijjar, Engineering Services



LEGAL DESCRIPTION: Lot 11, Plan 9810626, W-1/2-29-23-28-W04M	GROSS AREA: ± 64.88 hectare (± 160.32 acre)
APPLICANT: Heatherglen Land Company Ltd. OWNER: Heatherglen Land Company Ltd.	RESERVE STATUS: Municipal Reserves are outstanding and comprise 10% of the lands.
LAND USE DESIGNATION: Business Recreation District (B-4)	LEVIES INFORMATION: Transportation Off-Site Levy (C-7356-2014)
DATE SUBDIVISION APPLICATION RECEIVED: March 8, 2018 DATE SUBDIVISION APPLICATION DEEMED COMPLETE: April 9, 2018	APPEAL BOARD: Subdivision & Development Appeal Board
TECHNICAL REPORTS SUBMITTED: <ul style="list-style-type: none"> • None. 	LAND USE POLICIES AND STATUTORY PLANS: <ul style="list-style-type: none"> • County Plan (Bylaw C-7280-2013) • Janet Area Structure Plan (C-7418-2014) • Rocky View County/City of Calgary Intermunicipal Development Plan (C-7078-2011) • Land Use Bylaw (Bylaw C-4841-97)

PUBLIC & AGENCY SUBMISSIONS:

No letters were received in response to 94 letters circulated to adjacent landowners. The responses to the internal and external agency circulation are viewable in Appendix 'B'.

HISTORY:

November 11, 2014 The Janet Area Structure Plan (C-7418-2014) was adopted by Council.

March 6, 1998 Plan 9810626 was registered creating two (2) lots including the subject ± 64.88 hectare (± 160.32 acre) parcel.

TECHNICAL CONSIDERATIONS:

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

a) The site's topography

The topography of the land is generally flat with drainage towards the south.

Conditions: None.

b) The site's soil characteristics

The subject lands contain Class 1 soils, where there are no significant limitations to crop production.

Conditions: None



c) Stormwater collection and disposal

The Applicant did not provide a stormwater proposal at this stage. As per the Janet Master Drainage Plan (MDP), a stormwater conveyance alignment has been identified adjacent to the existing Western Irrigation District (WID) canal within the WID right-of-way. Further review of the existing canal alignment shows that there is a minimum of 12.00 m of clearance between the northern edge of the canal and the right-of-way boundary in which to place the future stormwater conveyance. Given the flat slope and localized constraints within the right-of-way, the installation of a channel does not appear to be feasible in this location. As the MDP identifies piped conveyances upstream and downstream of the conveyance in question, a 675 mm piped conveyance would be more practical, as it matches the downstream pipe size and can be accommodated within the 12.00 m clearance within the existing right-of-way. Given this rationale, no further dedication or easements are required on the subject lands to accommodate regional stormwater conveyance.

As a condition of subdivision, the applicant would be required to provide payment of the Stormwater Offsite Levy in accordance with Bylaw C-7535-2015 for the total gross acreage of the proposed Lot 1:

- The estimated levy payment owed at time of subdivision endorsement is \$310,620 (CSMI - \$5,488/ac x 56.6 ac).

Conditions: 6

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

The County's wetland mapping indicates that there are twelve altered wetlands affecting the subject lands; however, none of these inhibit the proposed title separation.

Conditions: None.

e) Accessibility to a road

Access to the northern portion of the property is from an existing pedestrian bridge that connects it to the southern portion of the lands. This arrangement is acceptable until such time as redevelopment of the lands is proposed.

As a condition of subdivision, the Applicant would be required to dedicate 8.00 meters along the entire western boundary of the subject site to facilitate future road widening in accordance with the requirements of the SE Industrial Growth Study. As the proposal aims to simply separate the northern portion of the golf course from the southern portion to allow for the future redevelopment of the northern parcel, the County would require the entire road widening (8.00 meters) to be dedicated by caveat as a condition of approval, as the dedication of the lands would place portions of the existing golf course in the newly widened right-of-way of Range Road 285. At the time of redevelopment of the northern parcel (into the proposed industrial business park), the County would act on the caveat along the northern parcel, as the land would undergo active development in which portions of the existing golf course would be redeveloped and removed from the proposed right-of-way of Range Road 285. Furthermore, the County would require a corner cut to be dedicated by caveat at the northeast corner of the intersection of Glenmore Trail and Range Road 285 to facilitate the implementation of the future, interim, at-grade intersectional improvement at that intersection, which is identified in the draft Functional Planning Study being undertaken by the City of Calgary for the future interchange at that location.

Condition: 2, 3



Transportation Offsite Levy

The Transportation Offsite Levy shall be collected in accordance with Bylaw C-7356-2014 for the total gross acreage of the proposed Lot 1.

- The estimated levy payment owed at time of subdivision endorsement is \$821,096 (Base = \$4,595/ac x 56.6 ac = \$260,077; Special Area 3 = \$9,028/ac x 56.6 ac = \$510,984; Special Area 7 = \$884/ac x 56.6 ac = \$50,034).

Conditions: 5

f) Water supply, sewage, and solid waste disposal

All requirements for water and wastewater servicing will be addressed as part of the conceptual scheme and land use applications currently in process.

Conditions: None

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

The quarter section in which the subject land is located is composed of predominantly commercial and industrial land uses. Land to the north, west, and east of the site are designated for commercial, industrial, and business uses. Land to the south contains the residential community of Prairie Schooner Estates and an agricultural parcel.

The proposed land uses are generally consistent with existing land uses and parcel sizes in the area.

Conditions: None

h) Other matters

As a condition of subdivision, the Applicant would be required to provide a cost recovery payment to adjacent landowners others for the previous improvements to Range Road 285. As per the current Cost Recovery Agreement, the amount owed at the subdivision endorsement stage is estimated to be \$202,600.

Municipal Reserves are outstanding and comprise 10% of the subject lands. Collection of reserves is recommended to be deferred to a future subdivision stage so that reserves may be collected based on the ultimate development proposal; therefore, a deferred reserve caveat is required as a condition of subdivision approval. At the future development stage, it is expected that reserves would be collected in full as cash-in-lieu.

- Lot 1: 56.59 acre acres x 10% = 5.659 acres owing to be provided by cash in lieu (approximate calculation \$395,632.01, final amount to be determined by plan of survey), in accordance with the Appraisal Report prepared by Adam Grisack, file CGY-18-0314/138238, dated June 13, 2018, in the amount of \$69,912.00 per acre.

Conditions: 8

POLICY CONSIDERATIONS:

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

The subject lands are identified in Map 2 Key Focus Areas as the Highway 560 (Glenmore Trail) Joint Industrial Corridor and in Map 4 Growth Corridors/Areas as a Rocky View County growth corridor.

The City of Calgary was circulated for comment on the application; the comments are detailed in Appendix 'B', but generally, no concerns were identified.



Janet Area Structure Plan (Bylaw C-7418-2014)

The subject land is located within the policy area of the Janet Area Structure Plan (ASP). The ASP does not specifically address this type of subdivision application; however, the lands are identified in Map 5 as suitable for industrial development, which is consistent with future development proposal for these lands. Map 9 identifies the lands as being in Phase 1, where landowners may proceed with development subject to the policies of the ASP. Map 10 identifies these lands as requiring a Local Plan; however, policy 26.1 provides further direction as follows:

Policy 26.1 Applications for redesignation, subdivision, and / or development require the concurrent or prior adoption of a local plan, unless otherwise directed by the policies of this Plan or determined by the County not to be required.

As noted, there are two other applications being processed: one for the Heatherglenn Industrial Business Park Conceptual Scheme (Local Plan), and another for the land use redesignation, with provision for a future subdivision application to realize the industrial park; therefore, Administration has no concerns with this application proceeding at this time.

Land Use Bylaw (C-4841-97)

The subject lands hold a Recreation Business District (B-4) land use designation, which is the appropriate designation for the current use of a golf course. Any future industrial development would require the prior adoption of a conceptual scheme, redesignation, and further subdivision.

CONCLUSION:

The lands are located within the policy area of the Janet Area Structure Plan (ASP) and the Rocky View County/City of Calgary Intermunicipal Development Plan (IDP), and the application was evaluated in accordance with these plans. Administration recommends approval of the application for the following reasons:

- The proposal is consistent with the goals and objectives of the Janet ASP;
- The proposal is consistent with the land use strategy and phasing plan as outlined in Maps 5 and 9 of the ASP;
- A local plan has been submitted for future development of the lands in accordance with section 10.5 and 26.1 of the ASP;
- The proposal is consistent with policies 10.80 to 10.10 of the ASP, which address the future development of the Heatherglenn Golf Course lands;
- The parcel sizes are appropriate for the existing land use designation; and
- All technical matters are addressed through the suggested conditions of approval.

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

OPTIONS:

Option #1: THAT Subdivision Application PL20180037 be approved with the conditions as noted in Appendix A.

Option #2: THAT Subdivision Application PL20180037 be refused as per the reasons noted.



Respectfully submitted,

“Chris O’Hara”

General Manager

JA/rp

Concurrence,

“Rick McDonald”

Interim County Manager

APPENDICES:

APPENDIX ‘A’: Approval Conditions

APPENDIX ‘B’: Application Referrals

APPENDIX ‘C’: Map Set



APPENDIX A: APPROVAL CONDITIONS

- A. That the application to create a ± 22.90 hectare (± 56.59 acre) parcel with a ± 42.03 hectare (± 103.86 acre) remainder within Block 11, Plan 9810626, W-1/2-29-23-28-W04M has been evaluated in terms of Section 654 of the *Municipal Government Act* and Section 7 of the Subdivision and Development Regulations, and having considered the adjacent land owners 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 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 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.
- 2) The Owner is to dedicate, by caveat, 8.00 m of road dedication along the west boundary of Lots 1 and 2, to the satisfaction of the County, and shall include:
 - a) Land is to be purchased for \$1 by the County;
- 3) The Owner is to dedicate, by caveat, a corner cut at the southeast corner of Lot 2 to facilitate the future implementation of an interim intersectional improvement at Glenmore Trail and Range Road 285 in accordance with the draft Functional Planning Study for the future interchange at that intersection, to the satisfaction of the County, and shall include:
 - a) Land is to be purchased for \$1 by the County;

Payments and Levies

- 4) The Owner shall pay to the County the relevant cost recoveries plus applicable interest, for the improvements to Range Road 285 development area, in accordance with the Infrastructure Cost Recovery Agreement. The County shall calculate the total amount owing from the gross acreage as shown on the Plan of Survey submitted for endorsement;



- 5) The Owner shall pay the Transportation Off-Site Levy (base levy and special area levies) in accordance with the Bylaw at the time of subdivision approval for the gross area of lands to be subdivided. The County shall calculate the total amount owing, including the gross acreage of Lot 1, in accordance with the tentative plan and Plan of Survey.
- 6) The Owner shall pay the Stormwater Off-Site Levy in accordance with the Bylaw at the time of subdivision approval for the gross area of lands to be subdivided. The County shall calculate the total amount owing, including the gross acreage of Lot 1, in accordance with the tentative plan and Plan of Survey.
- 7) The Applicant/Owner shall pay the County subdivision endorsement fee, in accordance with the Master Rates Bylaw, for the creation of one (1) new lot.

Other

- 8) The provision of Reserve in the amount of 10% of Lots 1 and 2 is to be deferred by Caveat proportionately to Lot 1 and 2.

Taxes

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

D. SUBDIVISION AUTHORITY DIRECTION:

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

APPENDIX B: APPLICATION REFERRALS

AGENCY	COMMENTS
<i>School Authority</i>	
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.
<i>Province of Alberta</i>	
Alberta Environment	No comments provided.
Alberta Transportation	<p>Further to our correspondence dated May 18, 2018, Alberta Transportation understands that this proposal to create a 56 acre parcel with a 103 acre remainder is to separate the proposed future Industrial Business Park lands from the existing Golf Course lands and is administrative in nature. This subdivision will be followed by additional subdivision for the business park as contemplated in the proposed Conceptual Scheme, and that no industrial development will be considered on this parcel in the interim.</p> <p>As such, please accept this letter as Alberta Transportation's variance of Section 14 and Section 15 of the Subdivision and Development Regulation to accommodate this proposal. Due to the proximity of Highway 560 any appeals with respect to this subdivision will be heard by the Municipal Government Board.</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.
<i>Public Utility</i>	
ATCO Gas	No comments provided.
ATCO Pipelines	ATCO PIPELINES has no objection.

AGENCY	COMMENTS
AltaLink Management	No comments provided.
FortisAlberta	No concerns.
Telus Communications	No comments provided.
TransAlta Utilities Ltd.	No comments provided.
Rockyview Gas Co-op Ltd.	No comments provided.
<i>Other External Agencies</i>	
EnCana Corporation	No comments provided.
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 # PL20180037 – To create a ± 22.90 hectare (± 56.59 acre) parcel with a ± 42.03 hectare (±103.86 acre) remainder to facilitate the proposed Heatherglen Industrial Business Park Conceptual Scheme and land use applications.</p>
Western Irrigation District	<p>Further to the above noted subdivision application within W ½ 29-23-28 W4M; There are currently irrigation acres on this property, the redesignation is inconsistent with keeping the irrigation acres on this parcel. WID will be contacting the landowner to inform them that the irrigation acres will need to be removed. WID asks that Rocky View County make this a condition of the redesignation.</p>
<i>Rocky View County – Boards and Committees</i>	
ASB Farm Members and Agricultural Fieldmen	No concerns as this parcel falls within the Janet Area Structure Plan.
Chestermere-Conrich Recreation Board	The Chestermere-Conrich Recreation Board recommends taking Cash-in-lieu.
<i>Internal Departments</i>	
Municipal Lands	<p>The Municipal Lands office has reviewed the application(s) and offer the following comments/recommendations/concerns at this time.</p> <p>These comments/recommendations/concerns have been provided based on the application submitted and are subject to change to ensure alignment with standards, best practices, policies and procedures.</p>



AGENCY	COMMENTS
	<p>Circulation PL20180037- Heatherglenn Industrial Business Park With regards to this subdivision application:</p> <p>Municipal Reserve (Parks and/or open space)</p> <p>In reference to Section 4.5 of the Heatherglenn Industrial Park Conceptual Scheme:</p> <ul style="list-style-type: none"> A requirement for parks or open space has not been identified and is therefore not required within this development; it is recommended to take cash-in-lieu of reserve dedication for all reserves owing affecting the plan area. <p>Active Transportation Network (Pathway, sidewalk and/or trails)</p> <p>In reference to Section 4.5 of the Heatherglenn Industrial Park Conceptual Scheme:</p> <ul style="list-style-type: none"> Final design associated with elements related to maintenance road/pathway connectivity as identified in Policy 4.5.2 will be subject to review and approval by Administration in accordance with an applicable Development Agreement.
Development Authority	No comments provided.
GeoGraphics	Please ensure that a road naming application is requested as a condition of subdivision at the subdivision approval stage.
Building Services	No comments provided.
Emergency Services	<p>Having reviewed the comments, the Fire Service has the following comments:</p> <ol style="list-style-type: none"> Please ensure that water supplies and hydrants are sufficient for firefighting purposes. Please contact the Fire Service to propose a design for a private hydrant systems if it is required. Dependent on the occupancies, the Fire Service recommends that the buildings be sprinklered, if applicable, as per the Alberta Building Code. The Fire Service also recommends that the water co-op be registered with Fire Underwriters. Please ensure that access routes are compliant to the designs specified in the Alberta Building Code and the Rocky View County Servicing Standards. Please ensure that there is adequate access throughout all phases of development and that the access complies with the requirements of the Alberta Building Code & NFPA 1141. <p>There are no further comments at this time.</p> <p>Enforcement has no concerns.</p>



AGENCY	COMMENTS
Infrastructure and Operations – Engineering Services	<p data-bbox="618 275 724 306"><u>General</u></p> <ul data-bbox="618 327 1463 762" style="list-style-type: none"> • The proposed subdivision is to separate the north and south portions of the existing HeatherGlen Golf Course as the applicant has an active conceptual scheme and land use application for a business park development on the proposed Lot 1 (northern parcel). All requirements for the servicing and access to the proposed Lot 1 shall be addressed as part of the conceptual scheme and land use application for the Heatherglen Business Park; • As a condition of subdivision, the applicant will be required to provide a cost recovery payment to others for the previous improvements to Range Road 285. As per the current Cost Recovery Agreement, the amount owed at time of subdivision endorsement is estimated at \$202,600 <p data-bbox="618 783 805 814"><u>Geotechnical</u> -</p> <ul data-bbox="618 835 1187 867" style="list-style-type: none"> • ES has no further concerns at this time. <p data-bbox="618 888 821 919"><u>Transportation</u> -</p> <ul data-bbox="618 940 1463 1940" style="list-style-type: none"> • As a condition of subdivision, the applicant is required to dedicate eight (8) meters along the entire western boundary of the subject site to facilitate future road widening in accordance with the requirements of the SE Industrial Growth Study. As the proposal at this time is to simply separate the northern portion of the golf course from the southern portion to allow for the future redevelopment of the northern parcel, the County will require the entire road widening (eight meters) to be dedicated by caveat this time as the dedication of the lands would place portions of the existing golf course in the newly widened ROW of Range Road 285. It is likely that at the time of the redevelopment of the northern parcel (proposed business park), the County would act on the caveat along the northern parcel as the land would be undergoing active development at that time for which portions of the existing golf course would be redeveloped and removed from the proposed ROW of Range Road 285; • Furthermore, as a condition of subdivision, the County will require a corner cut to be dedicated by caveat at the NE corner of the intersection of Glenmore Trail and Range Road 285 to facilitate the implementation of the future interim, at-grade intersectional improvement at Glenmore Trail and Range Road 285 as identified in the draft Functional Planning Study for the future interchange at Glenmore Trail and Range Road 285 being undertaken by the City of Calgary; • As a condition of subdivision, the applicant is required to provide payment of the Transportation Offsite Levy in accordance with Bylaw C-7356-2014 for the gross acreage

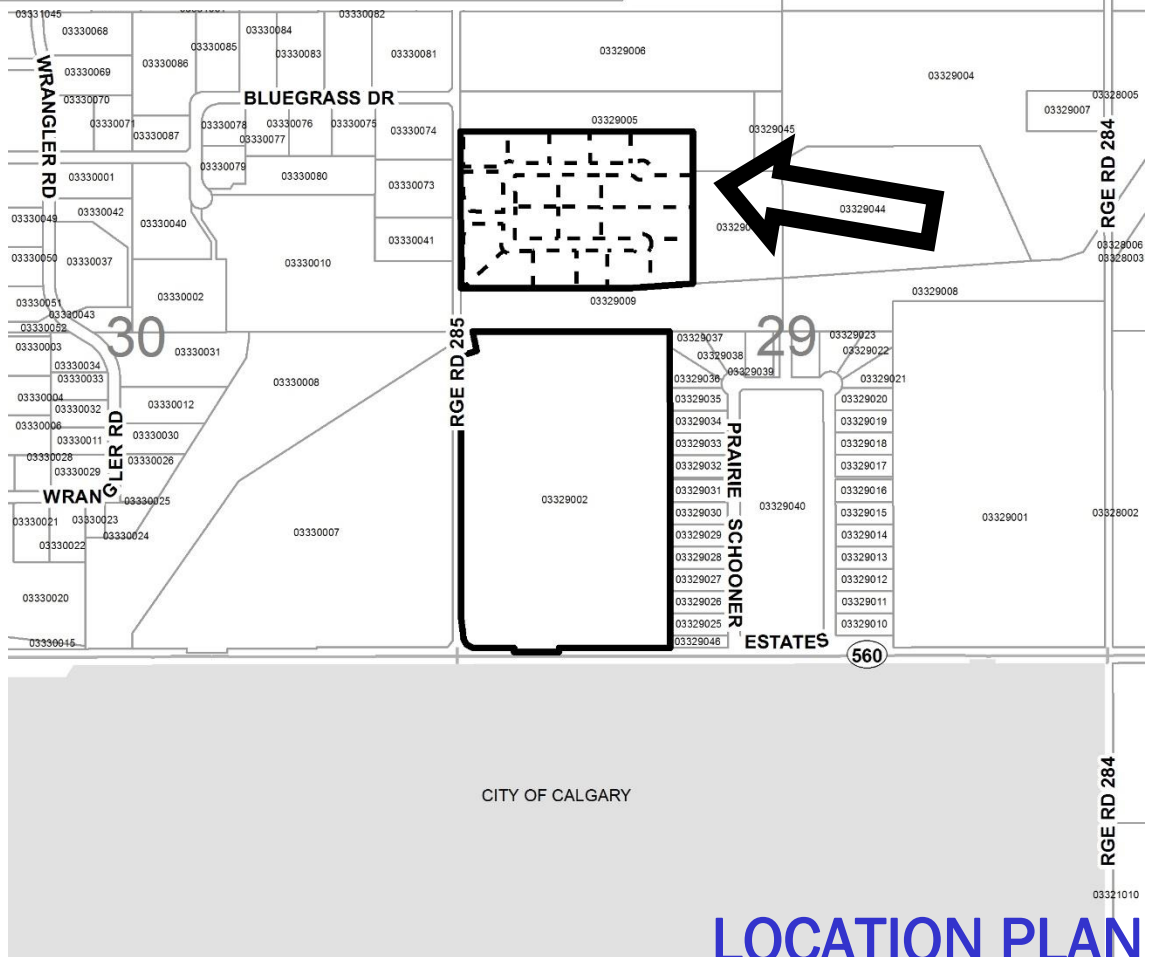
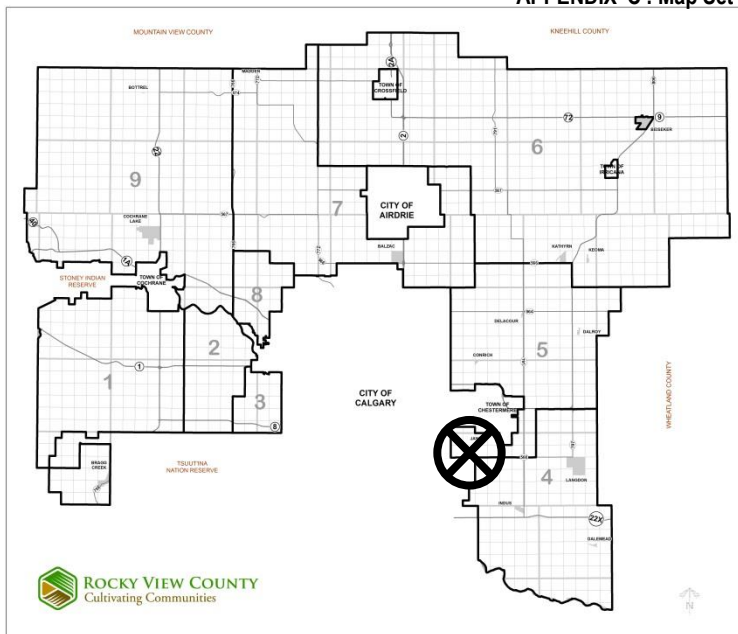


AGENCY	COMMENTS
Infrastructure and Operations - Maintenance	<p>of the northern parcel. The payment of the levy on the southern parcel shall be deferred at this time given that the existing golf course is to remain operational and the future re-development potential of the lands. The estimated levy payment owed at time of subdivision endorsement is \$821,000 (Base + Special Area #3 + Special Area #7 @ 56.6 acres).</p>
	<p><u>Sanitary/Waste Water</u></p>
	<ul style="list-style-type: none"> ES has no further concerns at this time.
	<p><u>Water Supply And Waterworks</u></p>
	<ul style="list-style-type: none"> ES has no further concerns at this time.
	<p><u>Storm Water Management</u></p>
	<ul style="list-style-type: none"> As per the Janet Master Drainage Plan (MDP), a stormwater conveyance alignment has been identified adjacent to the existing WID canal within the WID ROW. Further review of the existing canal alignment shows that there is a minimum of 12m of clearance between the northern edge of the canal and ROW boundary to place the future stormwater conveyance. The Janet MDP identifies this stormwater conveyance as being a channel with a 2m flat bottom, 1.25m in depth and a relatively flat slope (0.03%). Given the flat slope and localized constraints within the ROW, the installation of a channel does not appear to be feasible in this location. As the Janet MDP has identified piped conveyances upstream and downstream of the conveyance in question, a 675mm piped conveyance would be more practical as it matches the downstream pipe size and can be accommodated within the 12m clearance within the WID ROW. Given this rationale, no further dedication or easements are required on the subject lands to accommodate regional stormwater conveyance; As a condition of subdivision, the applicant will be required to provide payment of the Stormwater Offsite Levy in accordance with Bylaw C-7535-2015 for the gross acreage of the northern parcel. The payment of the levy on the southern parcel shall be deferred at this time given that the existing golf course is to remain operational and the future re-development potential of the lands. The estimated levy payment owed at time of subdivision endorsement is \$310,600 (CSMI)
	<p><u>Environmental</u></p>
	<ul style="list-style-type: none"> ES has no further concerns at this time.
	<p>No concerns.</p>



AGENCY	COMMENTS
Infrastructure and Operations - Capital Delivery	No concerns.
Infrastructure and Operations - Operations	No concerns.
Infrastructure and Operations – Utility Services	No concerns.

Circulation Period: April 26, 2018 to May 17, 2018



Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: April 17, 2018

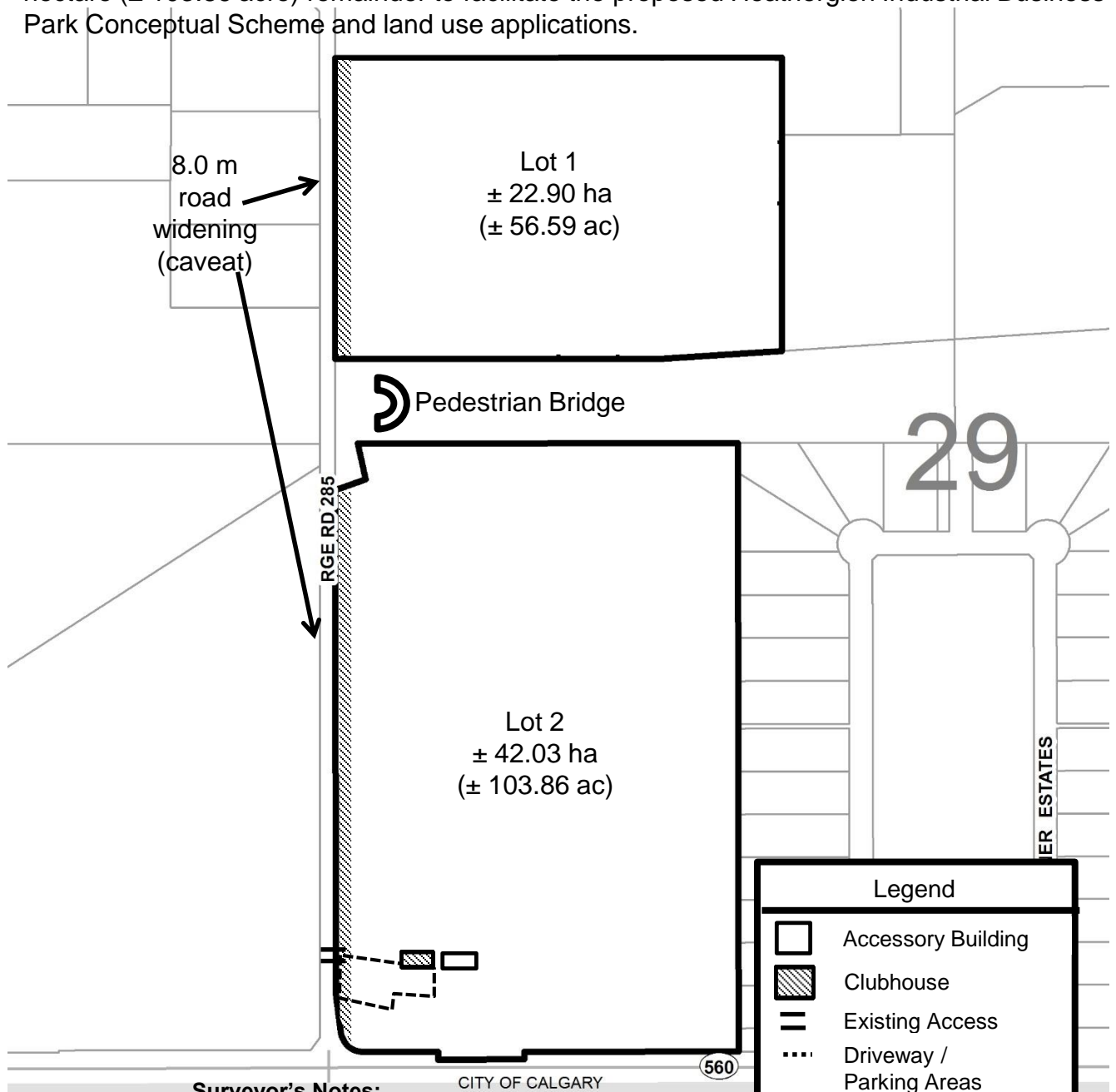
Division # 5

File: 03329002

AGENDA

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Subdivision Proposal: To create a ± 22.90 hectare (± 56.59 acre) parcel with a ± 42.03 hectare (± 103.86 acre) remainder to facilitate the proposed Heatherglen Industrial Business Park Conceptual Scheme and land use applications.



Surveyor's Notes:

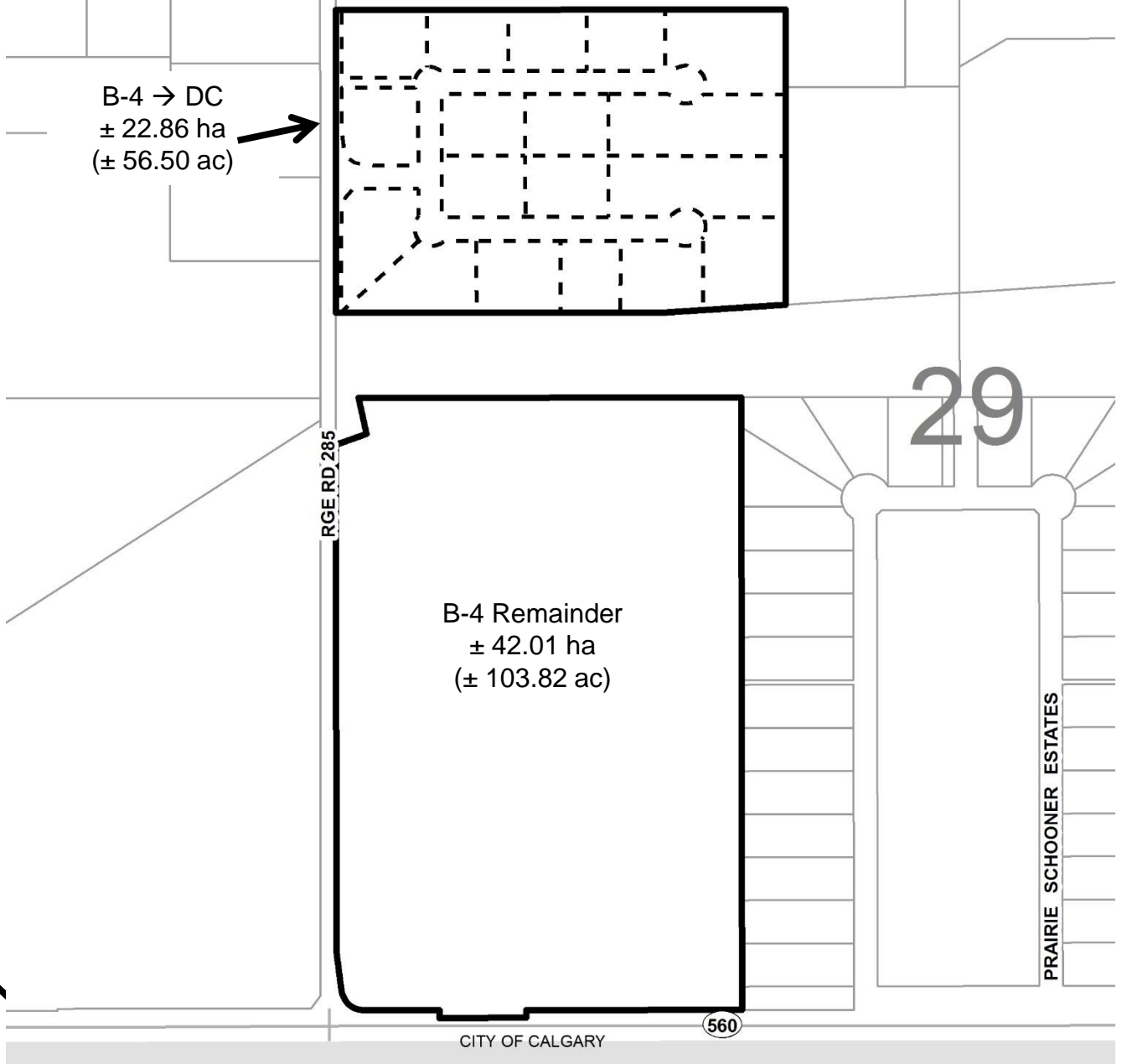
1. Parcels must meet minimum size and setback requirements of Land Use Bylaw C-4841-97.
2. Refer to Notice of Transmittal for approval conditions related to this Tentative Plan.

TENTATIVE PLAN

**Block:11 Plan:9810626
W 1/2-29-23-28-W04M**

Future Conceptual Scheme Proposal: To adopt the Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals.

Future Development Proposal: To redesignate a portion of the subject lands from Recreation Business District to Direct Control District to accommodate a new limited-service, industrial business park with lots ranging in size from 2.0 acres to 5.50 acres.



FUTURE DEVELOPMENT PROPOSAL

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: April 17, 2018

Division # 5

File: 03329002

AGENDA

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Future Conceptual Scheme Proposal: To adopt the Heatherglen Industrial Business Park Conceptual Scheme to provide a policy framework to guide future redesignation, subdivision and development proposals.

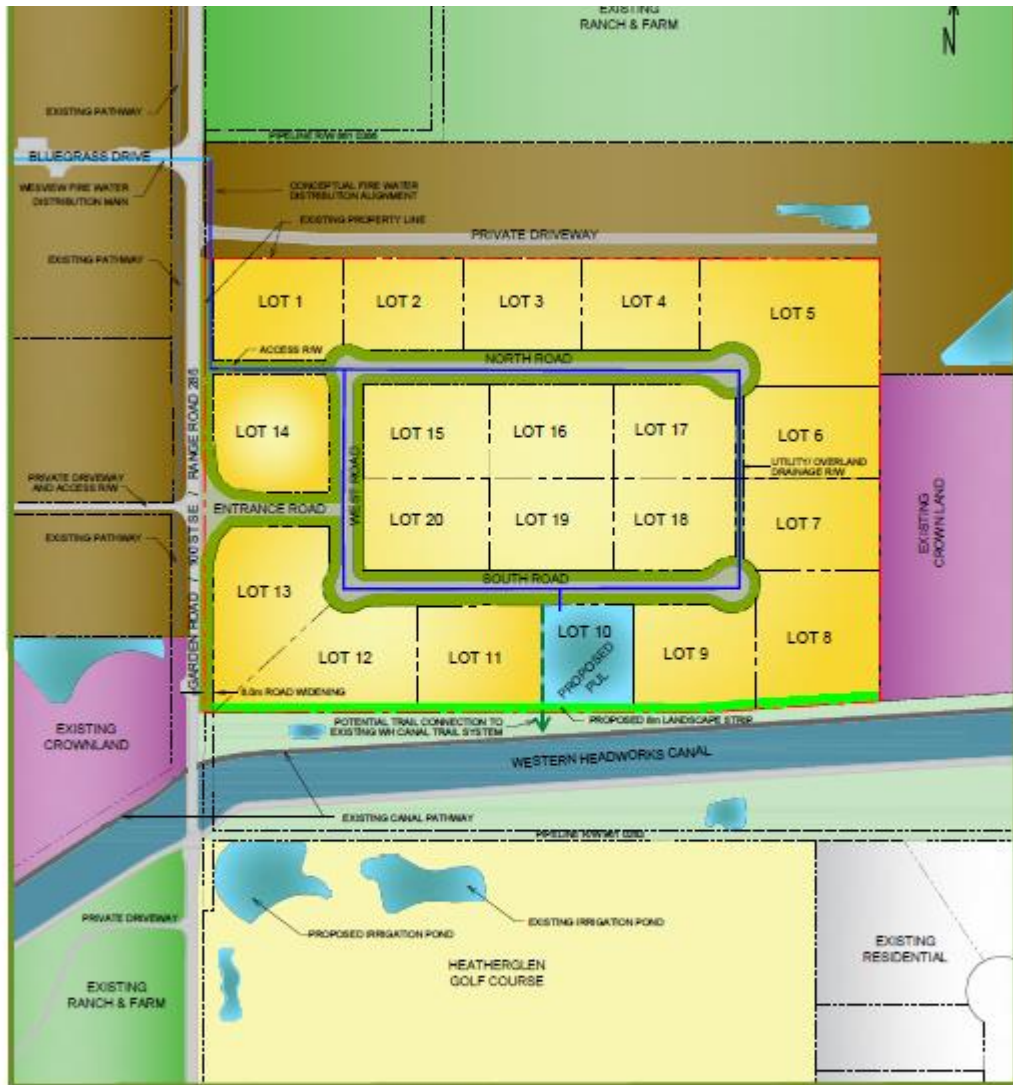


FIGURE 5: CONCEPTUAL SITE PLAN

15

FUTURE HEATHERGLEN INDUSTRIAL BUSINESS PARK CONCEPTUAL SCHEME PROPOSAL

**Block:11 Plan:9810626
W 1/2-29-23-28-W04M**

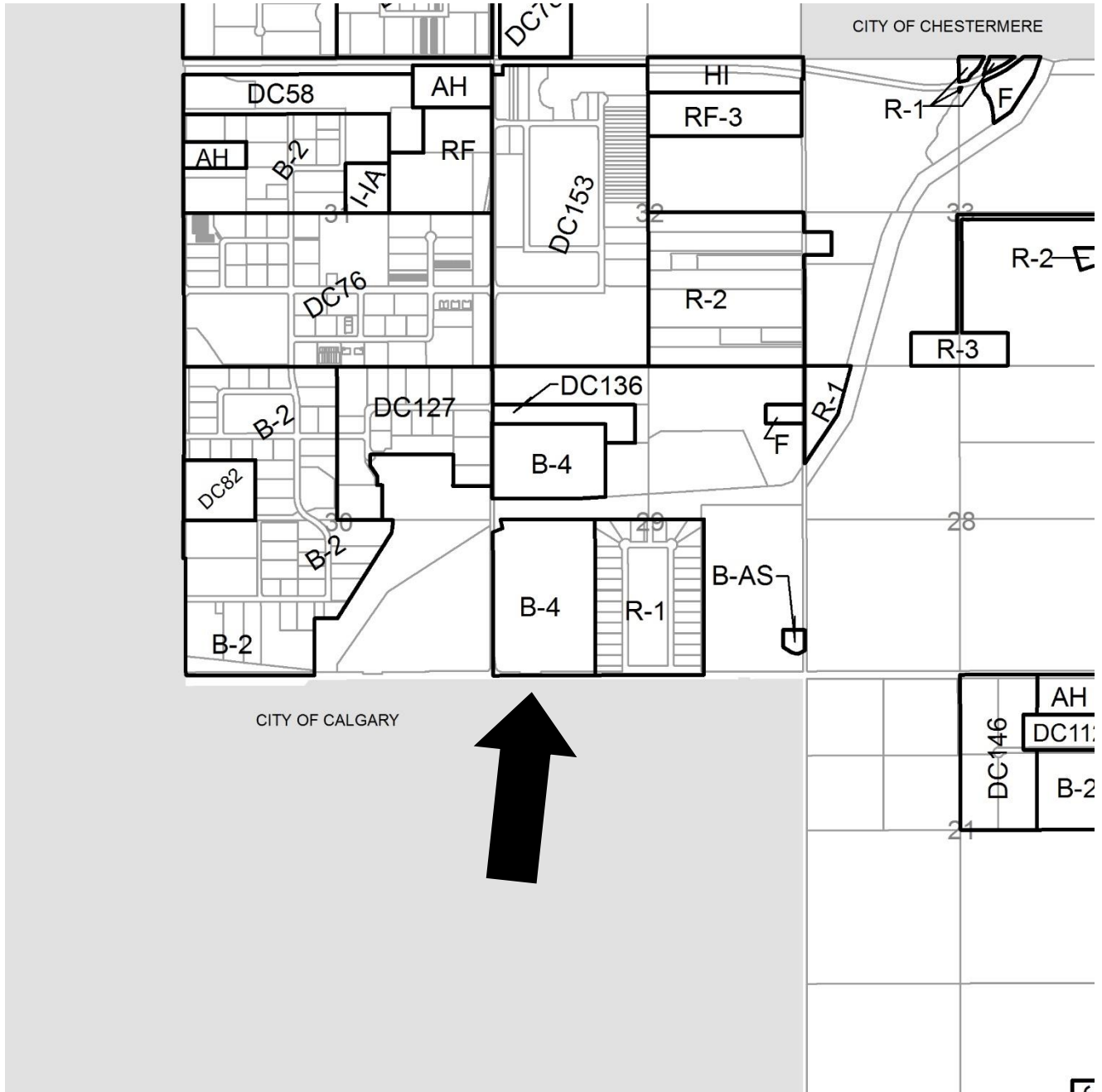
Date: April 17, 2018

Division # 5

File: 03329002

AGENDA

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

LAND USE MAP

Block:11 Plan:9810626
W 1/2-29-23-28-W04M



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

TOPOGRAPHY

Contour Interval 2 M

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: April 17, 2018

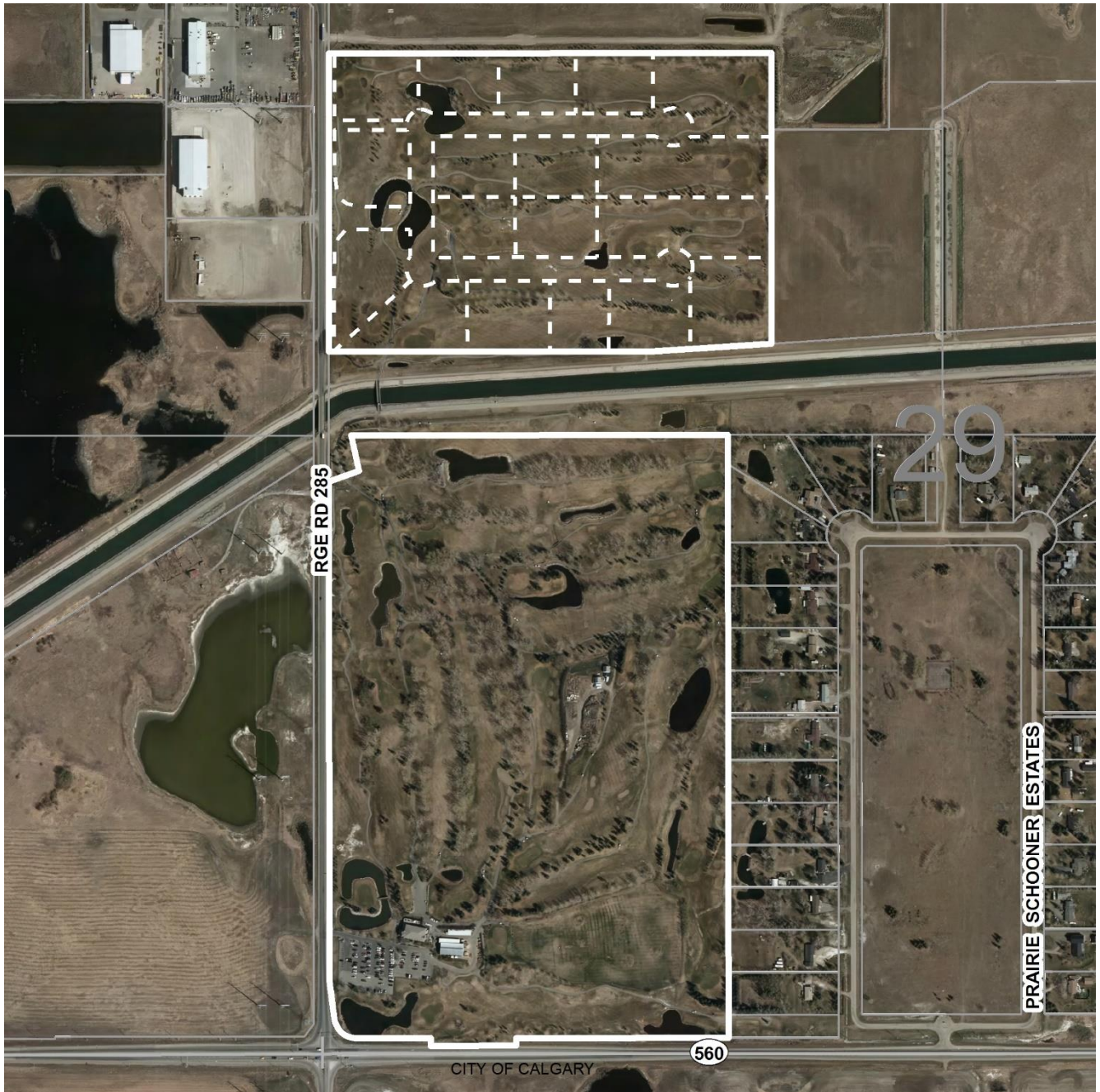
Division # 5

File: 03329002

AGENDA

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

AIR PHOTO

Spring 2016

**Block:11 Plan:9810626
W 1/2-29-23-28-W04M**

Date: April 17, 2018

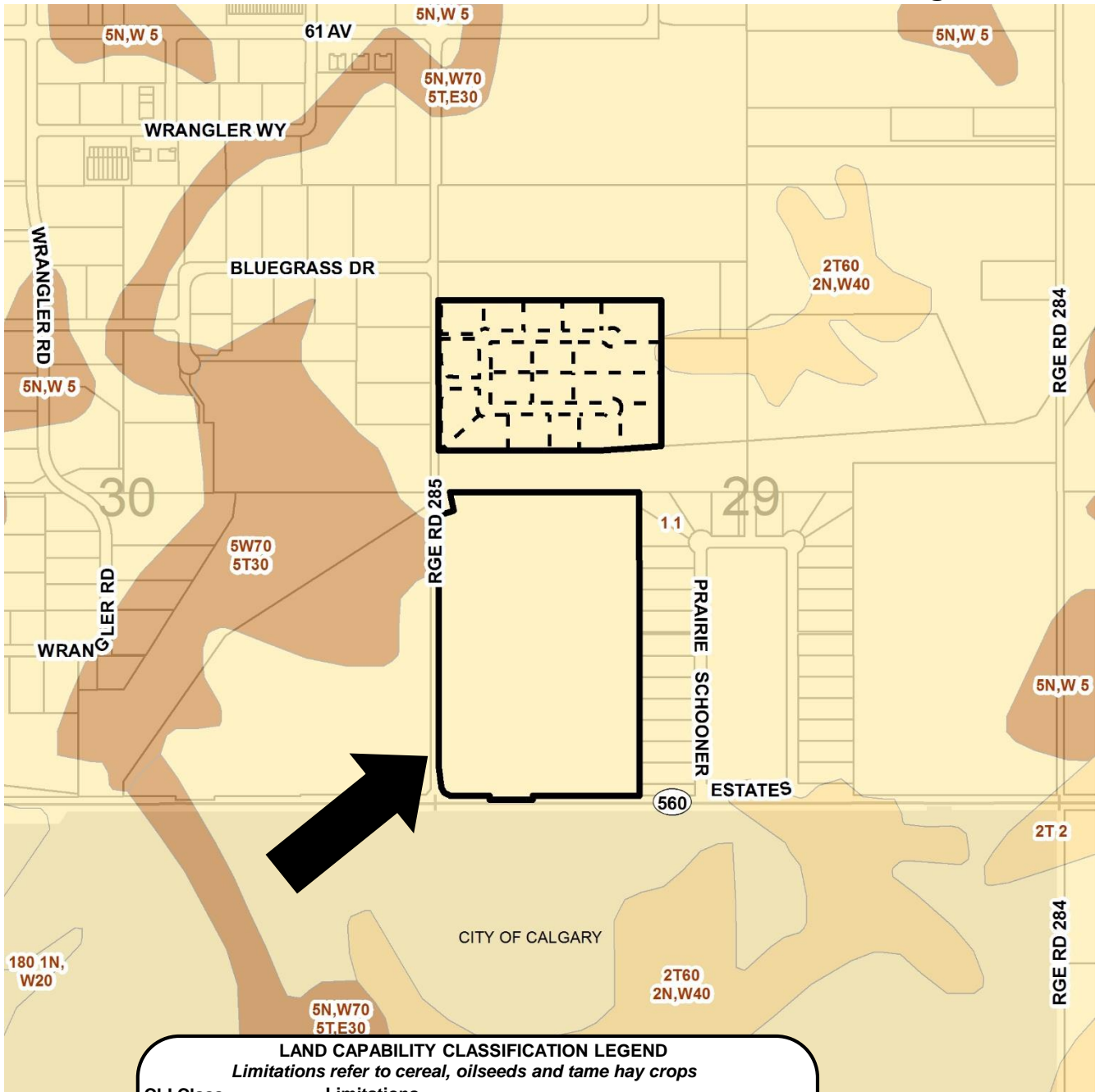
Division # 5

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LAND CAPABILITY CLASSIFICATION LEGEND

Limitations refer to cereal, oilseeds and tame hay crops

CLI Class

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

Limitations

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

SOIL MAP

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

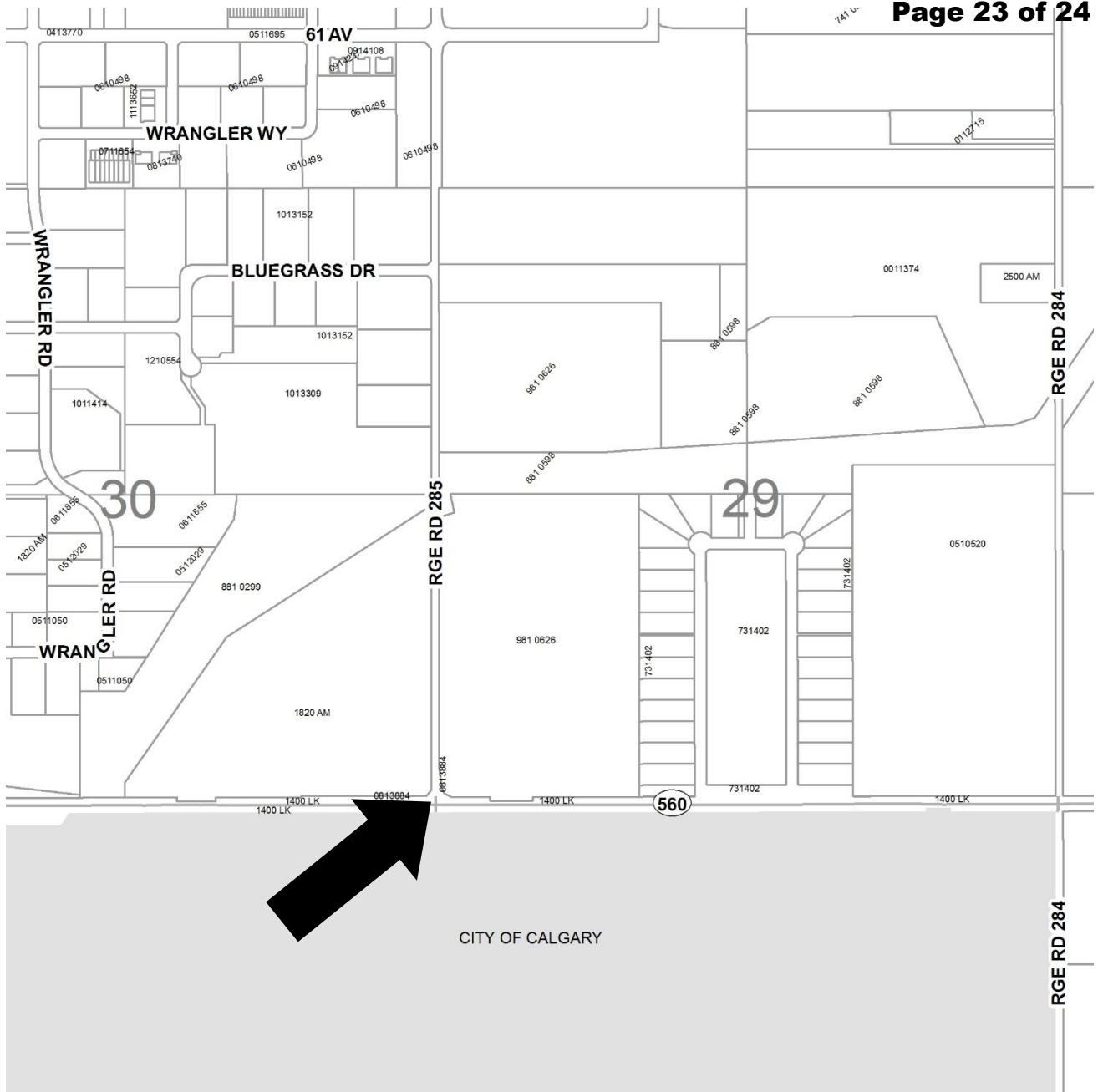
Date: April 17, 2018

Division # 5

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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

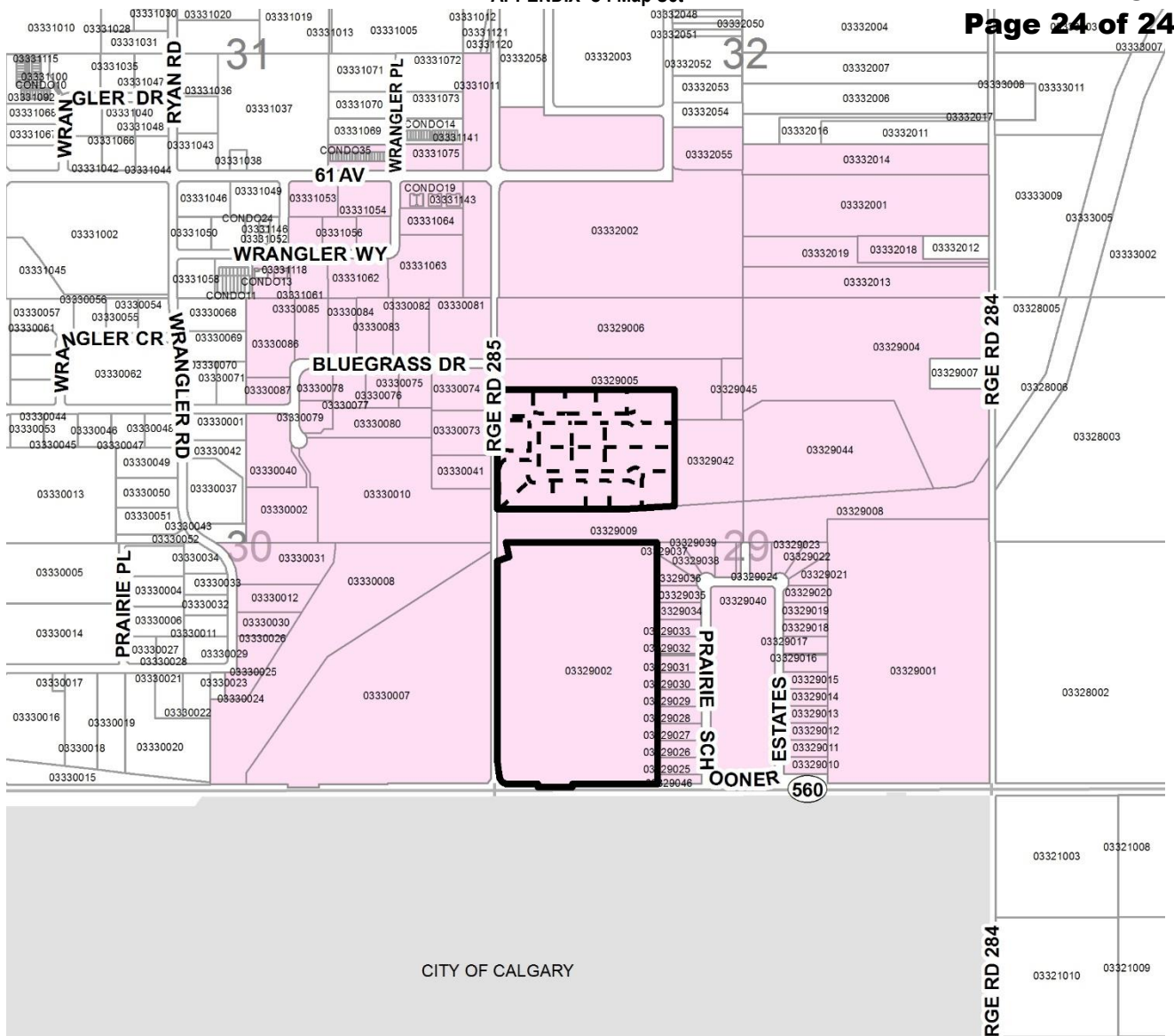
HISTORIC SUBDIVISION MAP

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: April 17, 2018

Division # 5

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Letters in Opposition



Letters in Support

Block:11 Plan:9810626
W 1/2-29-23-28-W04M

Date: April 17, 2018

Division # 5

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